



MINNESOTA

NAHRO

SERVING MINNESOTA'S HOUSING &
COMMUNITY DEVELOPMENT NEEDS

STATE OF PUBLIC HOUSING

Minnesota Senate Housing and
Homelessness Prevention Committee

February 6, 2025

OUR SPEAKERS

Melissa Taphorn
Washington County CDA

Kurt Keena
Red Wing HRA

Louise Seeba
St. Paul PHA

Jill Keppers
Duluth HRA



Role of Housing Authorities



Public Housing



General Obligation Bonds

Minnesota NAHRO



150 Housing Agencies



Advocacy



Education and training



Promoting strong,
viable communities

What is a Housing Agency?

Governmental entity

Created by a city, county, or special law

Empowered by Minnesota Statutes
Chapter 469

WHAT WE DO

Invest

Invest Locally

Preserve

Preserve Affordable
Housing

Stabilize

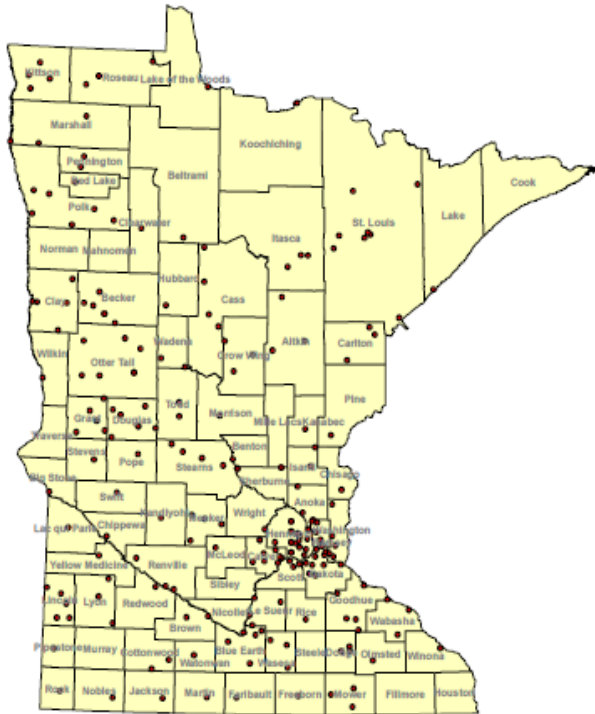
Increase Housing
Stability

Vitalize

Ensure economic vitality

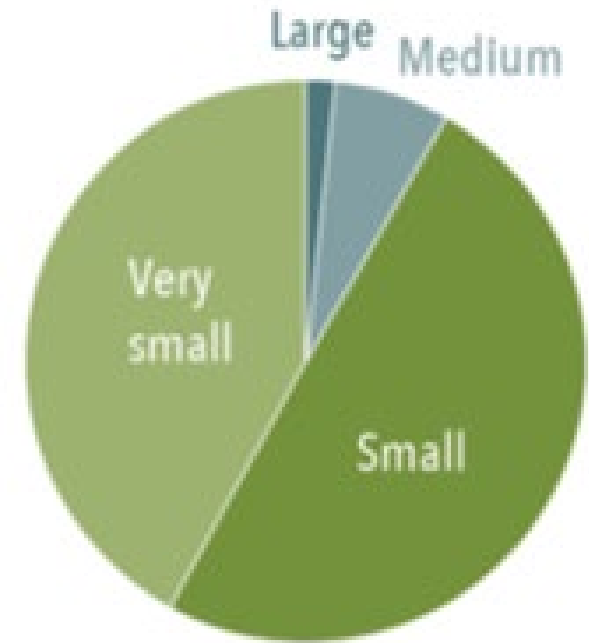
Public Housing

Serving Minnesotans



SIZE	HAs	UNITS
Large 1,250-10K units	2	10,520
Medium 250-1,249 units	8	3,254
Small 50-249 units	58	5,432
Very small 1-49 units	49	1,586

