mhp
improving home & community

2025
ANNUAL REPORT

Expanding Opportunity for Home and Community



A LETTER FROM ANNE MAVITY, EXECUTIVE DIRECTOR

Dear Friends and Supporters

Home is the foundation that allows families to pursue opportunity, communities to grow, and local economies to thrive.

In FY2025, that belief guided MHP's work as we partnered with Native Nations, rural communities, affordable housing developers, housing professionals, policymakers, and elected leaders to advance solutions where the market is not delivering enough homes.

Our research is central to this progress. Through statewide reports and district-level analysis, MHP illuminated shortfalls in our housing supply and racial and geographic disparities in housing outcomes, strengthening the case for equitable solutions.

This year, MHP secured record federal investment to support community-driven housing efforts, equipping local partners with new tools to preserve existing homes and plan for new development. From Minnesota to Alaska to Appalachia to Florida, our community development work strengthened local leadership and positioned hundreds of homes for preservation or construction, helping ensure long-term stability for families and elders.

This impact has continued while the federal housing policy landscape shifted rapidly. In moments of uncertainty, steady leadership matters. MHP mobilized housing advocates, provided timely analysis, and helped communities understand how evolving federal decisions could affect their work and how they could educate and engage federal policymakers. In Minnesota, we advanced bipartisan zoning reform and secured increased rental assistance funding, demonstrating that housing solutions can unite diverse partners around shared goals.

MHP has accomplished this all through long-term, authentic partnerships with a broad range of housing experts and champions. MHP is strong because our collective work focuses on ensuring everyone has a home. To our funders, partners, and supporters whose investments make this work possible—thank you.

With appreciation,

Anne Mavity

Anne Mavity
Executive Director



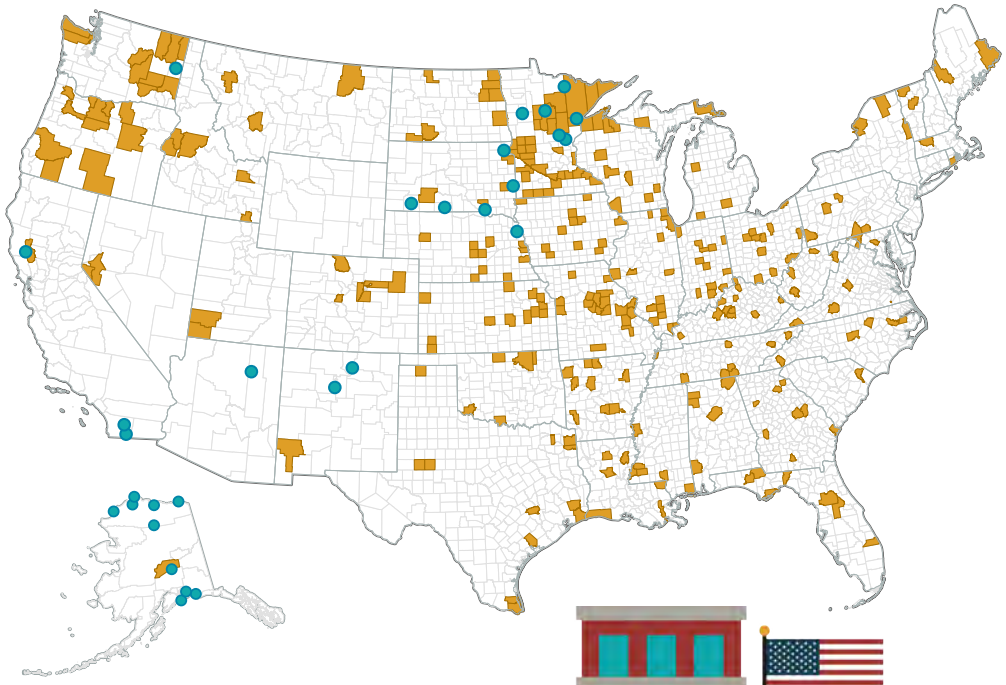
WHERE WE WORK

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.

