



NOTICE AND AGENDA

January 27, 2016

**ANNUAL MEETING OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY IN AND FOR THE CITY
OF MINNEAPOLIS WILL BE HELD AT 1:30 P.M. AT 1001 WASHINGTON AVENUE NORTH,
MINNEAPOLIS, MINNESOTA**

The Tenant Advisory Committee will meet at 12:00 Noon, same date and place

Commissioners: **F. Clayton Tyler, Chair**
 Charles T. Lutz, Vice Chair
 Daisy Nguyen, Secretary
 Tom DeAngelo, Commissioner
 Cara Letofsky, Commissioner
 Hon. James Rosenbaum, Commissioner

GENERAL:

- Roll Call
- Approval of Agenda
- Minutes of Regular Meeting of December 16, 2015
- Election of Officers and Appointment of Committee Members

TENANT ADVISORY COMMITTEE – TAC Chairperson Comments

CONSENT:

1. Meeting Schedule for 2016 Board Meetings (Cora McCorvey, Executive Director / CEO)
2. Appointment of the Moving to Work Resident Advisory Board (RAB) (Bob Boyd, Director of Policy & Special Initiatives)

RESOLUTION:

3. Public Housing Homeownership Section 32 Plan (Bob Boyd, Director of Policy & Special Initiatives)



RECEIVE AND FILE:

- Monthly Performance Report for December 2015 (Cora McCorvey, Executive Director / CEO)
 - Glendale Family Development Update
- Presentations: Biko & Associates
 George Sherman & Associates

Next Regular Meeting:

Wednesday, February 24, 2016 - 1:30p.m.
1001 Washington Avenue North
Minneapolis, MN 55401

Notice: *A portion of this meeting may be closed to the public pursuant to Minnesota Statutes Section 13D.03 or 13D.05.*



**MINUTES OF A REGULAR MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
December 16, 2015**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a regularly scheduled meeting at 1:30 P.M. on December 16, 2015, at 1001 Washington Avenue North, Minneapolis, Minnesota, the date, time, and place established for the holding of such meeting.

Roll Call:

The Chair called the meeting 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

The following members of the Board were absent:

Hon. James Rosenbaum	Commissioner
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The following others were also present:

Cora McCorvey	Executive Director / CEO
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The Chair declared the presence of a quorum.

Approval of Agenda:

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

Approval of Minutes:

The Minutes of the Regular Meeting of November 18, 2015, were presented for approval. Commissioner DeAngelo moved the minutes be accepted as presented. The motion was seconded by Commissioner Letofsky. Upon a voice vote, the Chair declared the motion carried.

Item No. 1: Revised MPHA Procurement Policy

After a brief presentation by staff and discussion, Commissioner Letofsky moved approval of the recommendation set forth in the Report. Commissioner DeAngelo seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2015-35]



Item No. 2: Resolution Approving the 2016 Public Housing Operating Budget, the Section 8 Housing Choice Voucher Budget, the Central Office Budget, and the Revised Use of Settlement Funds

After a brief presentation by staff, Chairman Tyler stepped down from his duties and asked Vice Chairman Lutz to take over, as he made a motion to amend the Settlement Funds Budget to reduce \$340,000 out of public housing major rehabilitation (capital Improvements) line and to add a new budget of \$340,000 to cover the costs associated with heat remediation machines and pest control staff. Commissioner Nguyen seconded the motion to amend the Budget. After discussion, upon a voice vote, the Acting Chair declared the motion carried.

The Acting Chair Lutz asked for approval of the main motion, as amended. Commissioner Letofsky moved approval of the Report along with the corresponding Resolution attached thereto. Commissioner Nguyen seconded the motion. Upon a roll call vote, five Commissioners voted "aye" (Commissioners DeAngelo, Letofsky, Lutz, Nguyen, and Tyler) and no Commissioner voted "nay". The Acting Chair declared the motion carried. [See Document No. 2015-36]

The Acting Chair Lutz returned duties back to Chairman Tyler.

Item No. 3: Approval of a Resolution Amending MPHA's 2015 Moving to Work (MTW) Plan to include Conversion of the Public Housing Units at Heritage Park to Project Based Rental Assistance (PBRA) under HUD's Rental Assistance Demonstration (RAD) Program

After a brief presentation by staff and discussion, Commissioner Lutz moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Letofsky seconded the motion. Upon a roll call vote, five Commissioners voted "aye" (Commissioners DeAngelo, Letofsky, Lutz, Nguyen, and Tyler) and no Commissioner voted "nay". The Chair declared the motion carried. [See Document No. 2015-37]

Receive and File Items:

The following items were received and filed by the Board:

- The Monthly Performance Report for November 2015. [See Document No. 2015-38]

Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 2:15 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



January 27, 2016

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Cora McCorvey, Executive Director / CEO

SUBJECT: Meeting Schedule for 2016 Board Meetings

Previous Directives: The Board of Commissioners adopted bylaws which provide that the Board adopt its annual meeting schedule at the first meeting held each year.