MN Housing Authorities



Minnesota's Public Housing

Public Housing is Home to

Over 36,000 low-income Minnesotans

65% have annual incomes under \$15,000

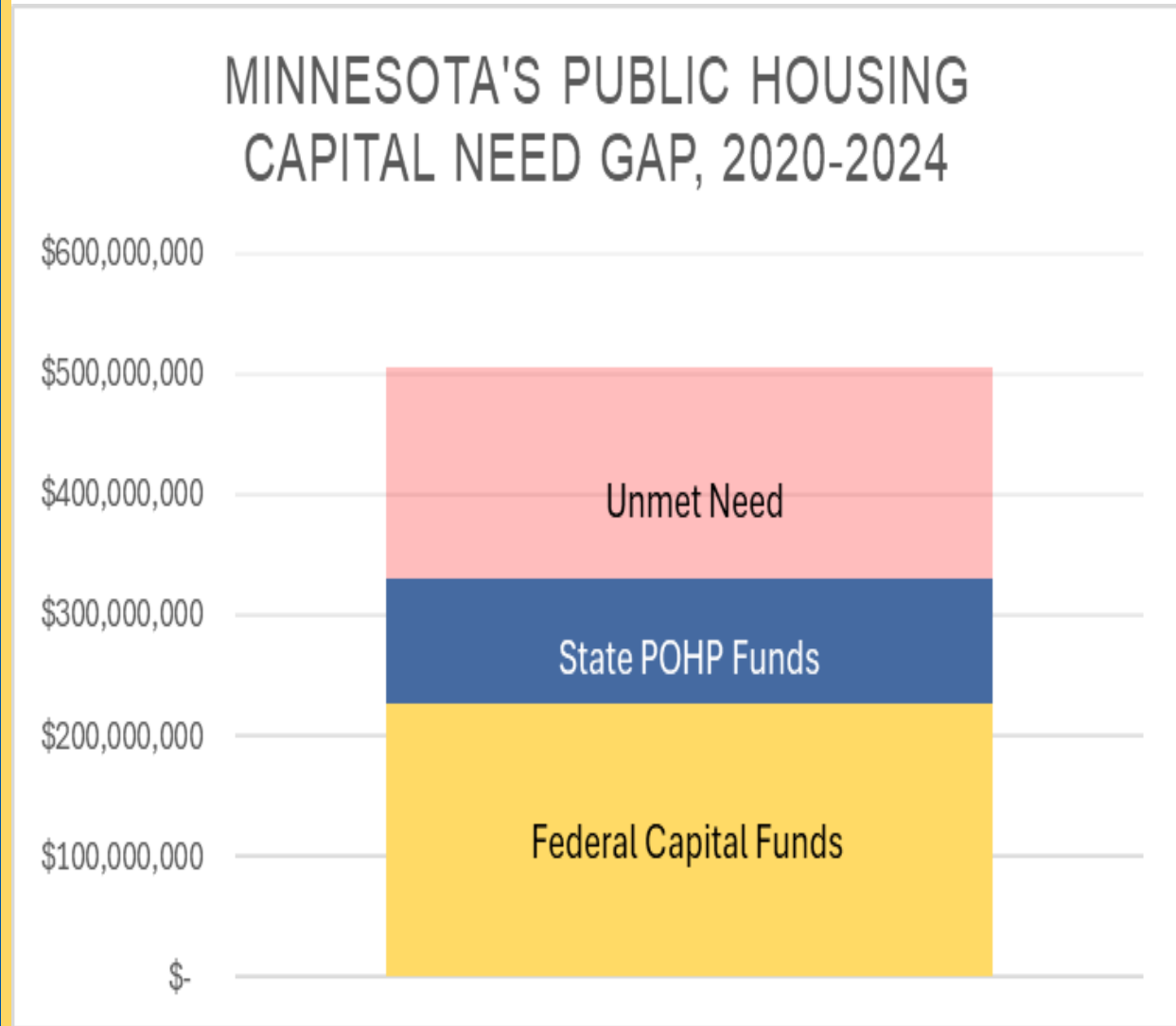
65% are seniors or persons with disabilities