MHP's Technical Assistance Engagements in Counties and Native Nations, 2018—2026

- **Native Engagement**
- **County Served by TA**





MHP PROGRAM HIGHLIGHTS

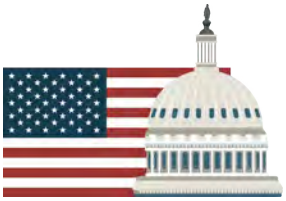
Expanding Housing and Community Development

In FY2025, MHP partnered with **46 communities and organizations** across the country, supporting housing and community development efforts grounded in local priorities. Our work helped preserve or place **more than 300 homes** into the development pipeline this year, with additional projects advancing through planning and predevelopment.

Across engagements, MHP worked extensively with **Native Nations and rural communities**, helping local leaders advance housing strategies tailored to their priorities. MHP also supported nonprofits and housing authorities in acquiring and preserving **175 USDA financed rental homes** in the Midwest, strengthening long-term affordability in rural communities. Through federal Rural Capacity Building partnerships, we worked alongside Native Nations, local governments, and nonprofit developers to advance projects ranging from master planning to tax credit applications and funding strategies.

We continued to integrate leadership development into our technical assistance model. The **Emerging Developers Initiative** and **Housing Institute** cohorts supported participants as they gained practical tools to move projects from concept to implementation, strengthening local capacity for sustained housing development. Across our programs, more than three-quarters included participation from individuals with lived experience of housing instability, ensuring that community voices inform planning and decision-making.

Our approach remains grounded in partnership. By combining research, technical expertise, and community engagement, MHP helps local leaders translate housing needs into actionable plans that position communities for long-term success.



Federal Policy & Advocacy

MHP provided steady leadership amid significant federal housing policy shifts this year. As funding proposals and regulatory changes evolved rapidly, MHP convened hundreds of advocates through monthly federal policy calls, offering timely analysis and coordinated response strategies.

Leveraging long-standing relationships with national partners and congressional offices, **MHP elevated rural and Native housing priorities** and monitored key proposals affecting rental assistance, housing tax credits, and housing preservation tools. In a year defined by uncertainty, MHP's role was to bring clarity, coordination, and credibility—ensuring housing organizations had the information needed to respond effectively.





State Policy & Advocacy

At the state level, the year was defined by **disciplined coalition leadership and measurable progress**. Through MHP's leadership of the Minnesota ERASE campaign, we helped secure increased funding for the Family Homeless Prevention Assistance Program (FHPAP)—the largest housing investment in the 2025 funding package—protecting critical resources that keep families stably housed.

Led by MHP and coalition partners, the **Our Future Starts at Home coalition expanded to 80+ endorsing organizations** supporting its goal of dedicated, predictable housing revenue, and advanced along its legislative path with a successful hearing in the Minnesota Senate.

MHP helped lead Yes to Homes, a campaign to modernize zoning and land use statewide. The campaign has built rare bipartisan support and has attracted a large and diverse group of supporters. Legislation advanced through multiple House and Senate committees, laying groundwork to allow more homes of all types in communities across Minnesota.

MHP delivered testimony on major housing legislation in the House and Senate and coordinated supportive testimony from dozens of business leaders, developers, labor representatives, faith leaders, and community advocates.

Across both state and federal arenas, MHP strengthened coalitions, advanced bold policy solutions, and reinforced housing as a foundation for economic opportunity and community stability.



Research & Publications

In FY2025, MHP continued to lead with trusted, data-driven original research that deepened understanding of housing conditions across Minnesota and beyond. **MHP produced seven major publications** that illuminated racial and geographic disparities and provided practical insight for local leaders, practitioners, and advocates:

- 2025 State Housing Profile
- 2025 State Housing Continuum
- Housing Trends & Takeaways: A Multiyear Look
- Rental Assistance Keeps Over 100,000 Minnesotans Housed – Cuts Threaten Stability
- Housing Quality: Challenges, Proposals & Recommendations for Bettering Multifamily Housing Properties & Communities in Rural Areas
- 2025 Congressional District Profiles
- State Spotlight: Out of Reach 2025

Together, these publications supported local planning, informed public understanding, and equipped partners with credible, accessible data.

MHP's research pages drew more than 11,000 views from over 6,300 users this year—meaning one in five website visitors engaged directly with MHP research.

MHP's research was cited in more than

35 media stories

and our broader research and commentary appeared in more than

140 stories

statewide and nationally.

Through rigorous analysis and clear communication, MHP strengthened the foundation for informed housing conversations across the state.



