

## **Little Earth Executive Summary Section 8 Substantial Rehabilitation Renovation Commenced in 2025**

Little Earth was founded in 1973 as an affordable housing project in Minneapolis. The residential community was completed in the 1970s, becoming a 9.4-acre, 212-unit housing complex at East 24th Street and Cedar Avenue in the South Minneapolis area. Beginning soon after its founding, Little Earth and the surrounding community have been at the center of the American Indian Movement.

As of the 2010s, the Little Earth housing complex was the only Native American–preference, project-based Section 8 rental assistance community in the United States. The community's residential association, Little Earth of United Tribes, has filled a need for social services to residents by offering empowerment counselors, bike rentals, family therapy, tutoring, and homeownership opportunities.

Little Earth is the substantial rehabilitation of the existing 212-unit, Section 8 project. The existing property been selected by the Minnesota Housing Finance Agency (“MHFA”) as an affordable housing “preservation project. Little Earth of United Tribes Housing Corporation, the owner of the property, has engaged LaSalle Group, an affiliate of Crown to provide development and renovation services over a 2-year period. Physical rehabilitation costs exceed \$36,000,000. The property is a high priority project for the Department of Housing and Urban Development (“HUD”), State of Minnesota, City of Minneapolis, Hennepin County, and the community of philanthropic entities within the City of Minneapolis.

The project has been selected by the Minnesota Housing Finance Agency (“MHFA”) as an affordable housing “preservation project and the Agency has committed over \$35,000,000 toward the cost of the work.

Little Earth of United Tribes Housing Corporation, the owner of the property, has engaged LaSalle Development Group, Ltd. (“LDG”), to provide complete development and construction oversight services from the preparation of the initial application to the final closeout of financing sources after completion of the rehabilitation work. LDG will also be required to provide a construction completion guarantee. LDG has had a relationship with the Little Earth project and its various owners since the early 1970's.

To fund the pre-construction costs of architects, engineers, and consultants required for the development of the project, LDG identified two community based philanthropic organizations that have made low interest loans totaling slightly more than \$2,000,000 as Little Earth did not have the funding available. These loans will be repaid from permanent financing funds at permanent loan closing.

The total project cost is more than \$48,000,000. To fill the gap between the MHFA commitment and the total project cost, LDG has sought out and received commitments from numerous federal and local levels of government.

## [Little Earth](#)

### **Web Site Excerpt**

Little Earth is a 9.4 acre, 212-unit Housing and Urban Development (HUD) subsidized housing complex located in the urban industrial core of Minneapolis, Minnesota in the East Phillips Neighborhood. It is home to nearly 1,000 residents, 50% of whom are under the age of 21. Little Earth was founded in 1973 and remains the only Indigenous preference project-based Section 8 rental assistance community in the United States. The Little Earth community has become a model for organizing on a variety of environmental and social justice issues, as well as a model of self-determination for all Native peoples. Although originally intended to be temporary housing, Little Earth residents prefer to live close to or in the community due to the communities' cultural identity and the need for cultural preservation.

The Indian Relocation Act of 1956 encouraged Native people to leave their reservations and move to cities, and Minneapolis saw an influx of Native people from all over the Midwest. This geographic extraction was another attempt at forced assimilation and resulted in residents becoming disconnected from their cultural and tribal identities. Intergenerational knowledge of culture is often lost or forgotten with youth unaware of the cultural knowledge of their elders. Little Earth was formed in 1973 in a response to housing discrimination and created a community for Native people to remain culturally connected and seek resiliency and create systems change. Grass roots activism created Little Earth, and has been a hallmark of the Little Earth community since its earliest form in the 1970's. Founded in 1973 and incorporated in November of 1983, Little Earth of United Tribes is an American Indian community designed to provide its residents with the skills and experience to assist on their journeys toward economic stability and self-determination.