1/3 are children, many at high risk of homelessness

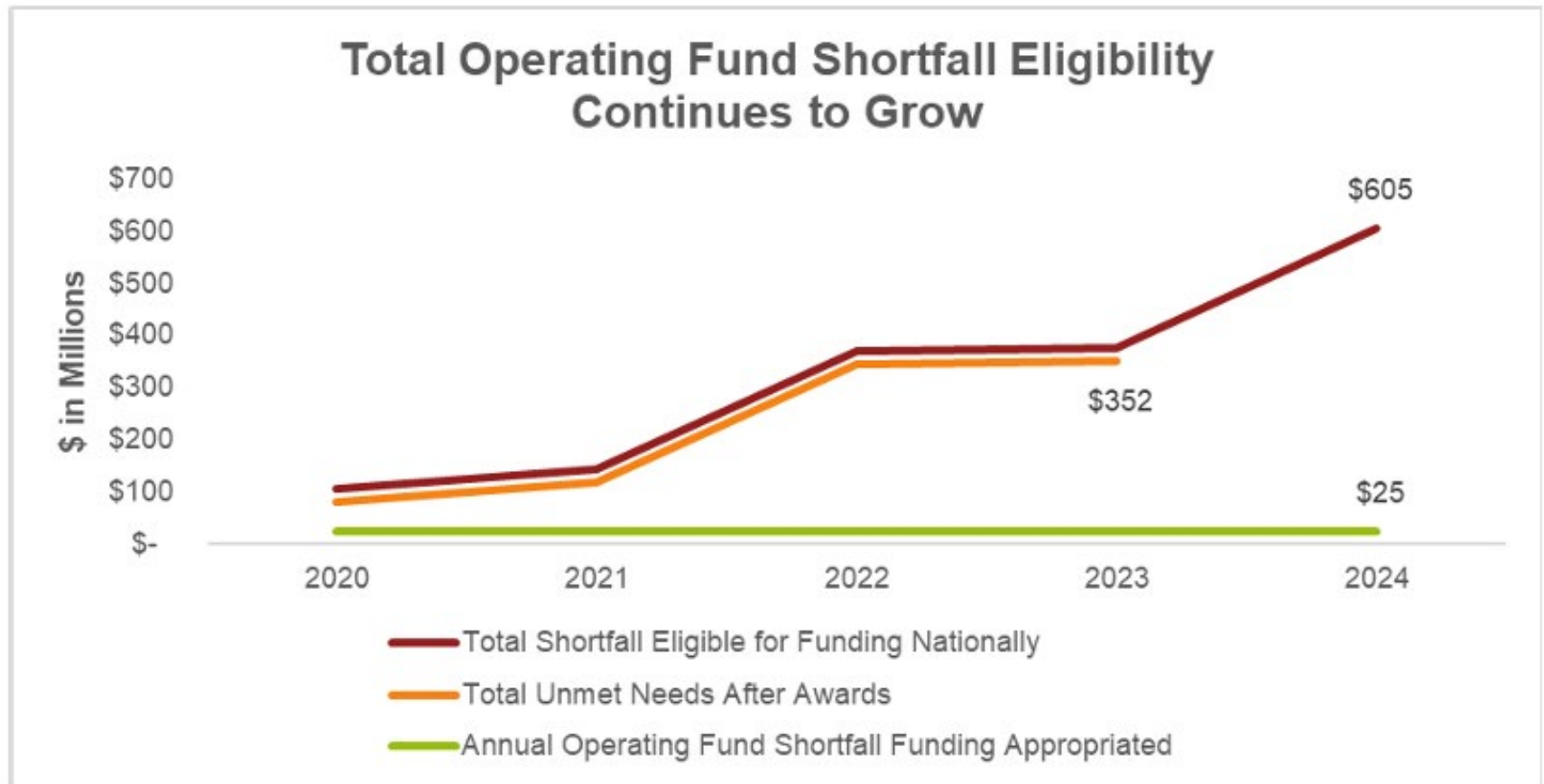
Underfunding Threatens Health and Safety