Field Leadership & Engagement

MHP brought together nearly 2,000 housing leaders, practitioners, policymakers, and community members across Minnesota and the country through in-person and virtual events designed to inform, connect, and strengthen the housing field.

Signature gatherings like MHP's Legislative Preview and the Start with Home Rally positioned **MHP as a central convener**, bringing together advocates, practitioners, and bipartisan lawmakers to discuss housing priorities and solutions. Regional events in Mankato, Duluth, Proctor, and Grand Rapids connected local leaders with statewide discussions and national insights.

MHP also supported partners across the country through trainings, workshops, and convenings designed to strengthen local housing leadership. In partnership with organizations such as United Way of Chatham County in North Carolina, MHP led trainings for housing and community leaders on topics including landlord engagement, mental health first aid, housing narrative, and resilience.

Additional convenings extended MHP's reach to communities across the country. MHP hosted a housing developer forum in Alaska, trained leaders at Buckeye Ridge Habitat for Humanity in Ohio, supported the Iipay Nation of Santa Ysabel in California as it re-established its housing committee, and presented to housing leaders in Missouri on the development of local housing trust funds. These efforts complemented initiatives such as MHP's Housing Institute and Emerging Developers Initiative—programs that help rural and Native community leaders advance locally driven housing solutions.

Participation in MHP's programs and events reflects strong demand for trusted leadership, expertise, and collaboration across the housing field and helps align partners around shared housing solutions.

FINANCIAL REPORT SUMMARY

Audited Financial Statements

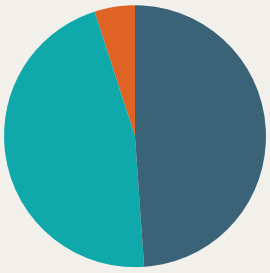
for the year ended September 30, 2025

Statement of Activities

Total Support & Revenue	$3,303,665
Total Operating Expenses	$2,805,576
Change in Net Assets	$ 498,089
Net Assets, beginning of year	$1,519,600
Net Assets, end of year	**$2,017,689**

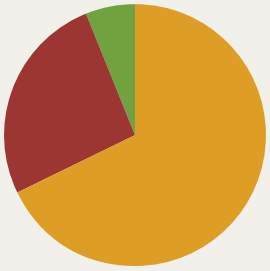
Statement of Financial Position

Current Assets	$2,191,936
Current Liabilities	$ 174,247
Total Net Assets	**$2,017,689**



Support and Revenue

- **49%** Government Grants & Contracts
- **46%** Foundation & Investors Circle
- **5%** Other income



Expenses

- **68%** Program
- **26%** Management & General
- **6%** Fundraising

FY2025 BOARD OF DIRECTORS

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

Lucas Franco, Research Manager, LIUNA Minnesota & North Dakota – Laborers' International Union of North America (Vice-Chair)

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Tara Beard, Partner, Everlong Consulting

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Trent Bowman, Vice President, Community Impact Manager, Old National Bank

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

Tony Schertler, Executive Director, Dakota County Community Development Agency*

Jim Wabindato, Special Policy Advisor on Tribal Agricultural Lands, USDA Office of Tribal Relations*

Titles listed reflect FY2025 roles.

**Denotes board members whose service ended within the fiscal year.*

MHP 2025 CONTRIBUTORS

Funders

CenterPoint Energy Foundation
Family Housing Fund
Federal Home Loan Bank of Des Moines
Greater Minnesota Housing Fund
Habitat for Humanity of Minnesota
Mardag Foundation
McKnight Foundation
Minneapolis Foundation
Movement Strategy Center
Pohlad Family Foundation
Southwest Initiative Foundation
Target Foundation
U.S. Department of Agriculture—Rural Development
U.S. Department of Housing and Urban Development
University of Minnesota—Institute for Social Research and Data Innovation

