2024



ANNUAL REPORT

mhp

Expanding opportunity for home and community

Dear Friends and Supporters:

At MHP, we believe that housing is more than four walls—it's a foundation for opportunity. This year, that belief guided our work across the country, from small towns to Tribal communities, from local planning tables to the halls of Congress.

In FY2024, we supported nearly 90 communities across the US—including 18 Native Nations—and helped move 440 homes into development. Our community development team brought people together at regional summits, trained emerging developers, and helped local leaders tap new funding to meet their goals, across 10 states.

We continued to drive policy change at every level. Nationally, MHP brought rural expertise to federal agencies—including speaking at the White House Rural Housing Roundtable, and worked with federal legislators including Sen. Tina Smith to strengthen preservation tools for deeply affordable housing. At the state level, our advocacy helped fully subscribe Minnesota's new State Housing Tax Credit in its first full year of operation. We also built momentum for dedicated revenue for housing through the Our Future Starts at Home campaign and supported state-level zoning reforms to expand housing options.

Our team is also helping reframe how Minnesotans think and talk about home, grounding it in shared values like stability, dignity, and economic mobility. Because housing is not just about who gets to live where—it's about who gets to thrive.

As we look to the year ahead, I'm inspired by the leadership rising in communities we serve. Thank you for being part of this movement. Together, we're not only creating the opportunity for homes—we're building a more just and resilient future.