Deferred
maintenance

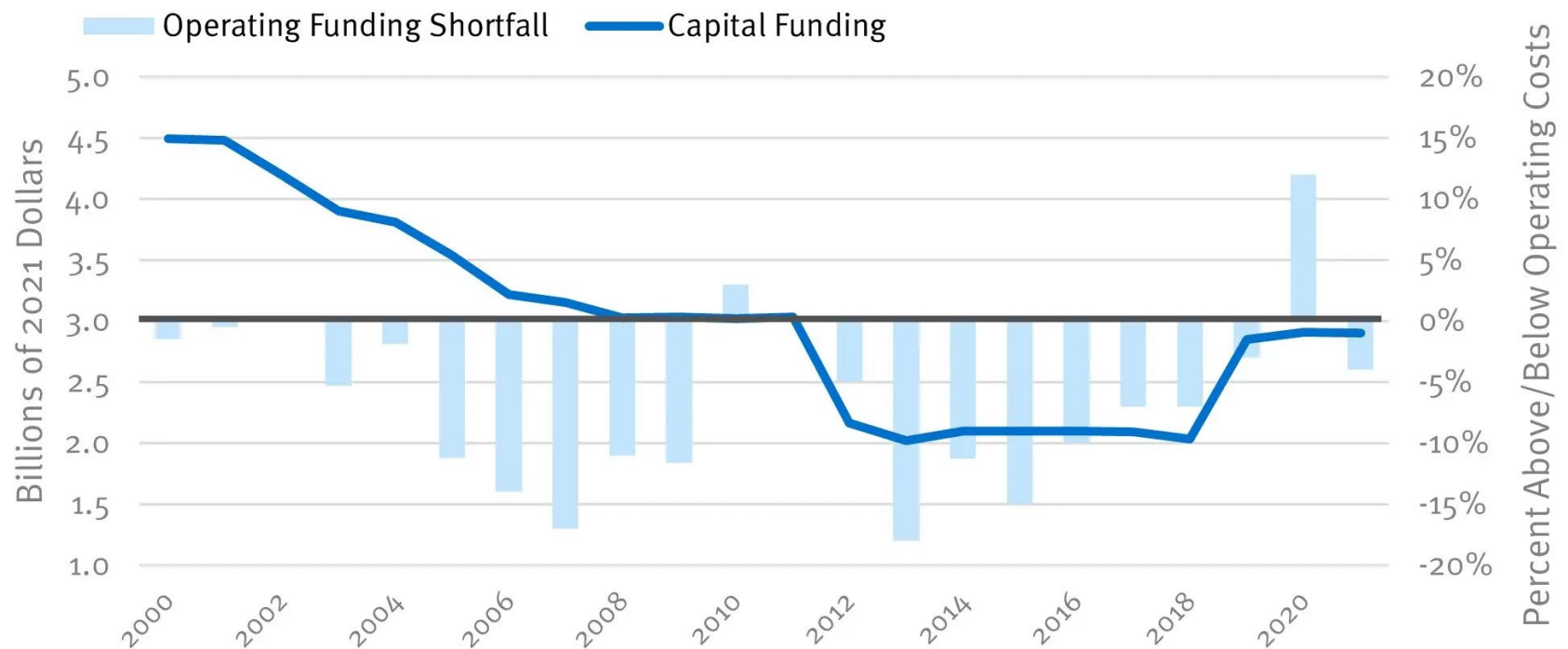
Backlog of
significant
renovation



Public Housing Operating Funding



Public Housing Capital Funding



Federal Climate

- HUD Budget
 - Housing Choice Voucher Shortfall
- Executive Orders Compliance
- Public Housing Repositioning Changes
- Tax Credit Improvements
- Deregulation