Resident Council Review/Recommendation: Not Applicable.

Budget Impact: Not Applicable

Affirmative Action Compliance: Not Applicable

Procurement Review: Not Applicable

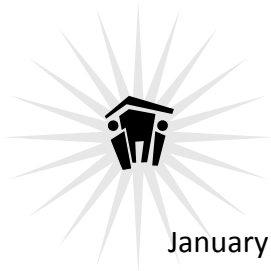
RECOMMENDATION: It is recommended that the Board of Commissioners approve the regular meeting schedule for 2016 as presented below.

The following is the proposed schedule for regular meetings of the Minneapolis Public Housing Authority Board of Commissioners for the year 2016. Unless other duly noticed, all meetings will be held at 1001 Washington Avenue North, Minneapolis, Minnesota, at 1:30 p.m.

Wednesday, January 27, 2016 (annual)
Wednesday, February 24, 2016
Wednesday, March 23, 2016
Wednesday, April 27, 2016
Wednesday, May 25, 2016
Wednesday, June 22, 2016
Wednesday, July 27, 2016
Wednesday, August 24, 2016
Wednesday, September 28, 2016
Wednesday, October 26, 2016
Wednesday, November 16, 2016 (third Wednesday)
Wednesday, December 21, 2016 (third Wednesday)

Please note that the meetings are held on the fourth Wednesday of each month with the exceptions of November and December, which will be held on the third Wednesday of November and December because of the holidays.

This Report was prepared by Paula Sotelo. For further information, please call Cora McCorvey at 612-342-1439 or cmccorvey@mplspha.org.



January 27, 2016

Agenda Item 2

REPORT TO THE COMMISSIONERS

FROM: Cora McCorvey, Executive Director / CEO

SUBJECT: Appointment of the Moving to Work Resident Advisory Board (RAB)

Previous Directives: On July 12, 2000, the MPHA Board of Commissioners approved MPHA's first Agency Plan as required under the Quality Housing and Work Responsibility Act of 1998 and subsequent regulations. In December 2008, and every year thereafter, the MPHA Board appointed the Moving to Work (MTW) Resident Advisory Board for its Annual MTW Plan.

Resident Association Notification: The MPHA Board of Commissioners approves the membership of the RAB. Individual members of RAB are selected among lease compliant residents by the respective resident organizations. MPHA will contact the Minneapolis Highrise Representative Council (MHRC), Glendale Management staff and the Minneapolis Scattered Site Resident Council (MSSRC). In addition, the Section 8 - Housing Choice Voucher Program will identify participants for the MTW RAB from among Section 8 participants who are in good standing with the program. This action will be reviewed and approved by the Tenant Advisory Committee (TAC) prior to the January 27, 2016 Board of Commissioners meeting.

Budget Impact: RAB members may be provided a stipend for their participation.

Affirmative Action Compliance: Not Applicable. The RAB is a committee made up exclusively of MPHA public housing residents and Section 8 program participants.

Procurement Review: Not Applicable

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the MTW RAB for the purpose of developing the MPHA's 2017 MTW Plan.

MPHA became a full Moving to Work (MTW) Agency on January 29, 2008 through an Amended and Restated Moving to Work Agreement with HUD. As an MTW Agency, MPHA is able to block grant its various funding sources, Public Housing Subsidy, Rents, Capital Funds and Section 8 / Housing Choice Voucher funds into a single fund which increases the Agency's flexibility in developing its annual budgets. In addition, as an MTW Agency, MPHA is able to request waivers from HUD on most regulatory matters. This flexibility enables MPHA to create efficiencies and programs that better support MPHA's mission and the needs of its residents and program



participants. In developing the Agency's MTW Plan, HUD requires MPHA to create meaningful methods for resident involvement. MPHA is recommending the creation of an MTW Resident Advisory Board (RAB) to assist in the development of our FY2017 MTW Plan. MPHA residents and program participants are familiar with the Agency's planning process. This process supports broad based and meaningful involvement by residents and program participants. The MTW RAB will consist of the following:

- 3 representatives from the Minneapolis Highrise Representative Council (MHRC);
- 1 representative from the Glendale Family Development;
- 1 representative from the Minneapolis Scattered Site Resident Council (MSSRC);
- 2 Section 8 / HCV program participants;
- 3 representatives from the Tenant Advisory Committee;
- 3 members of the Management, Maintenance and Modernization Committee; and,
- 1 member of the Security Advisory Committee.

Policy and Special Initiatives Department staff will work with the MHRC, MSSRC, Glendale Property Management staff, MPHA's Facilities and Development Division, and our Section 8/HCV Department to ensure that both Public Housing residents and Section 8 program participants have an opportunity to participate in the MTW Plan process.