With gratitude,

Anne Mavity

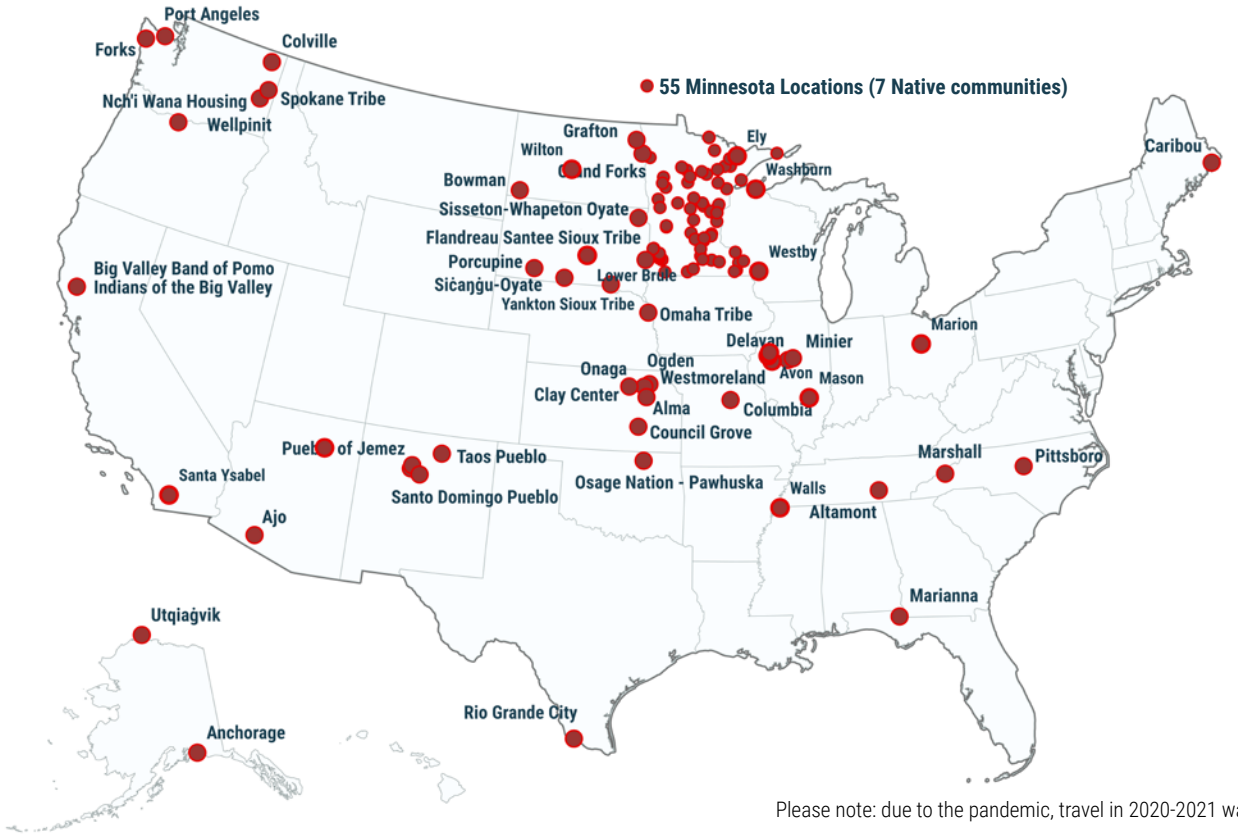
Anne Mavity, Executive Director



WHERE WE WORK

Building Capacity, Strengthening Communities

MHP is a trusted partner nationwide, working with communities from Alaska to Florida to advance housing solutions that support thriving communities. This map shows communities strengthened through MHP partnerships 2018—2025.



Please note: due to the pandemic, travel in 2020-2021 was limited.

MHP PROGRAM HIGHLIGHTS

Expanding Housing and Community Development

In FY2024, MHP partnered with **90 rural communities**, including **18 Native Nations**, to plan, fund, and advance housing and community development projects. This work supported the development of **440 homes across 10 states**. Our approach is grounded in local priorities, elevating rural and Native leadership. We launched the second cohort of our **Emerging Developers Initiative** in Northeast Minnesota, supporting 12 participants as they gained the tools to begin development projects and build long-term economic opportunity. We convened over 100 leaders at the **Northeast Minnesota Housing Summit**, bringing together communities with funders and developers to facilitate housing projects. MHP also advanced its ninth **Housing Institute** cohort in Northeast Minnesota, helping rural leaders move projects from planning to implementation and secure funding to create housing near jobs, schools, and essential services.

Community Spotlight:
Prince William Sound, Alaska

MHP worked with the Prince William Sound Economic Development District to address housing needs in three cities/villages (Cordova, Valdez, and Whittier), and three Native villages (Chenega, Eyak, and Tatitlek). With MHP's guidance, the district produced a region-wide housing analysis that launched developer outreach, grant preparation, and local trust fund planning. The partnership sparked collaboration and unlocked new opportunities for housing development in the region.

MHP PROGRAM HIGHLIGHTS

Research & Publications



Legislative Profile

MHP Continues to Be a Housing Research Leader

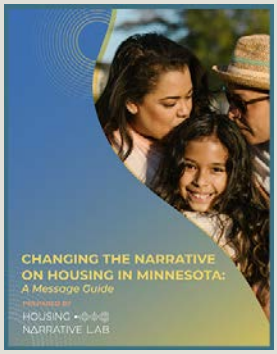
MHP's research publications shaped policy, supported economic mobility, and guided local planning decisions. Equity remained central to this work—using disaggregated data, MHP's research illuminated racial and geographic housing disparities. The reports equipped the community with tools to drive more equitable outcomes.

FY2024 publications and tools:

- State of the State's Housing 2024 – MHP's flagship biannual report, with trends and analysis specific to each of the seven regions
- 134 Legislative District Profiles
- 2024 State Housing Profile + Trends

These resources were used by advocates, lawmakers, and local leaders, and remained among the most-accessed pages on MHP's website.

Communications & Narrative



Changing the Housing Story

MHP helped shift how people talk about housing—advancing a shared values-based message across platforms and partners.

MHP hosted the Housing Narrative Lab for a four-part webinar series open to the housing community focused on effective storytelling and narrative strategy. These 90-minute sessions engaged advocates and communicators across Minnesota, with an intentional focus on countering harmful stereotypes and lifting up community solutions.

MHP's research, policy, and commentary appeared in 110 media stories and op-eds, including coverage in *Bloomberg*, MPR, and *Sahan Journal*.

Events & Engagement



Gov. Tim Walz at MHP's year-end celebration

Convening to Advance Housing Goals

Our events drew close to 2,500 sign-ups, reflecting strong engagement from our community and growing will for housing solutions.