Housing Agencies

LOCAL PROGRAMS, SERVICES, AND ACTIVITIES

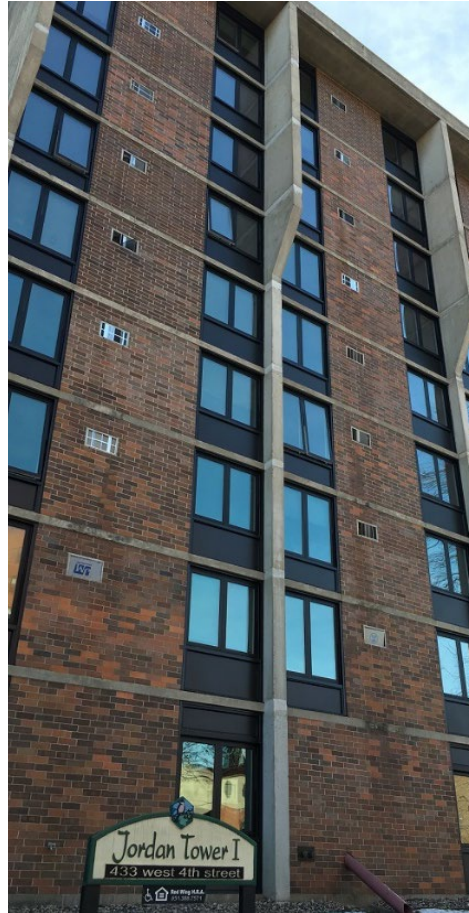
Red Wing Housing and Redevelopment Authority

We provide housing opportunities to elderly, disabled, handicapped, and family households in the city of Red Wing, Minnesota through a number of local, state, and federal programs.

In addition, the Red Wing HRA provides community redevelopment programs to assist in the development of businesses and their properties in Red Wing.

The mission of the Red Wing HRA is to provide quality, affordable, sustainable housing and community redevelopment programs.

Jordan Tower



Window Improvement Project

- ADA-compliant windows requiring less than 5 pounds operating force to open and close.
- \$1.2 million dollar project.
- HRA received close to a million dollars in funding through general obligation bonds provided through Minnesota Housing Finance Agencies POHP program in 2014.

Jordan Tower

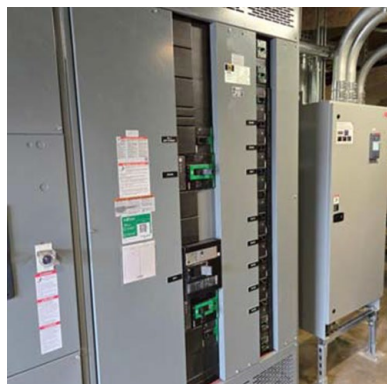


Boiler and Air Handler Project

- Replaced the two boilers and air handlers in Jordan Tower I.
- These systems were original to the building when it was built in 1974.
- POHP 2017 funding
- Total cost was \$729,000 with \$542,500 from POHP.

Jordan Tower

Before and After



Electrical Project

- Completed Spring 2024
- Generator Replacement
- Electric Panel Replacement

St. Paul Public Housing Agency

Large Public Housing Agency

4,254 PHA-owned units (418 Low-Income Public Housing and 3,836 Multifamily PBRA)

5,243 Housing Choice Vouchers (Section 8)

Provide deeply affordable housing opportunities to over 22,000 residents (about 7% of the population of St. Paul)

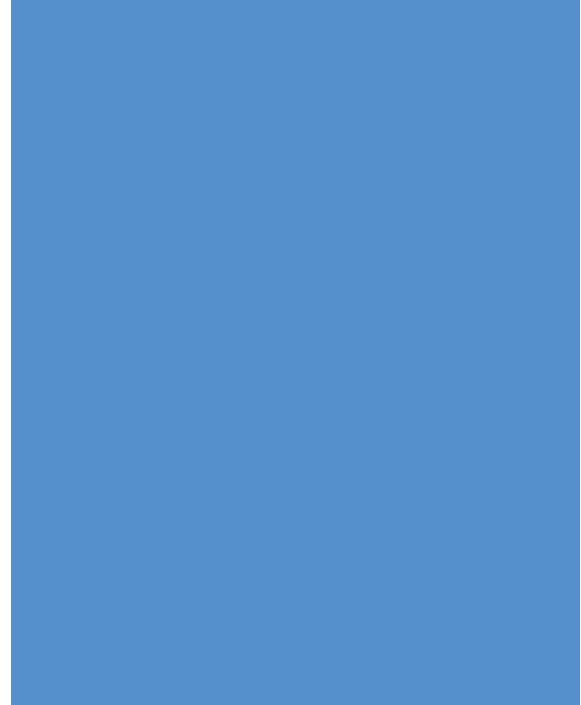
70% of St. Paul PHA's multifamily residents are elderly, have a disability or both

