

2026 LEGISLATIVE PRIORITIES

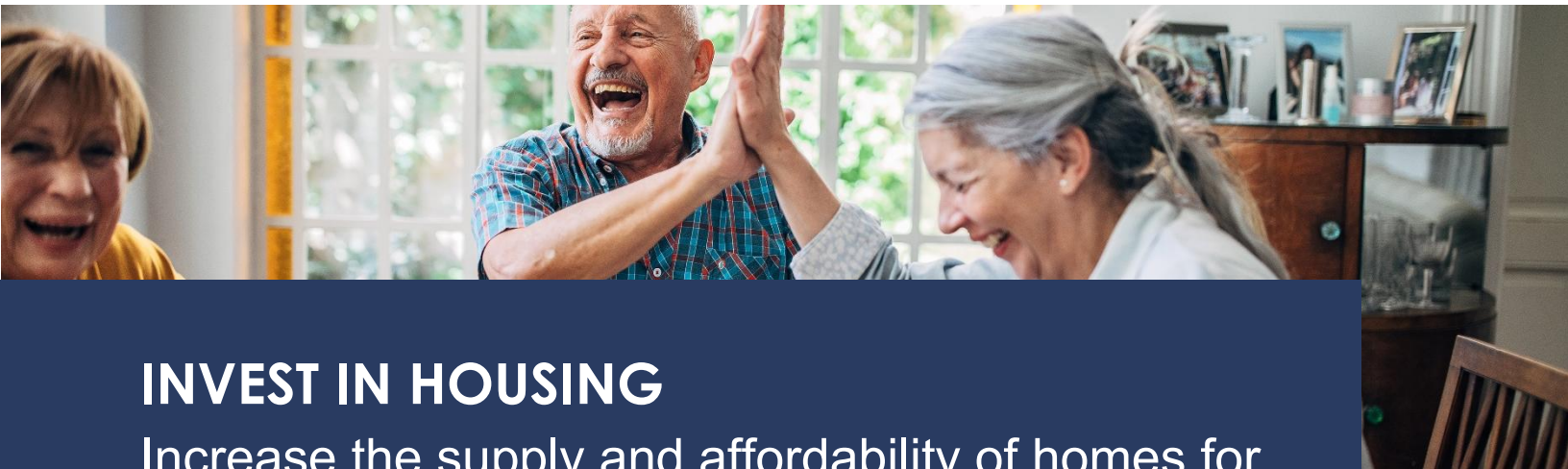


INVEST IN HOUSING

Increase the supply and affordability of homes for all Minnesotans.

INVEST IN HOUSING AUTHORITIES

Empower housing and redevelopment authorities with meaningful and impactful tools.



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Preserve Minnesota's Public Housing.

- Invest \$100 million in POHP to address health and safety issues, replace and repair major systems and energy conservation measures in publicly owned housing.

Over the past 15 years, Minnesota has invested over \$145 million in Public Housing rehabilitation loans. Even with the \$227 million of federal capital funds, there is a backlog of \$172 million of unmet capital needs. Minnesota's Publicly Owned Housing Program (POHP) is funded with general obligation bonds and appropriations. It has proven to be a successful investment, especially since HUD does not allow housing authorities to take out debt to complete the capital repairs and improvements. Public Housing provides safe housing to our lowest income neighbors.

Build and preserve affordable housing to strengthen communities.

- Invest \$200 million in Housing Infrastructure Bonds (HIBs) to build or preserve 1,900 affordable homes.

More than 640,000 Minnesota households pay more than they can afford on housing, and more than 2,250 households are at risk of losing their home. HIBs are the largest state source of capital for affordable housing development and preservation but only 1 in 5 projects that apply are funded. HIBs help Minnesota communities thrive by investing in housing solutions across the housing continuum including home ownership and rental units. Since 2012, with more than \$800 million in authorized funding HIBs have been used to build or preserve more than 7,000 homes across Minnesota.



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Increase locally controlled housing resources.

- Amend Minnesota Statutes 469.033 to increase the maximum HRA levy rate to 0.037% to allow local jurisdictions to increase local funding for affordable housing.

Minnesota is experiencing a housing shortage, which has affected even those with moderate incomes, particularly those trying to buy single-family homes. However, the shortage of owned and rental homes is especially severe for lower income households. Fortunately, HRAs are empowered to develop affordable housing, support affordable housing construction, and attract redevelopment. HRAs are further empowered to fund those activities with a special benefit levy, which currently limits HRAs abilities to fully address the local challenges.

Streamline HRA Collaborations with Construction Training Programs.

- Amend Minnesota Statutes 469 to extend construction warranty waivers to HRA construction training programs when partnered with a state college.

Housing agencies are tasked with not just housing, but economic development and increasing the self-sufficiency of residents and participants. HRAs have developed construction training programs in collaboration with state colleges and universities. These programs provide participants with classroom and hands-on training to work in the construction industry and earn a living wage to support themselves and their families. This bill extends to HRAs the same waivers to construction warranties as colleges receive in Minnesota Statutes 327A.

Recognize the Risk of Violence to HRA Employees.

- Expand Minnesota Statutes 609.2231 to Increase criminal penalties for assaults against Housing and Redevelopment Authority (HRA) employees.

Minnesota Statute 609.2231 elevates assaults against public employees while they are doing their jobs from simple assault to a gross misdemeanor. HRA employees must regularly communicate unfavorable news and cannot walk away from conflict and face the risk of physical violence response. They enforce rules, deliver difficult decisions, and work directly with people under extreme stress, often in the field. This proposal adds HRA employees to an existing statute. It doesn't create a new crime; it brings parity and sends a clear message that violence against HRA staff doing public work is unacceptable.

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