This Report was prepared by Bob Boyd, Director of Policy and Special Initiatives. For additional information, please contact Mr. Boyd at (612) 342-1437 or bboyd@mplspha.org.



January 27, 2016

Agenda Item 3

REPORT TO THE COMMISSIONERS

FROM: Cora McCorvey, Executive Director / CEO

SUBJECT: Public Housing Homeownership Section 32 Plan

Previous Directives: On January 6, 2008, MPHA signed a Moving To Work (MTW) Agreement with HUD making the Agency a full status MTW Agency. This status requires MPHA to create an Annual MTW Plan. On October 14, 2009, the MPHA Board Approved MPHA's 2010 MTW Plan that included the Agency's Rent To Own Initiative.

Resident Notification: This matter will be discussed with the Tenant Advisory Committee (TAC) immediately prior to the Board's January 27, 2016 meeting.

Impact on Budget: Any costs associated with implementing this plan will be reimbursed to MPHA from the proceeds of the sale of the housing units.

Affirmative Action Compliance: Not Applicable

Procurement Review: Not applicable

RECOMMENDATION: It is recommended that the Board of Commissioners adopt a resolution approving the submission of the Public Housing Home Ownership (Section 32) Plan to HUD and authorize the Executive Director or her designee to complete the HUD Term Sheet template and submit it to HUD.

The MPHA Board approved the Agency's MTW Rent to Own initiative as part of the Agency's 2010 MTW Plan. This initiative set aside 20 Town Home Units (Sumner Field Townhomes) in Heritage Park – purchased with American Recovery and Reinvestment (ARRA) funds – for a Rent to Own program where participating public housing residents would have the right of first refusal to purchase the townhome in which they live. HUD subsequently approved the initiative.

These 20 units are part of a condominium association. MPHA has been working over the past several years to update the title, file all the recording and other documents required for preparing the units for sale, identifying and housing eligible participants and working with them to become mortgage ready.



While MPHA's MTW Rent to Own Initiative permits MPHA to sell the units to participants, HUD has strict requirements regarding the disposition of property which can delay and complicate the purchase of these units. MPHA staff has recently learned of a special Public Housing Homeownership (Section 32) program that can streamline the process for selling units to eligible public housing residents.

This public housing homeownership program was established by Section 32 of the U.S. Housing Act of 1937, which was added by the Quality Housing and Work Responsibility Act of 1998. This program was patterned after HUD's regulations that implemented the Section 5(h) homeownership program. The Section 32 program offers public housing agencies (PHAs) a flexible way to sell public housing units to low-income families with preference given to the current residents of the unit(s) being sold. The program helps low-income families purchase homes through an arrangement that benefits both the buyer and the public housing agency that sells the unit. It gives the buyer access to an affordable homeownership opportunity and to the many tangible and intangible advantages it brings, while permitting PHAs to sell individual units and developments that may, due to their location or configuration, be more suitable for homeownership than for rental housing. PHAs can retain and reuse the proceeds of the sale of public housing units to meet other low-income housing needs.

HUD's MTW Office has advised that the Section 32 Program is compatible with MPHA's Rent to Own Initiative and that the submission of a Section 32 Plan to HUD would streamline MPHA's ability to sell its units when a participating resident is ready to purchase.

MPHA is seeking Board authority to submit a Section 32 Plan to HUD utilizing HUD's Section 32 Homeownership Term Sheet to expedite and simplify the sale of its Rent to Own units to residents who become Mortgage ready and who secure financing for their purchase.

A copy of the recommended and required Board Resolution is attached to this Report.

This Report was prepared by Bob Boyd, Director of Policy and Special Initiatives. For Further information, please contact Mr. Boyd at (612) 342-1437 or bboyd@mpslpha.org.



RESOLUTION No. 161

WHEREAS, the Minneapolis Public Housing Authority in and for the City of Minneapolis (MPHA) signed a Moving To Work (MTW) Agreement with the U.S. Department of Housing and Urban Development (HUD) on January 6, 2008, making MPHA a full status Moving to Work Agency; and

WHEREAS, the full status Moving to Work Agreement requires MPHA to create an annual Moving to Work Plan; and

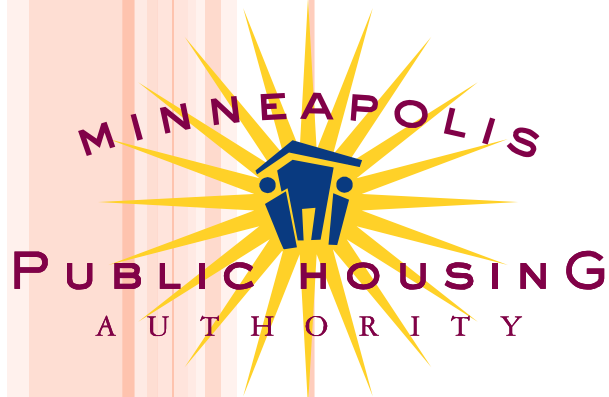
WHEREAS, on October 14, 2009, the Board of Commissioners approved MPHA's 2010 MTW Plan which included the Agency's Rent to Own Initiative; and