Average income of multifamily households is under \$19,000 per year

St. Paul Public Housing Agency

Dunedin Terrace

- Seven-year project
- \$6 million from HUD's Capital Fund Program
- \$3 million from POHP



St. Paul Public Housing Agency Dunedin Terrace Modernization



Front Hi-Rise

-
- A large, dark, industrial machine, possibly a steam engine or boiler, is the central focus. It has a rectangular body with a front panel featuring a grid of small, circular openings. To the left, there's a large, circular, light-colored component, possibly a pressure gauge or a valve. The machine is surrounded by various pipes, valves, and mechanical components. In the background, there's a wooden structure with green panels, and the floor is concrete with some oil stains. The overall setting appears to be a workshop or a factory.



St. Paul Public Housing Agency

Front Hi-Rise Modernization



Housing and Redevelopment Authority of Duluth, Minnesota

Consists of Four Primary Departments:

Owned Housing:

- Public Housing
- RAD-PBV
- RAD-PBRA
- Project-Based Vouchers
- Workforce (not subsidized)
- Tax Credit
- Housing Infrastructure Bond-Senior

Rent Subsidy (Section 8):

- 1,765 vouchers
- Variety of small programs

Rehab and Real Estate:

- Manage the City's Housing Trust Fund
- Exterior Repair Program
- Lead Service Line Replacement
- Fuel Oil Conversion Program
- Health Home/Small Repair Program
- Emergency Repair Program
- Construction Financing Program
- Construction Training Program

Development:

- Fairmount Cottages
- Skyridge Flats
(Housing Infrastructure Bonds)
- Harbor Highlands Townhomes
(9% Low Income Housing Tax Credits)



Fairmount Cottages (above) – Opened October 2023



Harbor Highlands Townhomes –
opening Summer 2025



Skyridge Flats – HIB Senior –
Opened January 2025

Housing and Redevelopment Authority of Duluth POHP

Previous POHP

Midtowne Manor 1 – Boiler Replacement \$200,000

Fairmont Homes – Kitchen and bathroom repairs including lead abatement \$500,000

Grandview Manor – Window replacement \$456,000

Ramsey Manor – Bathroom waste line – lateral line replacements \$965,941

Ramsey Manor – Window replacement \$461,437

Current POHP

Midtowne Manor II – Windows, exterior wall panels, and insulation (in process) \$2,880,100

