



# Minnesota Housing Capital Budget Recommendations

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# Our Mission: The Core Purpose

Housing is foundational to a full life and a thriving state, so we equitably collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

# Publicly Owned Housing in Minnesota



- Approximately 21,000 housing units that are home to 36,000 people statewide
- 95% of public housing is 40+ years old
- Nearly two-thirds of the households are headed by seniors or those with disabilities
- Around 65% percent of the residents of public housing have annual incomes of under \$15,000
- One-third of public housing residents are children, many of whom are at high risk of homelessness or recently homeless



# Federal funding has not kept pace with needs



- Nationally, the backlog of repairs due to the deficit of funding for public housing capital is estimated to be up to **\$70 billion**, with annual appropriations around \$3 billion.
- Minnesota PHAs estimated their total need for capital for 2020-24 was **over \$500 million**.

# GO Bonds for Publicly Owned Housing

Preservation of existing publicly owned housing, which serves some of the most vulnerable Minnesotans.

Focus is on **critical health and safety needs**.

Most common improvements include elevator modernization, plumbing, windows and roofs, fire suppression and accessibility improvements.

Who lives in Publicly Owned Housing?	Median Income	Households of Color
Families with Children	Seniors	With a disabled occupant
10%	51%	46%



**Governor's Recommendation:  
\$7 million**

# Publicly-Owned Housing Preservation

Year	Amount Authorized	# of Projects Selected	# of Units	Funding/Unit
2012	\$5.5 m	14	950	\$5,800
2014	20	35	2,438	\$8,200
2017	10	27	1,844	\$5,400
2018	10	20	1,622	\$6,200
2020	16	21	1,870	\$8,550
<b>Total</b>	<b>\$61.5 m</b>	<b>117</b>	<b>8,724</b>	<b>\$7,050</b>

# 2023 Session – Publicly-Owned Housing Preservation Update

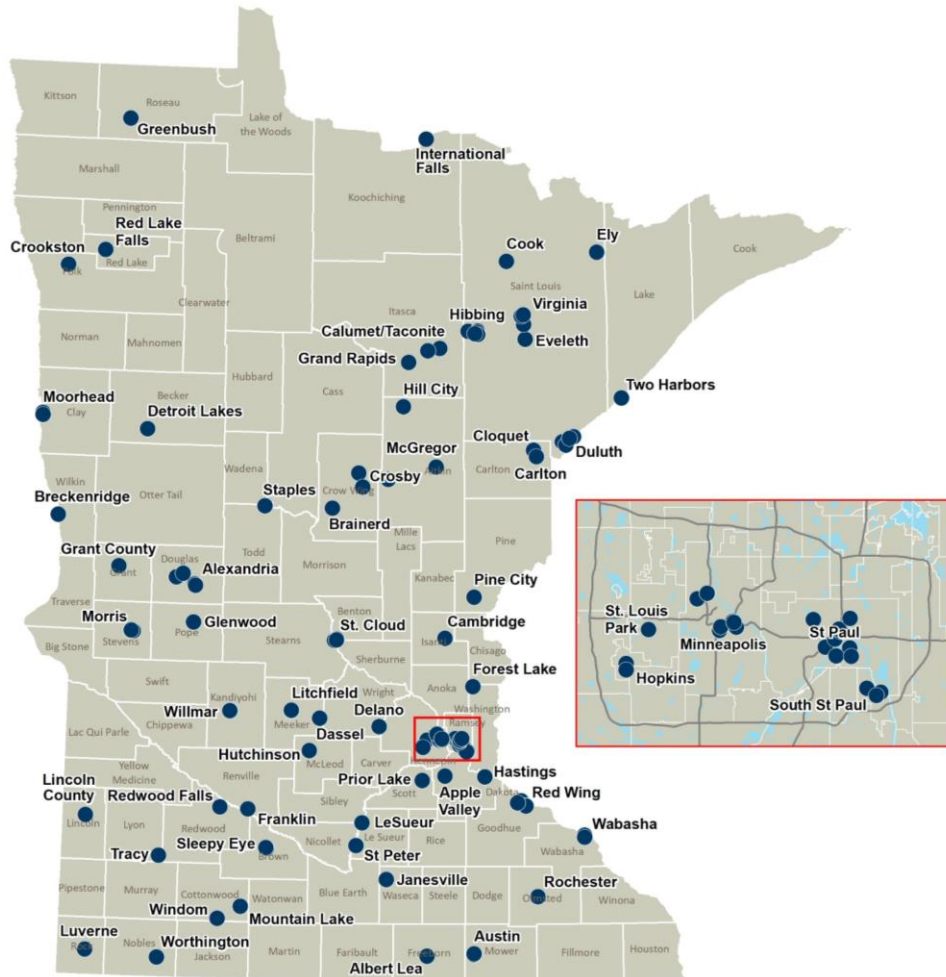
- \$87 million in total resources
  - \$45.1 million in cash appropriations, including \$5 million to Minneapolis PHA
  - \$41.9 million in general obligation bonds
- RFP Round 1 - \$39.5 million awarded
  - Requests - 42 applications from 27 PHAs **requesting more than \$92 million** for over 3,250 units
  - Selections - 18 proposals (3 Metro/15 Greater Minnesota) for 1,641 units
- RFP Round 2 – \$40 million - **Open now through April 10**
  - Received **58 initial responses**, totaling nearly **\$103 million** in needed repairs
  - Agency staff provide technical assistance on all applications