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Winthrop & Weinstine

MHP TEAM

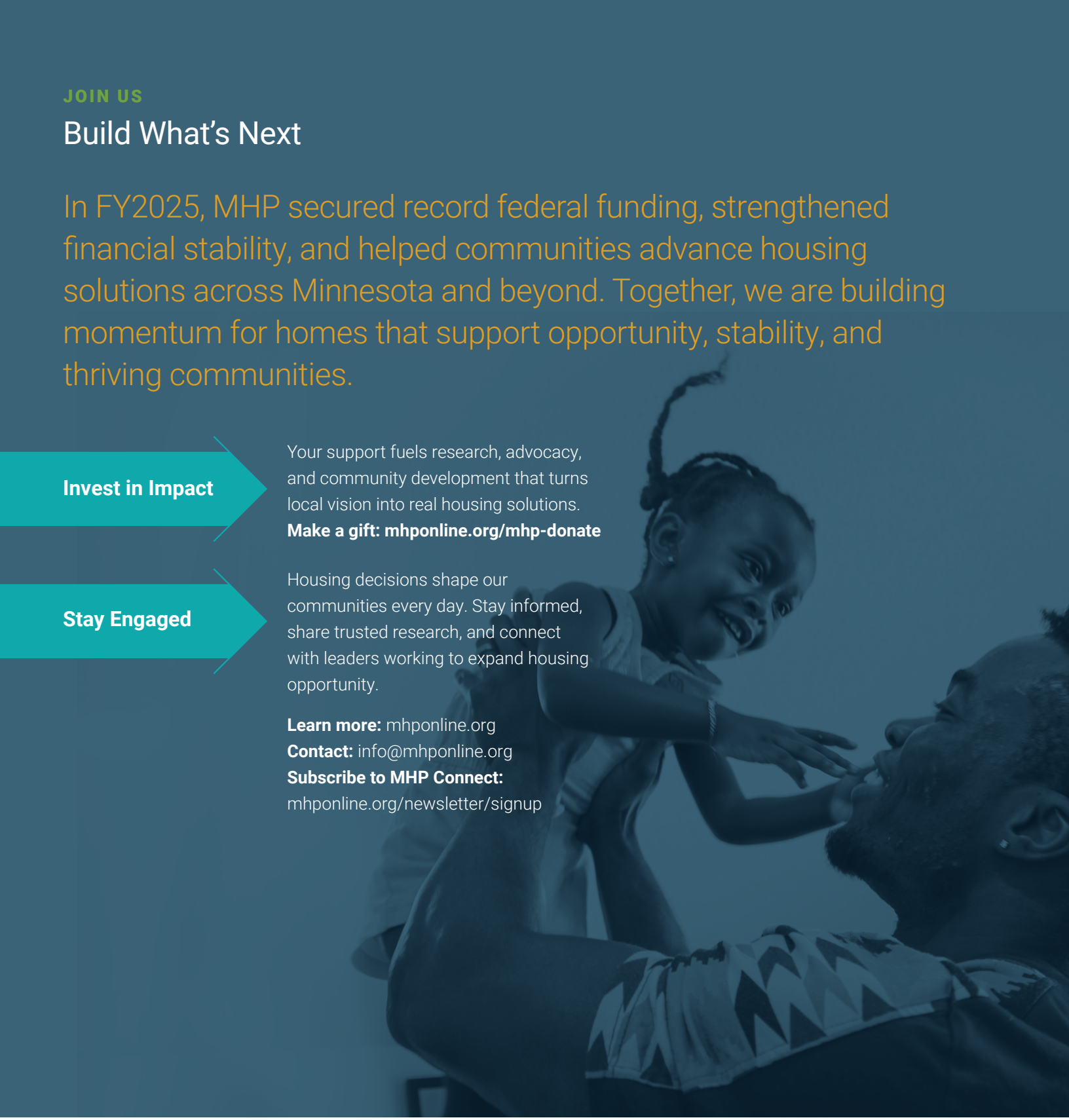
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Angela McLaughlin, Deputy Director of Fund Development
Brian Muhs, Communications & Engagement Officer
Gabriela Norton, Director of Research
Matthew Prediger, Program Events Coordinator
Courtney Schaff, Policy Manager

JOIN US

Build What's Next

In FY2025, MHP secured record federal funding, strengthened financial stability, and helped communities advance housing solutions across Minnesota and beyond. Together, we are building momentum for homes that support opportunity, stability, and thriving communities.



Invest in Impact

Your support fuels research, advocacy, and community development that turns local vision into real housing solutions.
Make a gift: mhponline.org/mhp-donate

Stay Engaged

Housing decisions shape our communities every day. Stay informed, share trusted research, and connect with leaders working to expand housing opportunity.

Learn more: mhponline.org
Contact: info@mhponline.org
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