Preserving Family Homes
Using a HUD program to fund home improvements and sustain public housing

WHY is MPHA using this program?

MPHA needs to maintain and update more than 700 single-family, duplex, and four-plex homes across the city. To preserve them, MPHA has been approved for HUD's Section 18 program. The program gives MPHA more federal dollars to take care of public housing.

WHAT does this mean for residents?

MPHA’s commitments to families:
• You will not have to move.
• You will not lose your housing benefits.
• MPHA will still be your property manager.
• Your rent calculation will remain at 30% of your adjusted income, the same as now.
• MPHA’s use of the Section 18 program will not eliminate, reduce, or privatize any public housing.
• You may experience more improvements and repairs to your home with the increased funding!
• The long-term arrangement guarantees the homes serve only low-income families.

HOW does the new program work?

STEP 1: APPLY
Since current federal funding is not enough to operate and maintain this housing long-term, MPHA was approved in 2019 for a HUD program called "Section 18." This means more than $3 million in new, annual federal funding for repairs and operations.

STEP 2: MPHA-OWNED NONPROFIT
As required by the Section 18 process, MPHA will transfer the properties to a public nonprofit that is 100% controlled by MPHA, called "Community Housing Resources," or CHR. Residents may sign a new or updated lease that is very similar to the current one.

STEP 3: FUNDING
The approved Section 18 application leads to a large increase in the subsidy amount, which allows MPHA to improve and rehab housing.

STEP 4: CONVERSION
MPHA will convert the subsidy into project-based vouchers (PBVs). PBVs are attached permanently to the scattered-site house and operate much the way public housing currently operates. MPHA will continue to property-manage all of these homes.