



2023 STATE LEGISLATIVE AGENDA

Prioritizing the people, production, and
preservation of Minnesota's affordable housing



MINNESOTA

NAHRO

SERVING MINNESOTA'S HOUSING &
COMMUNITY DEVELOPMENT NEEDS

MINNESOTA NAHRO

A leading statewide housing and community development organization enhancing the knowledge and effectiveness of our members through professional development, advocacy, and service.

Since 1955, the Minnesota Chapter of the National Association of Housing and Redevelopment Officials (Minnesota NAHRO) has represented the needs and interests of individuals and organizations working in the housing and community development field. Made up of more than 200 housing authorities and providers, professionals, and commissioners, Minnesota NAHRO's members ensure that communities across Minnesota have access to safe, secure, affordable housing in strong, vibrant communities.

Housing authority is a collective title for government entities with statutory powers and responsibilities authorized, generally, in Minnesota Statutes Chapter 469, including Public Housing Agencies (PHA), Housing and Redevelopment Authorities (HRA), Community Development Agencies (CDA), and Economic Development Authorities (EDA). Housing authorities operate in local geographies – cities, counties, and multicounty collaborations throughout Minnesota.

Housing is a cornerstone for everyone, and Minnesota NAHRO members own and operate more than 31,000 homes. Our members lift up their communities and provide critical stability and support for low-income families. To help our members do this work, we must invest in our state's affordable housing and community development programs to ensure future generations can thrive and succeed.



Dunedin Terrace,
St. Paul PHA



MINNESOTA NAHRO 2023 LEGISLATIVE PRIORITIES

PEOPLE

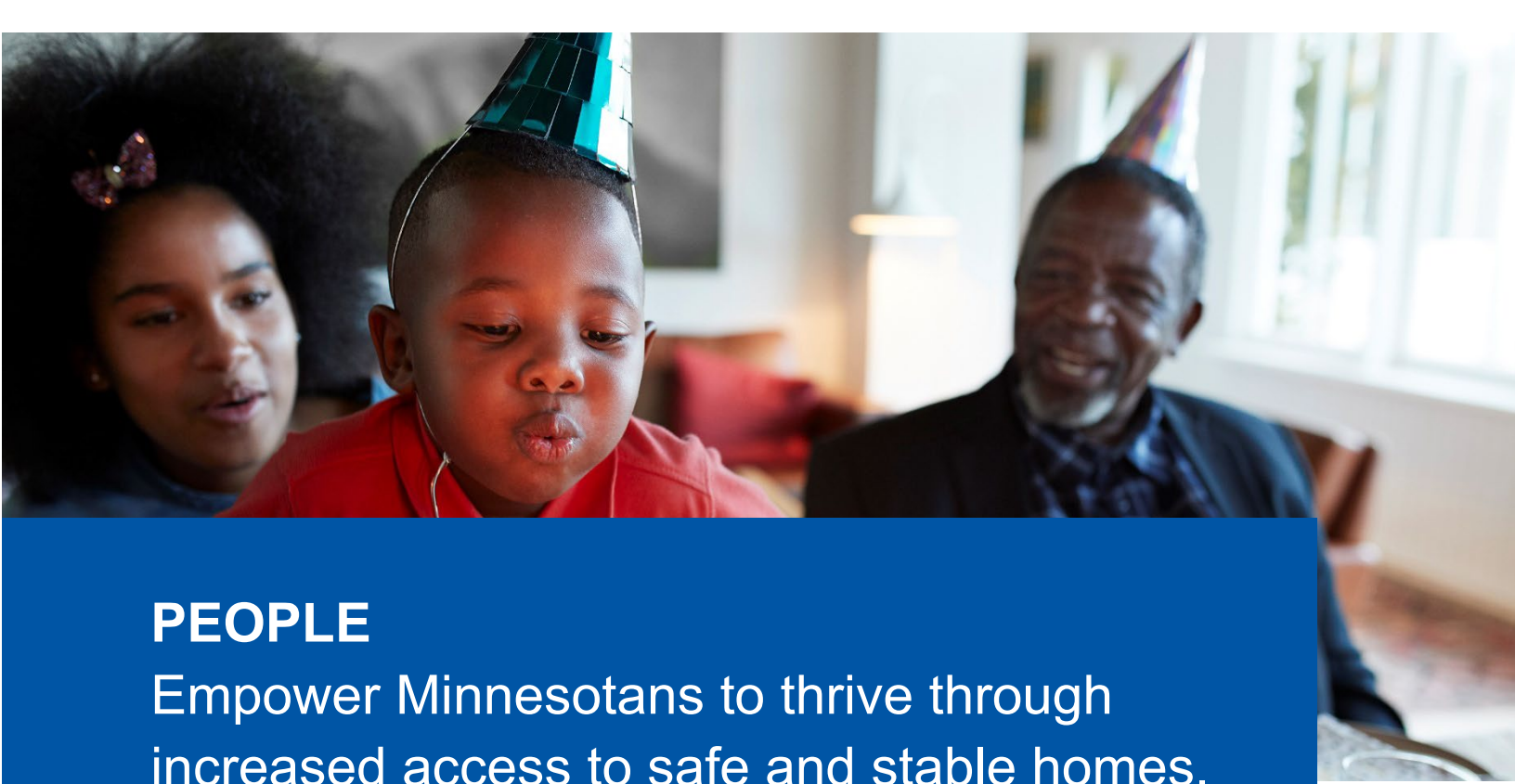
Empower Minnesotans to thrive through increased access to safe and stable homes.

