



# Proactive Preservation: Minnesota's Publicly Owned Housing Program (POHP)

Ashley Oliver | Multifamily Manager - Asset Management

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# Our Mission

Housing is the foundation for success, so we collaborate with individuals, communities and partners to create, preserve and finance affordable housing.

- Address chronically underfunded Public Housing capital and maintenance needs
- 20-year, deferred, forgivable loans
- General Obligation (GO) bond funded



**65% of households**

have a head of household who is a senior, has a disability, or who is both a senior and has a disability

**33%**

include children

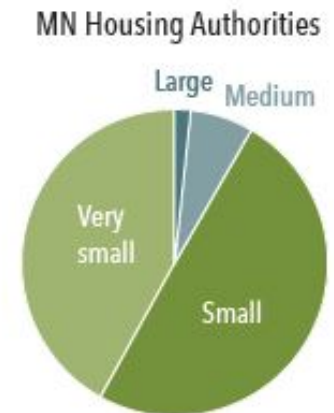


**\$16,270 / year**

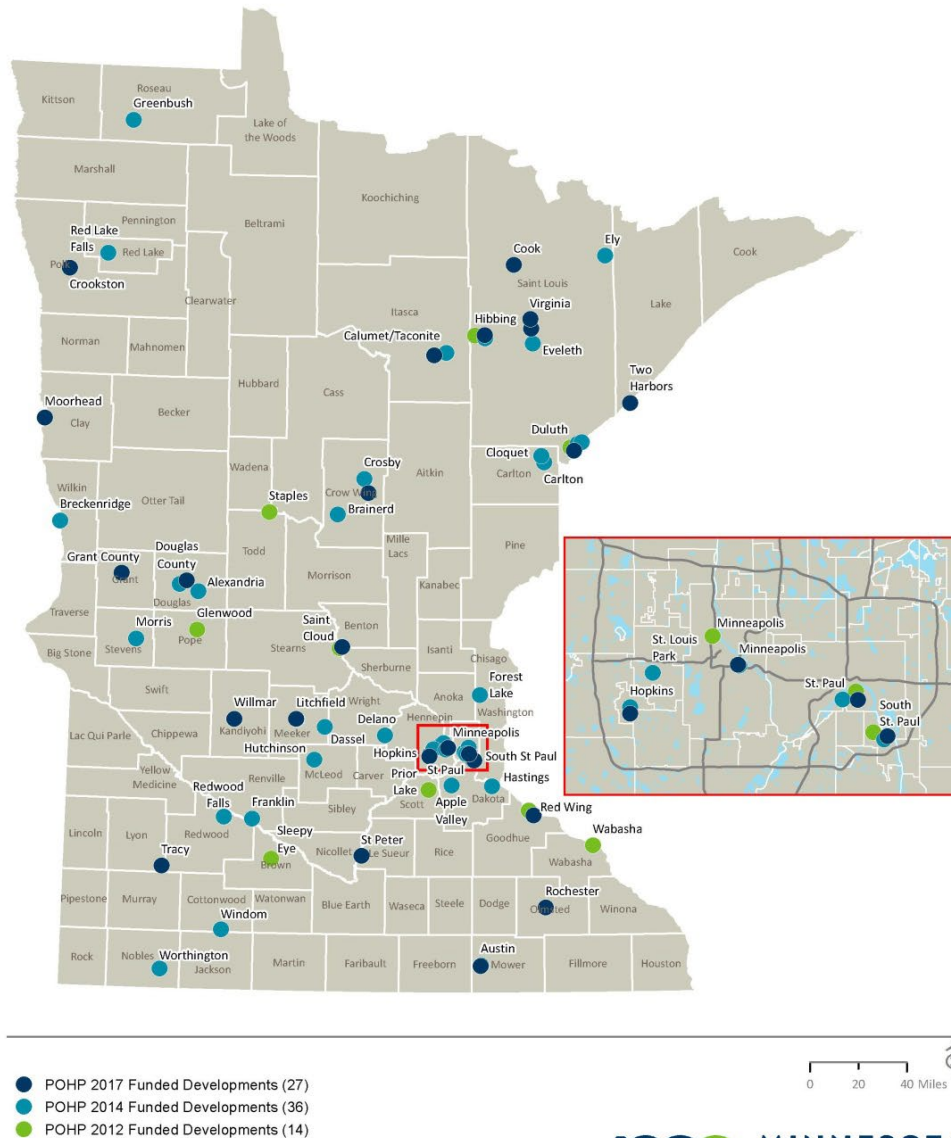
is the average household income and 60% of households earn less than \$15,000 per year

- Safeguard the state's critical Public Housing stock
  - 21,000 units statewide
  - 117 Housing Authorities
- \$48M investment since 2012
  - 5,200 units
  - 76 projects

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



## POHP Funded Developments (2012 -2017)



# Challenges

- PHA Capacity
- HUD-PIH capital funding model
- GO Bonds
  - RAD compatibility
  - Energy Performance Contracts (EPCs)






# POHP: Top 5 work scope items

75% of funds awarded for:

- Plumbing & piping
- Fire Suppression
- Roofs/Windows/Siding
- Boilers/Water Heaters
- Elevators





*“After we completed the bathroom renovation in one of the accessible units, a new tenant who uses a wheelchair moved in. She had been living in a motel for a year while she searched for an affordable unit!*

*When she saw her new apartment she broke down in tears because she didn’t think she would ever live in anything so nice.”*

*- Kandiyohi County/McLeod County HRA*



*“With no more than \$200,000 annually in capital funds from HUD, the \$600,000 necessary to upgrade the elevators was prohibitive to say the least. **It would have taken three years of our capital funds, and during that time, we wouldn’t have been able to fix anything else in any of our public housing.**”*

*- Brainerd HRA*

# Thank you!

**Ashley Oliver**

[ashley.oliver@state.mn.us](mailto:ashley.oliver@state.mn.us)

651.284.3173