# Publicly-Owned Housing Preservation: Oversubscribed RFPs

Year	Selected Projects			Requested Funds		
	Proposals	Units	Total Awards	Proposals	Units	\$ Requested
2012	14	950	<b>\$5,509,000</b>	20	1,678	<b>\$9,200,000</b>
2014	35	2,438	<b>\$17,735,000</b>	79	7,554	<b>\$54,400,000</b>
2017	27	1,844	<b>\$12,072,793</b>	38	2,368	<b>\$19,200,000</b>
2018	16	1,380	<b>\$7,668,195</b>	23	1,847	<b>\$12,311,928</b>
2020	21	1,870	<b>\$14,746,678</b>	33	2,450	<b>\$21,613,036</b>
2024	18	1,641	<b>\$39,529,500</b>	42	3,259	<b>\$92,790,689</b>



# POHP Serves All of Minnesota



Funded projects, 2012-2024

Since 2012, over \$100 million to over 130 projects impacting over 10,000 homes

Nearly 70% of funds have gone to Greater Minnesota

- Represents over 50% of improved units

Vital to preserving rural rental housing and improving living conditions. POHP funds have impacted:

- Nearly **40%** of renter households in McGregor and Hill City;
- **25%** of renter households in Janesville
- Nearly **20%** of renter households in Aitkin

# Red Wing – Jordan Tower



## 2024 Applicant

At 50 years old, most original mechanicals are beyond useful life.

Repairs needed include:

- leaking flat roof
- ventilation replacement
- updated plumbing
- exterior doors



# Jordan Tower, Current Condition



# Jordan Tower, 2020 POHP improvements





# Saint Paul – Wabasha High-Rise Before/After



Bricks crumbling from façade and falling to sidewalks below.

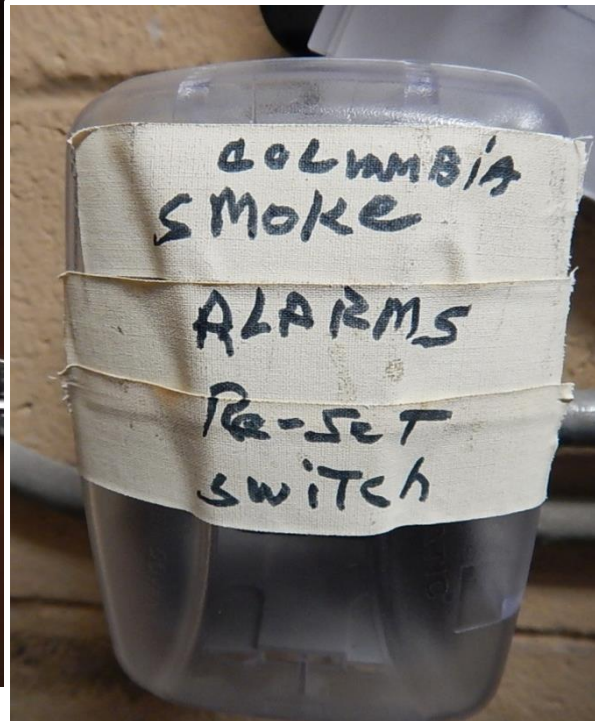




# Saint Paul – Front Avenue High-Rise

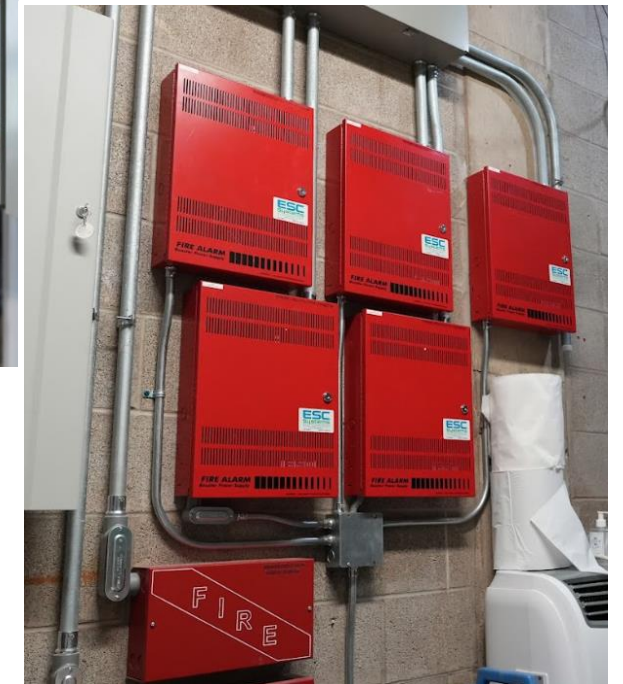


# Virginia – Columbia/Rouchleau Apartments





# Virginia – Columbia/Rouchleau Apartments



# Thank You

## Contact Us

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