PRODUCTION

Increase the supply of affordable housing for all low-income Minnesotans.

PRESERVATION

Keep communities strong by preserving public and naturally occurring affordable housing.



PEOPLE

Empower Minnesotans to thrive through increased access to safe and stable homes.

Give Housing Authorities the Tools to Best Serve Their Residents

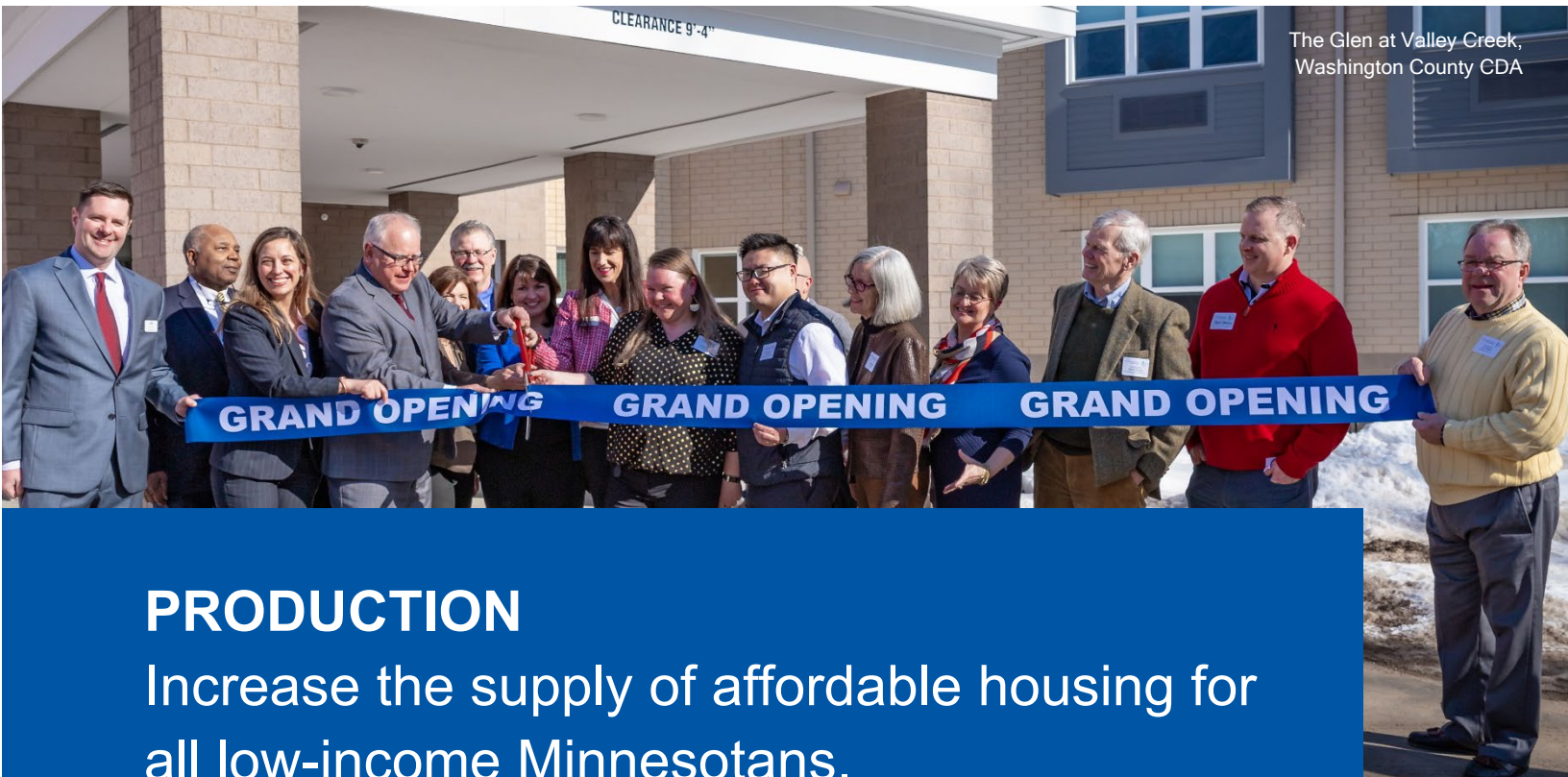
Housing authorities have effective solutions to ensure everyone—every child, every elder, every person with a disability—has a stable place to come home to. However, state policies can hamper the ability serve those already in the community by not allowing housing authorities to enforce local tenant selection preferences. State policies also curtail the ability to quickly house a new family following abandonment or eviction of an apartment by requiring us to hold deserted personal property for mandated periods of time. Minnesota NAHRO supports state policy that puts control in local hands to best address the needs of our residents.