- Legislative Preview & Mid-Session Update—hundreds joined to hear from lawmakers and policy experts
- State Housing Tax Credit Program workshops
- Our Future Starts at Home town halls in three regions across the state
- Year-end celebration honored housing champions from across the political spectrum and included remarks from Governor Tim Walz
- Start with Home Rally featured the Governor, Lieutenant Governor, and chairs of the House and Senate housing committees

Federal Policy & Advocacy



From left: Elizabeth Glidden, MHP; US Sen. Tina Smith (D - MN); Anne Mavity, MHP

Advocating in Washington D.C. and Beyond

In FY2024, MHP amplified rural and Native voices in federal housing conversations. We brought trusted expertise to national coalitions and met with Members of Congress to advocate for rural and tribal housing solutions.

MHP's leadership was recognized through an invitation for Executive Director Anne Mavity to speak at the White House Rural Roundtable, where she shared insights on housing development and capacity needs in under-resourced regions. We also helped educate policymakers on the importance of preserving deeply affordable rental homes, especially those at risk through expiring USDA Section 515 mortgages.

MHP tracked and responded to key federal proposals—including those led by Senator Tina Smith and other champions—focused on expanding housing tax credits and rural preservation tools. From Capitol Hill to national networks, MHP elevated community-driven priorities.

State Policy & Advocacy



MN Rep. Spencer Igo (R - 07A) with MHP's Anne Mavity

MHP Works to Secure Housing Policy Wins for all of Minnesota

While lifting rural and Tribal voices nationally, MHP was also a powerful force for state-level housing change, shaping policy through research-backed advocacy, coalition leadership, and direct lawmaker engagement.

MHP's advocacy was instrumental in securing the State Housing Tax Credit (SHTC), which saw all available credits—$9.9 million—fully subscribed in its first full year. We created a public portal to connect developers with contributors, facilitating statewide housing development.

Through the Our Future Starts at Home campaign, MHP advanced efforts to secure dedicated housing revenue through a constitutional amendment. We hosted three regional town halls, bringing residents, local leaders, and elected officials together to discuss solutions. The campaign grew to include 70+ endorsing organizations statewide.

We also helped launch and lead the Yes to Homes coalition, which united advocates, developers, governments, and legislators on both sides of the aisle to advance zoning reforms to expand housing options.

MHP's focus remained on ensuring housing policies serving those most impacted by racial and economic disparities. Housing is not just a basic need—it's the foundation for economic opportunity, stability, and long-term well-being.

FINANCIAL REPORT SUMMARY

Audited Financial Statements for the year ended September 30, 2024

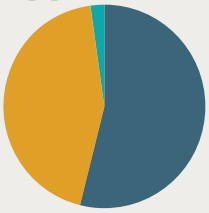
Statement of Activities

Total Support & Revenue	$ 2,649,330
Total Operating Expenses	$ 3,131,543
Change in Net Assets	$ (482,213)
Net Assets, beginning of year	$ 2,001,813
Net Assets, end of year	**$ 1,519,600**

Statement of Financial Position

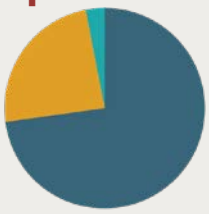
Current Assets	$ 1,730,673
Current Liabilities	$ 211,073
Total Net Assets	**$ 1,519,600**

Support and Revenue



- Government Grants & Contracts: 54%
- Foundation & Investors Council: 44%
- Other income: 2%

Expenses



- Program: 73%
- Management & General: 23%
- Fundraising: 4%

Board of Directors 2024

Cecile Bedor, Chief Real Estate Officer, Twin Cities Habitat for Humanity *(Chair)*

Jim Wabindato, Special Policy Advisor on Tribal Agricultural Lands, USDA Office of Tribal Relations *(Vice-Chair)*

Buffy Beranek, Executive Director, Southeastern Minnesota Multi-County HRA *(Treasurer)*

Tara Beard, Partner, Everlong Consulting

Trent Bowman, Vice President, Community Impact Manager, Bremer Bank

Chris Coleman, President and CEO, Twin Cities Habitat for Humanity*

Lucas Franco, Research Manager, LIUNA Minnesota & North Dakota - Laborers' International Union of North America