WHEREAS, the 2010 MTW Plan, including the Rent to Own Initiative, went through an extensive public and resident review process, including review and approval by the Resident Advisory Board (RAB), Tenant Advisory Committee (TAC), informational meetings with highrise resident councils, the Scattered Site Resident Council, Section 8 participants, and other key constituencies. The Board also held a public hearing on September 23, 2009; and

WHEREAS, MPHA has a desire to streamline and simplify the process for the disposition and sale of the Rent to Own units to qualified participating residents; and

WHEREAS, HUD has advised MPHA that its Rent to Own Initiative is compatible with HUD's Public Housing Homeownership (Section 32) program that streamlines and simplifies the process for selling the Rent to Own units to participating residents, and that by submitting such a plan, MPHA and its Rent to Own residents will benefit from participating in this program.

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of MPHA that the Executive Director or her designee is authorized to complete the Public Housing Homeownership Section 32 Rental Term Sheet Template for MPHA's Rent to Own units and submit it to HUD for approval.



Cora McCorvey, Executive Director / CEO

Performance Report for December 2015

Board of Commissioners Meeting -

January 27, 2016

THIS MONTH'S REPORT

- Asset Management Project (AMP) Reports
- Procurement
- Rent Collections
- Facilities and Development
- Finance
- Housing Choice Voucher Program
- Policy & Special Initiatives

**ASSET MANAGEMENT PROJECT (AMP) REPORT
(UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY)
HEADQUARTERS: 2709 ESSEX ST. SE
DECEMBER 2015**

Glendale AMP 1 –

Total Units 184

- Units Leased: 2
- Average Turnover: 37
 - Down Time: 3
 - Days Make Ready: 24
 - Days for Re-rental: 10
- Total Work Orders
 - 2 emergency work order completed in 24 hours – 100%
 - 83 non emergency work orders completed – 99%

○ **Occupancy Level: 99%**

Scattered Sites AMP 2 –

Total Units 736

- Units Leased: 12
 - Average Turnover: 32
 - Down Time: 2
 - Days Make Ready: 21
 - Days for Re-rental: 9
- Total Work Orders**
- 9 emergency work orders completed in 24 hours – 100%
 - 572 non emergency work orders completed – 93%

○ **Occupancy Level: 99%**

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) DECEMBER 2015

North AMP 3 – Headquarters: 315 Lowry Total Units 1296

- Units Leased: 26
- Average Turnover: 31
 - Days Down Time: 8
 - Days Make Ready: 15
 - Days for Re-rental: 8
- Total Work Orders
 - 3 emergency work orders completed in 24 hours – 100%
 - 661 non emergency work orders completed – 81%
- Occupancy Level: 99%

Northeast AMP 4 – Headquarters: 1815 Central – Total Units 944

- Units Leased: 13
- Average Turnover: 59
 - Days Down Time: 9
 - Days Make Ready: 43
 - Days for Re-rental: 7
- Total Work Orders
 - 7 emergency work orders completed in 24 hours – 100%
 - 719 non emergency work orders completed – 93%
- Occupancy Level: 100%

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) DECEMBER 2015

Hiawatha AMP 5 – Headquarters: 2123 – 16th – Total Units 886

- Units Leased: 7
- Average Turnover: 50
 - Days Down Time: 2
 - Days Make Ready: 10
 - Days for Re-rental: 39
- Total Work Orders
 - 5 emergency work orders completed in 24 hours – 100%
 - 270 non emergency 72%
- Occupancy Level: 99%