- Allow local preferences when state funds are used for publicly owned housing to best serve those who live, work, or go to school in the community.
- Reduce the statutory holding period for personal property after abandonment or eviction to quickly return available units back into inventory.

Ensure Access to Rental Assistance to Keep Families Stable and Housed

550,000 Minnesota families from every corner of the state are at risk of losing their home every month because their rent is too high. Rental assistance ensures that eligible households pay no more than 30% of their income on rent. Housing authorities bring important federal resources to their communities through the Housing Choice Voucher (HCV) rental assistance program, a partnership with landlords and tenants. However, the HCV program only serves 1 of every 4 eligible households. Minnesota NAHRO supports expansion of rental assistance.

- Establish Bring It Home, a statewide rental assistance program for all low-income Minnesotans.
- Allocate federal recovery funds to provide emergency rental assistance.



PRODUCTION

Increase the supply of affordable housing for all low-income Minnesotans.

Ensure Funding Mechanisms for Housing Authorities to Address the Housing Crisis

Minnesota does not have enough homes. While the housing shortage affects even moderate-income Minnesotans, especially those trying to buy single-family homes, the shortage of homes is extremely acute for Minnesota's low-income households. Housing Authorities bring local funds to invest in their local economies, support affordable housing construction, and attract redevelopment. Minnesota NAHRO supports strategies to ensure housing authorities can leverage resources to build more homes.

- Raise the statutory limit for the Housing and Redevelopment Authorities (HRA) levy to allow local jurisdictions to increase local funding for affordable housing.
- Allocate state matching funds to the Local Housing Trust Fund to leverage local investment further.

Invest in the Creation of More Affordable Housing

Stable housing is an investment in healthy families, children thriving in school, diverse and inclusive communities, and jobs and economic competitiveness. With a \$17.8 billion surplus and another \$1.25 million in American Rescue Plan funds, lawmakers have an opportunity to make real progress and reduce housing cost burden, improve the condition of homes, reduce ownership disparity, and increase stability. Minnesota NAHRO supports all forms of funding to increase the supply of affordable rental and owner-occupied housing.

- Allocate \$1 billion in Bonds for Housing to build new affordable rental, preserve existing affordable housing, and provide homeownership opportunities.
- Allocate \$750 million in Housing Infrastructure Bonds (HIB) to address affordable housing infrastructure needs in communities throughout Minnesota.
- Appropriate robust funding to all Minnesota Housing programs.

PRESERVATION

Keep communities strong by preserving public and naturally occurring affordable housing.

Reinvest in Publicly Owned Housing

Due to a lack of federal appropriations, there is a backlog of \$350 million of capital needs to Minnesota's public housing. Housing authorities own public housing units in all corners of Minnesota. HUD does not allow debt to be taken out to make substantial repairs to the apartments and does not provide enough capital funds to cover the upkeep and repairs. Minnesota NAHRO supports funding the Publicly Owned Housing Program (POHP).

- Invest \$250 million in POHP to address health and safety issues, replace and repair major systems and for energy conservation measures.
- Provide a consistent and transparent process in POHP for housing authorities seeking to reposition their public housing assets through HUD programs.

Preserve Naturally Occurring Affordable Housing (NOAH)

Of the 360,000 available rental units that are relatively affordable to very low-income households, roughly two-thirds are considered naturally occurring affordable housing (NOAH). These properties are at high risk of upscaling and, in effect, displacing families. Every year, Minnesota loses more affordable homes than we build. Minnesota NAHRO supports funding and programming to preserve existing affordable housing.

- Create a \$100 million fund for acquisition with committed affordability when NOAH properties become available in the open market.
- Preserve bond set-aside for the Minnesota Cities Participation Program in order to fund low-interest mortgages for first-time homebuyers, especially in Greater Minnesota.



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Front: Jordan Tower I, Red Wing HRA
Back: Grandview Manor, Duluth HRA