

927 W Broadway Ave, Suite 301
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Annual Direct Appropriation Report to Legislators

Date: 12/15/2025

Appropriation Awarded to: Urban Homeworks (now known as Housing in Action)

Reporting instructions from "MN House File 2335 Omnibus Housing Bill, subdivision 2, Challenge program" and revised under "MN House File 5242"

By December 15 each year, Urban Homeworks must submit a report to the chairs and ranking minority members of the legislative committees having jurisdiction over housing finance and policy.

The report must include:

- the amount used for (1) acquisition, (2) rehabilitation, and (3) construction of housing units*
- number of housing units acquired, rehabilitated, or constructed*
- the amount of the appropriation that has been spent*
- if any home was sold or transferred within the year covered by the report, must include the price at which the home was sold as well as how much was spent to complete the project before sale.*

Project Data

	ESTIMATE - Amount of Appropriation Needed	ESTIMATE - Total Development Cost	Project Years	# of Housing Units	Amount Disbursed to Date	Amount Spent to Date
Total Appropriation Award	\$5,000,000.00			14-18		
(-) MHFA Admin Fee (5%)	\$ 250,000.00					
(-) Phase 1 Contract 06-2023-01	\$ 1,152,649.00	\$ 2,116,229.70	2026-2027	4	\$ 306,883.00	\$ -
Balance Remaining for Phase 2	\$ 3,597,351.00			10-14	\$ -	\$ -
Prospect: SF cluster development	TBD	TBD		8		
Prospect: SF energy retrofit rehabs	TBD	TBD		2-6		

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Project Data Continued

Project Types & Addresses	ESTIMATE - Amount of Appropriation Needed	ESTIMATE - Total Development Cost	# of Housing Units	Amount Spent to date for Acquisition	Amount Spent to date for Rehabilitation	Amount spent to date for new construction	Total Amount of Appropriation spent to date	# of Housing Units Sold	Year Sold	FINAL Sale Price	FINAL Total Development Cost
PHASE 1 TOTALS:	\$1,152,649.00	\$2,116,229.70	4	\$ -	\$ -	\$ -	\$ -	0		\$ -	\$ -
Phase I: Acquisition/Rehab	\$177,555.30	\$771,136.00	2	\$ -	\$ -	\$ -	\$ -	0		\$ -	\$ -
2401 Ilion Ave N	\$74,639.00	\$421,138.00	1	\$ -	\$ -	\$ -	\$ -	0	-	\$ -	\$ -
3246 Oliver Ave N	\$102,916.30	\$349,998.00	1	\$ -	\$ -	\$ -	\$ -	0	-	\$ -	\$ -
Phase I: New Construction	\$ 975,093.70	\$1,345,093.70	2	\$ -	\$ -	\$ -	\$ -	0		\$ -	\$ -
2015 Queen Ave N	\$487,546.85	\$671,581.20	1	\$ -	\$ -	\$ -	\$ -	0	-	\$ -	\$ -
3332 Bryant Ave N	\$487,546.85	\$673,512.50	1	\$ -	\$ -	\$ -	\$ -	0	-	\$ -	\$ -

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Brief Explanation Behind Numbers and Progress

- **Contract Execution:**
 - First contract under appropriation executed 12/20/2024 (MN Challenge Grant 06-2023-01) between MN Housing and Urban Homeworks (now Housing in Action).
- **Name Change:**
 - Urban Homeworks renamed to Housing in Action (HIA) in March 2025; contract amendments pending.
- **Project Scope:**
 - 4 single-family homes (2 rehabs, 2 new construction) planned to start spring 2025.
- **Cybersecurity Crisis:**
 - May 2025: HIA suffered cyberattack; org funds including first disbursement of \$306,883 stolen.
 - Projects paused pending recovery; MN Housing notified immediately.
- **Recovery Efforts:**
 - Insurance and direct recovery covered small portion; majority restored through fundraising and asset sales.
 - By August 2025, stolen grant funds fully recovered; MN Housing notified.
- **Fraud Flag Delay:**
 - MN Housing internal claim triggered MN Management & Budget fraud alert; resolved after several months delays.
 - Indemnification hold lifted December 2025.
- **Current Status:**
 - HIA ready to start projects Q1-Q2 2026, pending final clearance from MN Housing.
- **Phase 2:**
 - Planning underway; contract execution expected in 2026.