Cedar AMP 6 – Headquarters: 1611 So. 6th – Total Units 895

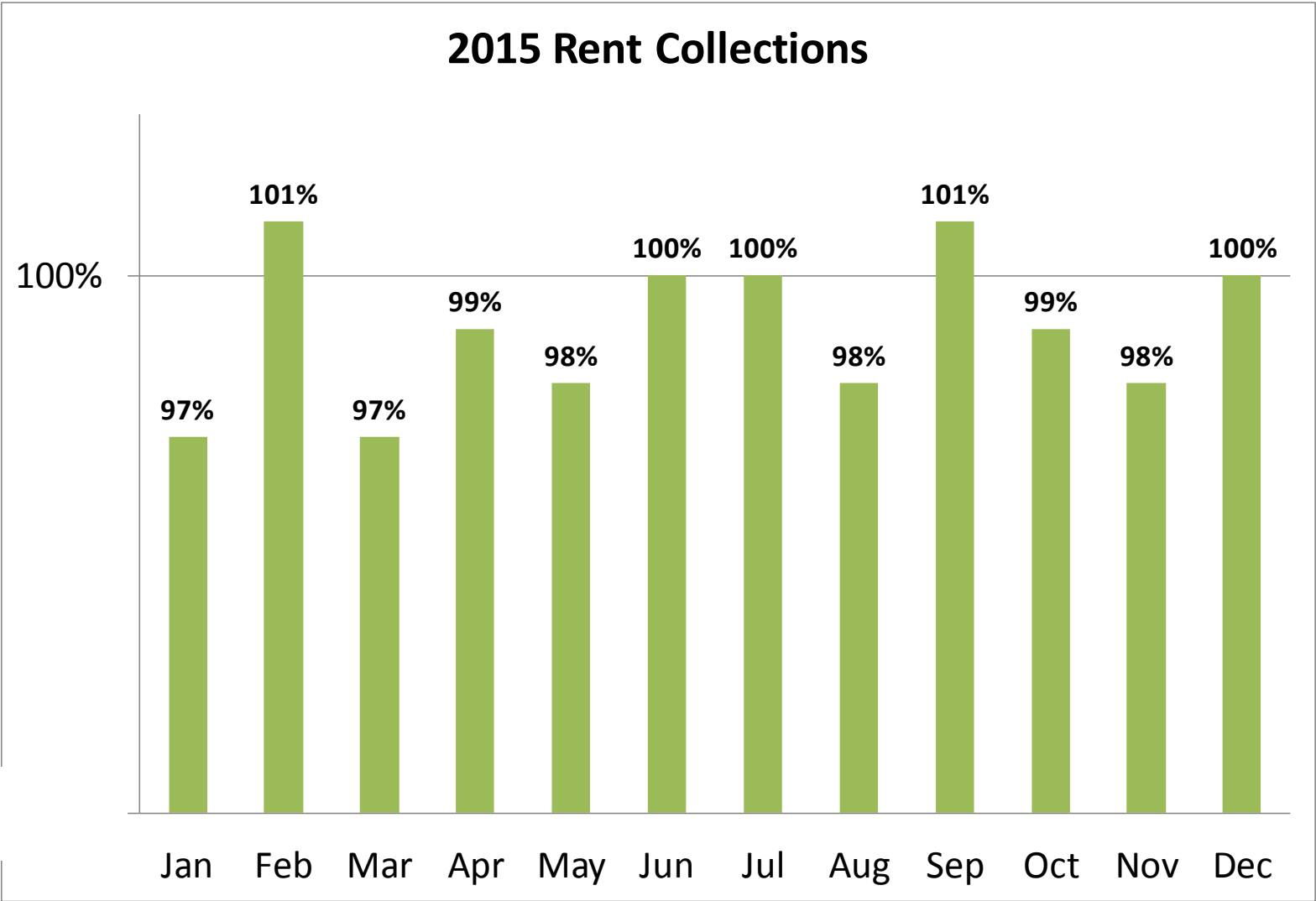
- Units Leased: 13
- Average Turnover: 22
 - Days Down Time: 4
 - Days Make Ready: 12
 - Days for Re-rental: 6
- Total Work Orders
 - 5 emergency work orders completed in 24 hours – 100%
 - 440 non emergency 86%
- Occupancy Level: 100%

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) DECEMBER 2015

Horn AMP 7 – Headquarters: 3121 Pillsbury – Total Units 937

- Units Leased: 34
- Average Turnover: 5
 - Days Down Time: 1
 - Days Make Ready: 2
 - Days for Re-rental: 2
- Total Work Orders
 - 3 emergency work orders completed in 24 hours – 100%
 - 458 non emergency work orders completed 80%
- Occupancy Level: 100%

RENT COLLECTIONS



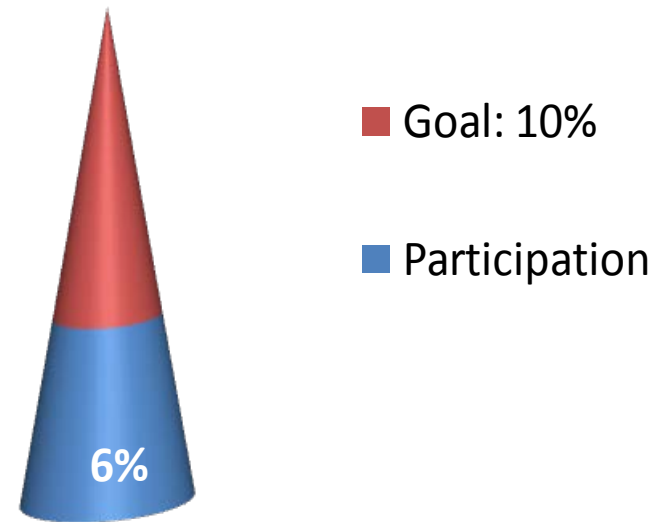
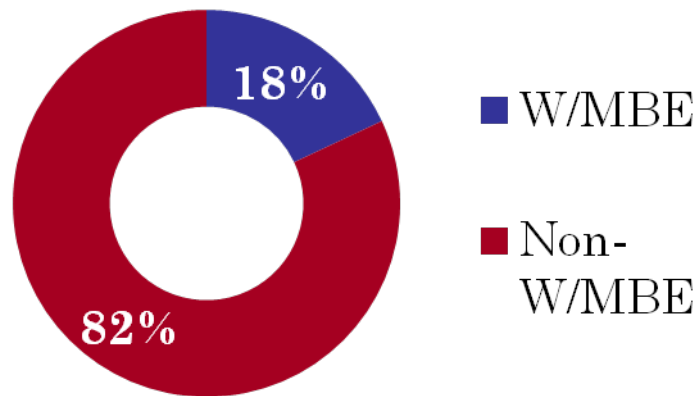
PROCUREMENT