Dr. Eric Anthony Johnson, President & CEO, AEON

Jenny Larson, Executive Director, Three Rivers Community Action

Erin Mathern, Shareholder, Attorney, Winthrop & Weinstine

Harry Melander, Production Specialist, Colliers Mortgage*

Julia Nelmark, President, Mid-Minnesota Community Development Corporation

Johnny Opara, President & CEO, JO Companies

Nick Place, Senior VP & Chief Lending Officer, Bridgewater Bank

Elfric Porte II, Housing Policy & Development Director, City of Minneapolis

Paula Prahl, Chief Policy & Corporate Affairs Officer & Executive VP, Dominium

Tony Schertler, Executive Director, Dakota County Community Development Agency

George Sherman, President, Sherman Associates*

Dan Smith, Senior Vice President & Market Manager, U.S. Bank

Titles/affiliations reflect positions in Fiscal Year 2024. *Denotes board members whose service ended within the fiscal year.

Funders

Enterprise Community Partners
Family Housing Fund
Greater Minnesota Housing Fund
Greater Twin Cities United Way
Initiative Foundation
Iron Range Resources and Rehabilitation
McKnight Foundation
Minneapolis Foundation
Minnesota Housing
Movement Strategy Center
National Low Income Housing Coalition
Northwest Minnesota Foundation
Pohlad Family Foundation
Saint Louis County
Target Foundation
University of Minnesota – Institute for Social Research and Data Innovation
U.S. Department of Agriculture—Rural Development (USDA)
U.S. Department of Housing and Urban Development (HUD)

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Corporation for Supportive Housing
D.W. Jones Management Inc.
Dakota County CDA
Deb Peterson
Deb Serum
Dominium
The Doran Group
Eagle Building Company
Elfric Porte
Frerichs Construction Company
Great Southern Bank
Hanbery & Turner, P.A.
Heather Stafford
Hess, Roise & Company
Jamey Flannery
Jenny Jones
JLL
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Kaas Wilson Architects LLC
Landon Group, LLC
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Old National Bank
PNC Bank
Project for Pride in Living
Project One Construction Inc.
Rebuilding Together Minnesota
Sade Fridy
Sand Companies, Inc.
Schafer Richardson
Scott County CDA
Shaw-Lundquist Associates, Inc.
Sherman Associates
Southeast Minnesota Multi-County HRA
Sunrise Banks
Tara Beard
Trent Bowman
Twin Cities Habitat for Humanity
Twin Cities Housing Development Corporation
US Bank
Washington County CDA
Watson-Forsberg Co
Weis Builders
Winthrop & Weinstine

JOIN US

Expanding housing opportunities nationwide.

Your support powers MHP to advance policy, deliver research, and help communities create housing solutions—because a safe, stable home strengthens families and communities.

Support MHP

Make a gift to fuel research, advocacy, and community development that turns local visions into real housing solutions.
Donate today: mhponline.org/mhp-donate

Take Action for Housing Solutions

From local zoning changes to federal funding decisions, housing policy affects us all. Stay informed, share resources, and connect with leaders who can make change happen. Your voice strengthens the movement for homes people can afford in every community.

Stay Connected

Follow us for updates, resources, and stories of impact from communities nationwide.

Learn More

Visit mhponline.org or email info@mhponline.org to explore MHP's work and discover ways to get involved.

MHP Team

Anne Mavity, Executive Director
Elizabeth Glidden, Deputy Executive Director
Daniel Atunah-Jay, Director of Finance & HR
Luke Avery, Director of Fund Development
Erika Brown, Community Development Manager
Erica Cormack, Community Development Manager
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Jenny M. Jones, Director of Communications
Angela McLaughlin, Community Giving Manager
Brian Muhs, Communications Officer
Gabriela Norton, Research Manager
Jen Oscarson, Community Development Manager
Matthew Prediger, Program and Events Coordinator
Morgan Thompson, Office Manager

Cover photos (clockwise from top left): Donald Goggleye and Jill Henricksen (MHP) with representatives from the Iipay Nation of Santa Ysabel in San Diego County, CA; Elizabeth Glidden (MHP) at our Election Reflection event; 2024 Start with Home Rally for housing; Lynn Zucker, Buckeye Ridge Habitat for Humanity and Erica Cormack (MHP) in Marion, OH.

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mhp
improving home & community