

Public Housing Rehabilitation

with State Bonds Issuance and Appropriation

February 22, 2022



National Association of Housing and Redevelopment Officials, Minnesota Chapter

Public Housing throughout the state



MINNESOTA

NAHRO

SERVING MINNESOTA'S HOUSING &
COMMUNITY DEVELOPMENT NEEDS

Who We Serve in Public Housing

- Over 36,500 very low-income Minnesotans
- Nearly 75 percent of public housing residents have annual incomes under \$15,000.
- 64% of the household are headed by seniors or those with disabilities
- One third of public housing residents are children, many recently homeless or at high risk of homelessness

HF 3244: \$100M Bonds for Public Housing Rehabilitation

- To preserve and improve public housing, maximizing federal and local leverage and prioritizes health, safety, and energy improvements.
- Bond proceeds fund Minnesota Housing's Publicly Owned Housing Program (POHP)

Public Owned Housing Program (POHP) Utilization

Bonds for Public Housing Rehabilitation Awards

Year	Amount	# of Projects	# of Units	Project Status
2012	\$5.5 million	14	950	All projects complete
2014	\$20.0 million	35	2,438	All projects complete
2017	\$10.0 million	27	1,844	All projects complete
2018	\$10.0 million	16	1,380	All projects complete or finishing construction
2020	\$16.0 million	21	1,870	Awarded July 2021; projects underway; 4 on waiting list
Total	\$ 61.5 million	113	8,482	

IMPACT: HEALTH & SAFETY

Itasca County HRA

BEFORE:

**Condensation &
Mold Risk**



BEFORE:

**Old Inefficient Hot
Water Heater**



AFTER:

New Attic Insulation



AFTER:

Energy Efficient Hot Water Heater



AFTER:

New Air Handler



IMPACTS: HEALTH & SAFETY

Willmar HRA

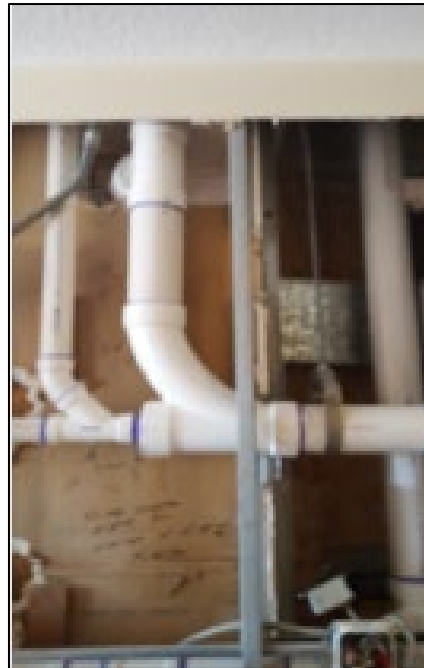
BEFORE

Unrated Plumbing Chases



AFTER

Proper separation and fire code compliance



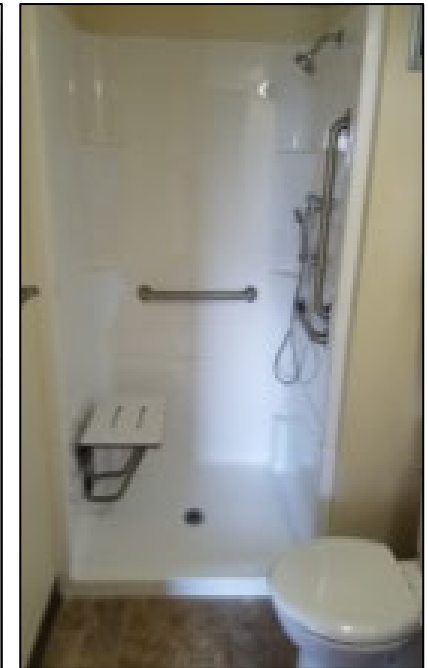
BEFORE

Not ADA accessible



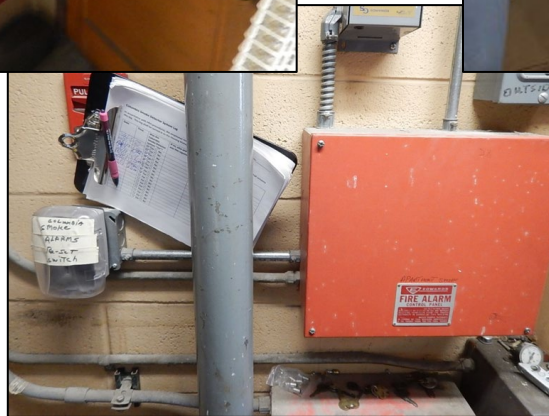
AFTER

Grab bars, shower seats and handheld shower heads



IMPACT: HEALTH & SAFETY

Virginia HRA



AFTER:
Fire Safety System
Improvements

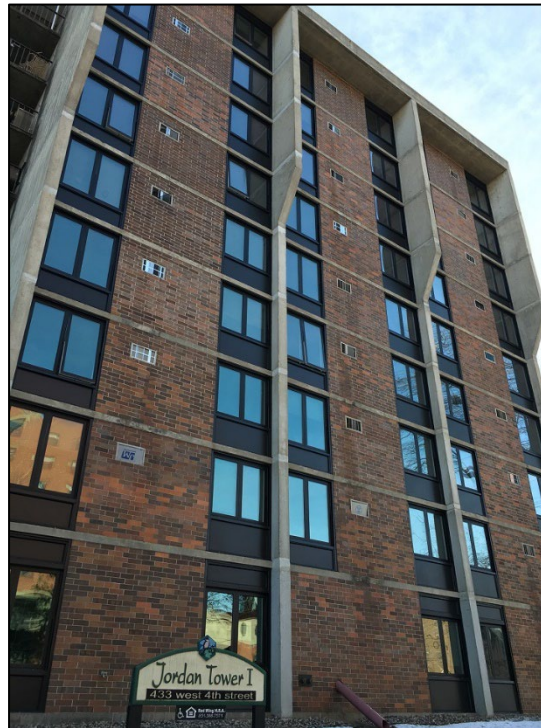
IMPACT: SAFETY & EFFICIENCY

Red Wing HRA

BEFORE:
Old Windows



AFTER:
ADA Compliant Windows



BEFORE:
Old Heating System 1974



AFTER:
New Heating System 2019

IMPACT: SAFETY & EFFICIENCY

St Paul Public Housing Agency

AFTER:

Energy efficient exteriors, safety improvements to lighting and accessibility



AFTER:

Rehabilitated kitchens and accessible bathrooms



Public Housing Outstanding Capital Needs

Projected Public Housing Critical Needs				
	Immediate	5 years	10 years	Total
Survey	\$187,702,015	\$103,089,867	\$136,011,290	\$426,803,172
Extrapolation	\$167,250,418	\$91,700,037	\$121,153,199	\$380,103,654
Total	\$354,952,433	\$194,789,904	\$257,164,489	\$806,906,826

Source: *Capital Needs Assessment of Public Owned Housing in Minnesota and Survey Findings*, March 2019
Minnesota NAHRO Report



Thank you!