MPHA CONTRACTING ACTIVITY

December 2015

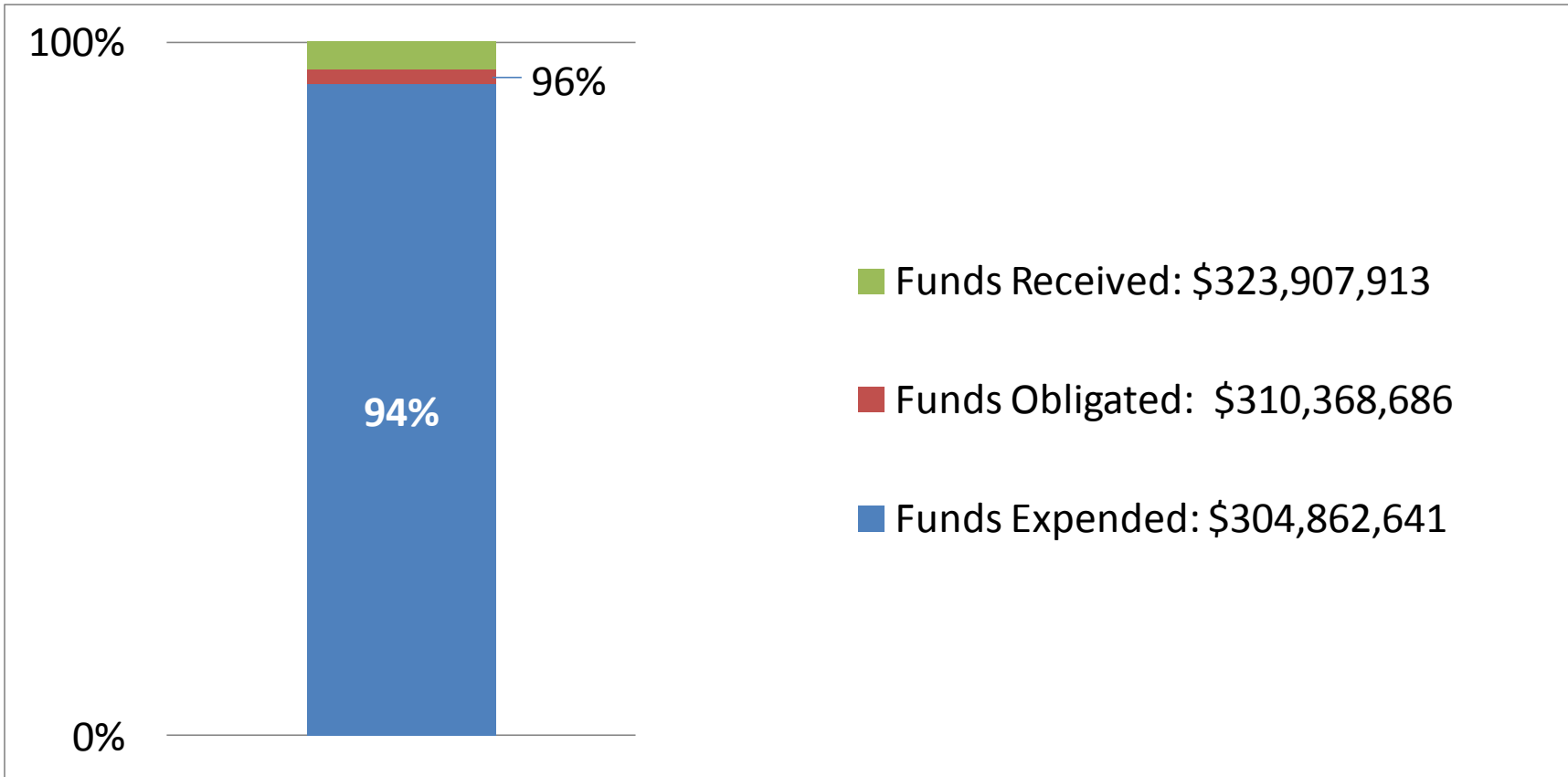
Section 3 Contracting

W/MBE Participation



**\$544,651 in Section 3 Contract
Payments out of \$9,518,593 in total
construction contract payments**

FACILITIES & DEVELOPMENT CAPITAL FUND PROGRAM OBLIGATION & EXPENDITURE REPORT



December 2015 Performance Report

This period through November 30, 2015

As of December 15, 2015 the December General Ledger has not yet Closed.