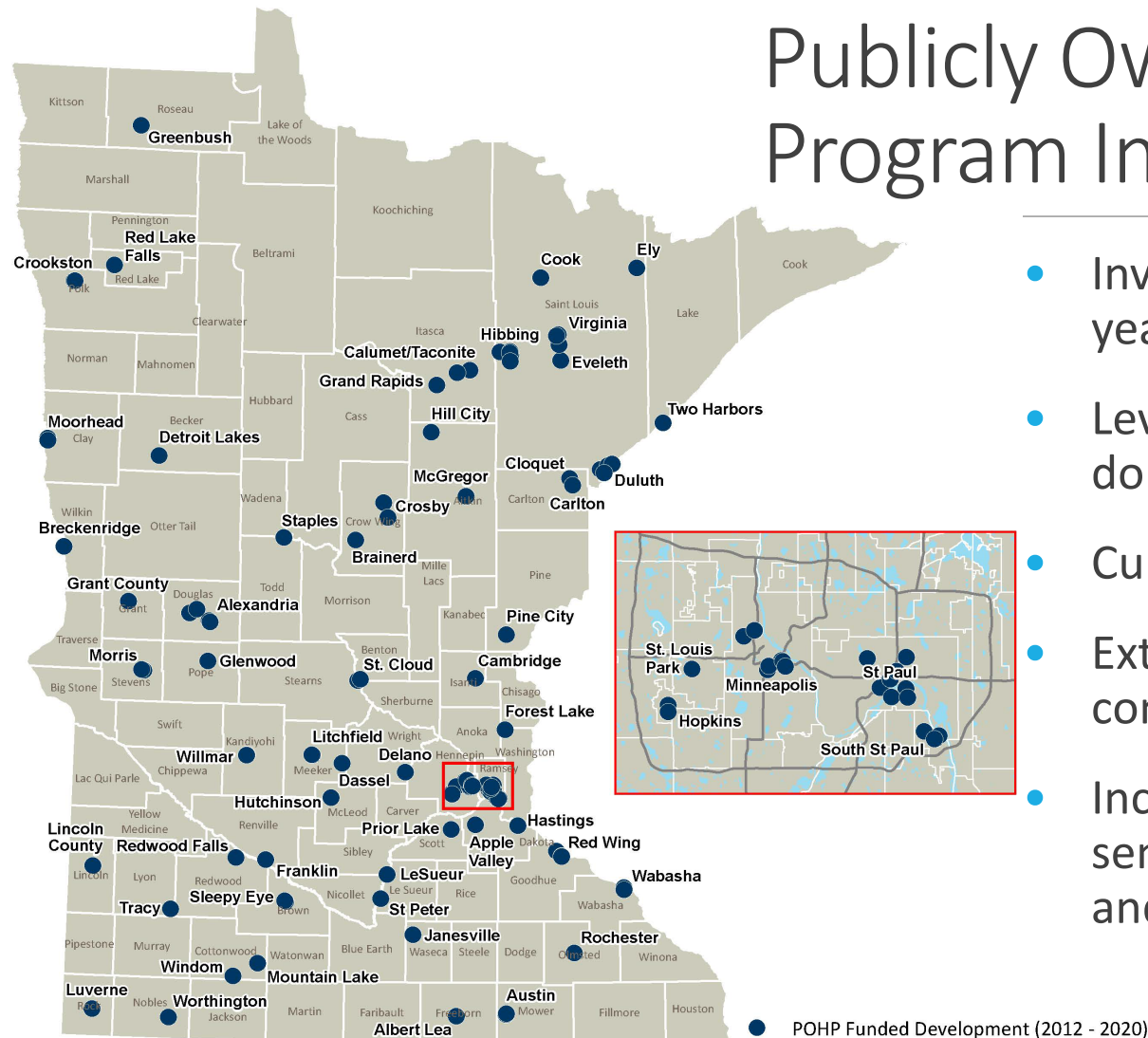
Upcoming CASH POHP round for repositioned properties (will be applying for these projects)

Tri-Towers – Fire pump replacement; Bathroom waste line stacks

King Manor – Air Handler Unit replacements, Bathroom and Kitchen waste line stacks

Publicly Owned Housing Program Impacts

- Invested \$100.5 million over 5 years of allocations.
- Leveraged federal and local dollars.
- Cured health and safety concerns.
- Extended the life of 134 community assets.
- Increased the pride 10,330 seniors, persons with disabilities, and families have in their home.



Public Housing Rehabilitation Funding in 2025

\$100 Million of General Obligation Bonds

Fund Public Housing Rehabilitation to preserve and improve publicly owned housing,

- a critical community asset
- provides stable homes for our most vulnerable residents
- Safety and stability for seniors, children, and those with disabilities

General Obligation Bonds leverages federal subsidies and preserves our housing infrastructure



MINNESOTA

NAHRO

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COMMUNITY DEVELOPMENT NEEDS

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