



## **Notice and Agenda**

**MPHA Board of Commissioners Working Session  
May 27, 2015  
11:00 a.m. - 1:00 p.m.  
Conference Room 301  
1001 Washington Avenue North  
Minneapolis, Minnesota**

***PLEASE TAKE NOTICE THAT AN ADJOURNED MEETING OF THE APRIL 22, 2015 WORKING SESSION OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY IN AND FOR THE CITY OF MINNEAPOLIS WILL BE HELD ON WEDNESDAY, MAY 27, 2015 AT 11:00 A.M. IN CONFERENCE ROOM 301 AT 1001 WASHINGTON AVENUE NORTH, MINNEAPOLIS, MINNESOTA***

**Commissioners:**

- F. Clayton Tyler, Chair**
- Charles T. Lutz, Vice Chair**
- Daisy Nguyen, Secretary**
- Tom DeAngelo, Commissioner**
- Cara Letofsky, Commissioner**
- Dorothy Robinson, Commissioner**
- Hon. James Rosenbaum, Commissioner**
- Berra Toka, Commissioner**

**DISCUSSION ITEM:**

- Strategic Questions of the Board of Commissioners Working Session

Material will be distributed at meeting  
**LUNCH WILL BE PROVIDED**



**MINUTES OF A WORKING SESSION OF THE  
MINNEAPOLIS PUBLIC HOUSING AUTHORITY  
IN AND FOR THE CITY OF MINNEAPOLIS  
April 22, 2015**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a Working Session at 11:00 a.m. on April 22, 2015, at 1001 Washington Avenue North, Minneapolis, Minnesota

**Roll Call:**

The Chair called the working session to order, the following members of the Board being present:

F. Clayton Tyler	Chair
Charles T. Lutz	Vice Chair
Daisy Nguyen	Secretary
Tom DeAngelo	Commissioner
Cara Letofsky	Commissioner
Hon. James Rosenbaum	Commissioner
Berra Toka	Commissioner

The following member of the Board was absent:

Dorothy Robinson	Commissioner
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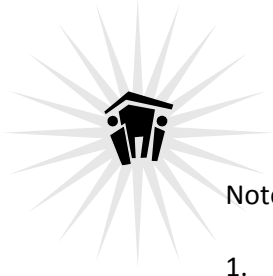
The Chair declared the presence of a quorum.

**Approval of Agenda:**

Commissioner Rosenbaum moved approval of the proposed agenda. The motion was seconded by Commissioner Letofsky. Upon a voice vote, the Chair declared the motion carried.

The following items on the agenda were discussed:

- 1. Purpose of Meeting / Strategic Plan Overview**
- 2. Agency Operating Environment**
- 3. Capital Needs / Development**
- 4. Section 8 HCV Rent Reform Initiatives**
- 5. Agency Finance**



Note that the Board was provided with the following handouts:

1. Mission Vision / Strategic Directions
2. Minneapolis Public Housing Authority 2014 Unaudited Financial Results
3. Capital Needs April 2015
  - Heritage Park Fact Sheet
  - Glendale Master Plan Fact Sheet
  - Opportunity for Additional Public Housing Fact Sheet
4. MPHA Rent Reform Analysis Executive Summary
5. Minneapolis Public Housing Authority Comprehensive Rent Reform

**Adjournment:**

The Chair motion to adjourn meeting to a later date at a more convenient time for Board members to continue discussions and review Strategic Questions. Upon a motion duly made and seconded, the meeting was adjourned at 1:00 p.m.

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Secretary of the Board of Commissioners

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Date These Minutes Approved



April 17, 2015

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Cora McCorvey, Executive Director/CEO

SUBJECT: **Strategic Questions for the Board of Commissioners Working Session**

Below you will find a list of strategic questions for your consideration that have been developed by senior staff to help guide your discussions during the April 22, 2015 Working Session of the Board. The questions are specifically tied to the presentations by staff and will be discussed in depth following the presentations.

**MPHA 2012-17 Strategic Plan:** (Cora McCorvey)

The 2012-2017 MPHA Strategic Plan identifies as its highest goal: Preserve Public Housing Portfolio and #2 Maintain the Section 8 Baseline (4407 Vouchers). There is a growing need and increased demand for additional affordable housing in the community but MPHA has limited resources; how should MPHA best use its resources to respond to these challenges?

**Capital Needs/Development:** (Emilio Bettaglio)

Consistent with MPHA's 2012-2017 Strategic Plan's highest priority, MPHA has focused significant efforts towards the preservation of its facilities. However, due to the age, condition and shortfalls of funding by HUD for capital improvements, the capital needs of MPHA's facilities continues to grow at an alarming pace. At the same time, we are aware of the needs in our community for additional affordable housing. Given the financial challenges MPHA faces, combined with its current limited powers and authority, we have the following questions:

- Should MPHA continue its primary focus on preservation of its portfolio?
- Should MPHA be doing something more or different in regard to affordable housing needs of the community?
- How important is it to pursue additional public housing (Faircloth) development, to pursue market rate senior housing, and/or seek additional powers and authority?



### **Glendale Redevelopment/RAD Application** (Emilio Bettaglio & Bob Boyd)

A Board/ Staff Development Committee has created a vision statement for Glendale that anticipates a more modern urban mixed-income, higher density community with development plans that are more compatible with those for the surrounding area.

- Does this vision still resonate with the Board?
- Given that MPHA has approval from HUD to submit a RAD application for Glendale, the current limits on MPHA's authority to develop family housing, and the funding challenges facing this development, what long-term role does the Board see MPHA playing in the redevelopment of Glendale?
- If important, how important is it that MPHA, or its affiliate, retain an interest in a senior development at the site?

### **Section 8 HCV Rent Reform Initiative:** (Cheryl Borden)

Should MPHA modify or eliminate MPHA's Housing Choice Voucher Rent Reform Initiative given the impact of Rent Reform on Housing Choice Voucher participants, the questions and concerns raised by stakeholders and/or HUD's MTW extension criteria that require MTW agencies to use more of the Housing Assistance Payment (HAP) funds for HAP payments?

### **Agency Finances/Financial Outlook:** (Tim Durose)

Due to HUD funding shortfalls over the last few years, MPHA has made the decision to limit the amount of funds provided for Section 8 Housing Choice Vouchers to no more than needed to cover the MTW baseline amount of (4,407) vouchers and using MTW authority to redirect Section 8 HAP funds to support our capital and other critical MPHA needs. This action is consistent with the Board's highest priority in its 2012-2017 Strategic Plan - "Preserve its (MPHA's) viable housing portfolio so it remains a resource for affordable, safe and high quality housing for its residents." Given the continued large amount of public housing capital needs necessary to sustain its portfolio countered by the continued and increasing need for more housing assistance in Minneapolis, should MPHA increase the supply of Housing Choice Vouchers? If so, how should MPHA prioritize between these two needs?