FINANCE

- Staff is currently completing the FY 2015 financial close. The HUD required financial reports are expected to be completed by the end of February. Results are expected to be within the approved budget parameters.
- Congress passed the 2016 Appropriations Act in December. A memo has been provided to the Board detailing the anticipated impact of the Act on MPHA's 2016 budget estimates. In summary, the funding is not expected to be materially different for MPHA's public housing operating and Housing Choice Voucher programs. Better funding for capital improvements is expected. Actual amounts are not expected to be known for a couple of months.

Security Improvements

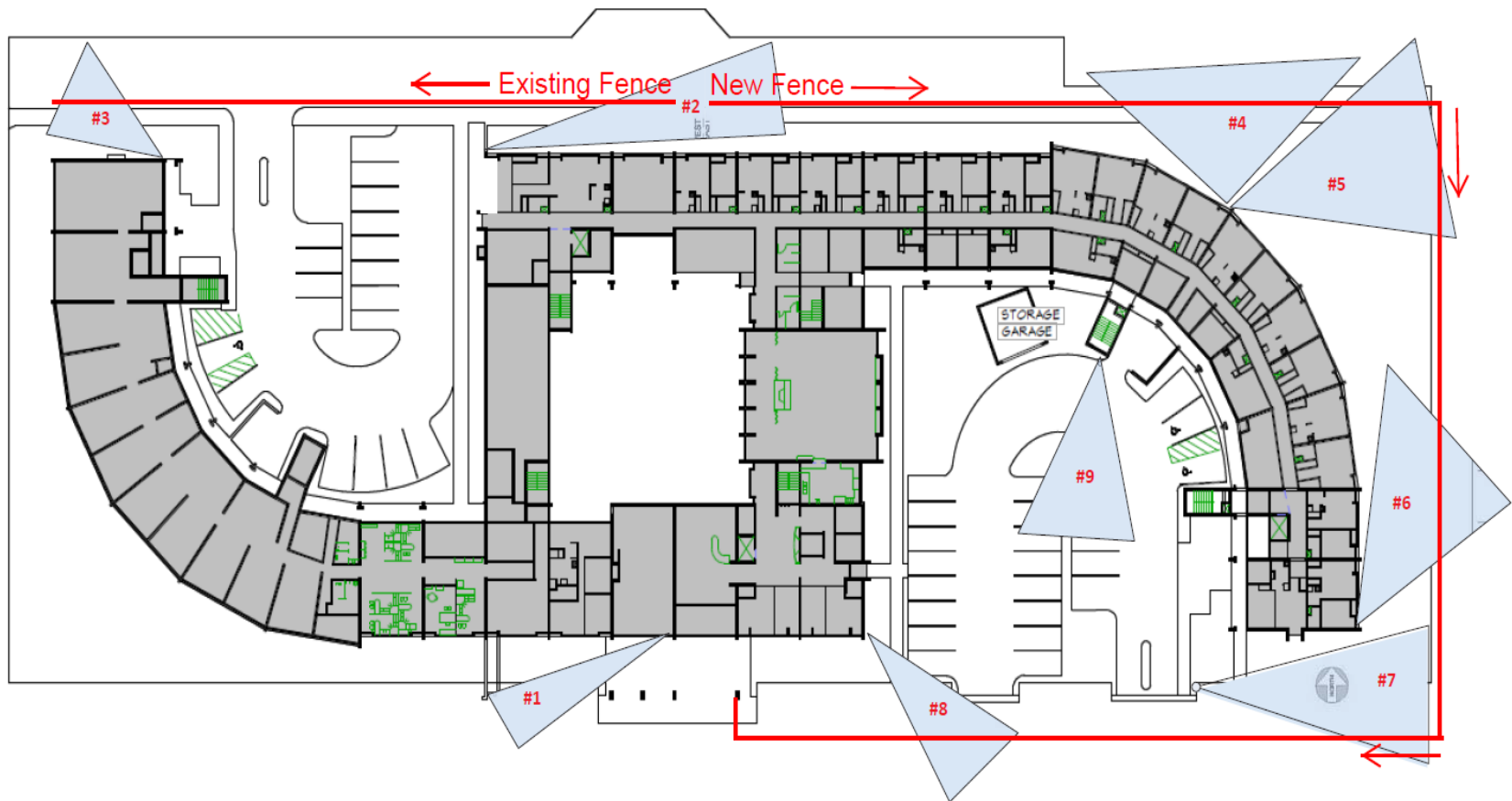


LYNDALE MANOR

PROJECT SCOPE & BUDGET

600 18th Avenue North is a 239 unit, 5-story assisted living seniors facility that covers a full city block in a high-traffic, high-crime neighborhood. The building design features long curved hallways with eleven exit doors, making security a unique challenge at this site. In October 2015, MPHA initiated a \$250,000 security project to address the vulnerabilities at this site:

- Installed an additional 700+ lineal feet of perimeter fencing with controlled pedestrian and parking lot gates. Fencing features “analytics” that trigger an alarm at MPHA’s command center when activity occurs near or above the fence.
- Increased site lighting with new LED fixtures.
- Installed nine additional security cameras at door locations where security breaches were occurring.

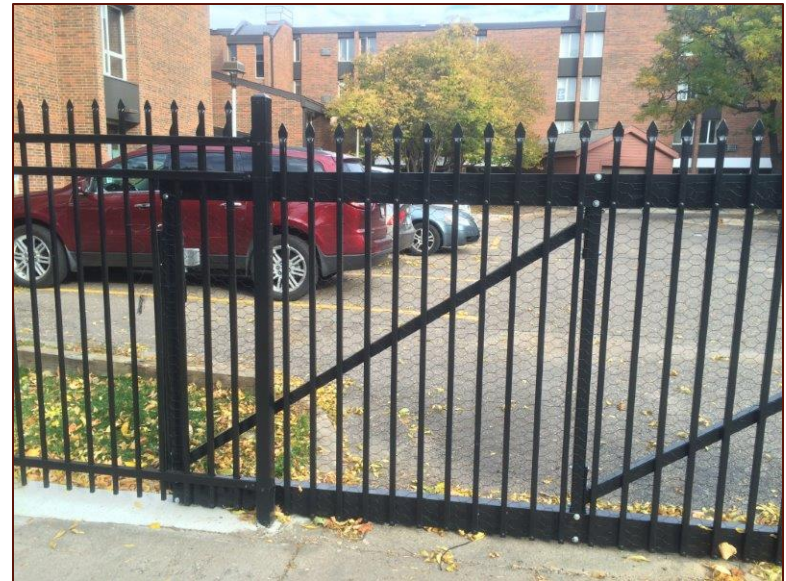


New Camera & Fence Locations
600 N 18th Avenue Site

NEW FENCING



Rolling parking lot gate



HOUSING CHOICE VOUCHER PROGRAM

MPHA Housing Choice Voucher Program Report to Board of Commissioners December 2015							
MTW Funded Units (Excludes VASH, FUP, & Mod Rehab)	MTW Units Leased (Excludes VASH FUP & Mod) In December	Average Number of Vouchers Leased to Year to Date	% Variance of units Leased to Funded	# of Participants Moving and Searching In December	# of New Applicants Issued and Searching In December	# of New Applicant Admissions In December	# of Participant Move Lease ups In December
4,407	4,420	4,541	100%	49	0	3	48
# of Applicant Annual Reexams Completed In December	2015 Fiscal Year (Jan - Dec)					MTW Funded Per Unit Cost (PUC) Of Voucher	Actual Per Unit Cost (PUC) Of Voucher In December
	HAP Budget Authority (12 months)		\$36,913,032 2015 FY Funding				
	HAP funded to date		\$36,522,132 12th month of 2015				
	HAP spent to date		\$36,258,327				
393	Variance		99% of HAP spent to funded			\$698	\$693
# of Owners at Owner Workshop In December	# of HQS Inspections Completed In December	% of Units that Failed HQS In December	# of Failed Units in Abatement for Noncompliance In December	Total HAP Amount Recouped (Abatement) In December	# of HAP Contracts Canceled for HQS Noncompliance In December	# of Family Sufficiency (FSS) Participants Enrolled In December	% FSS Participants contributing to Escrow Accts In December
N/A	639	31%	20	\$10,209	1	25	32%
# of Mobility Vouchers in Intake or Out Searching	# of Mobility Vouchers Leased To date	Total # of Port out Families Billed for In December	Total # Port in Families Administered In December	Amount Collected from Repayment Agreements In December	FY Total <u>to date</u> Collected from Repayment Agreements	# of Applicants Remaining On Waitlist	# Participants EOP'd (End of Participation) In December
4	27	116	454	\$3,293	\$64,281	**4637	23

4407 is MPHA's MTW Authorized HCV Unit Baseline for FY 2015. Units leased will fluctuate each month but by close of Fiscal Year, the average number of families served for year should be 4407.

NOTE: VASH (235 Vouchers for Homeless Veterans) FUP (100 Family Unification Vouchers) and Moderate Rehabilitation (274 units) are not included in the 4407 baseline; they are ineligible for MTW.

EOPs exclude Project Based Voucher Participants. * Includes All Reinspections **Beginning 2015, Waitlist is being purged NOTE July's report of 5325 only included paper WL applicants and not online.

POLICY & SPECIAL INITIATIVES

Policy

➤ **Moving to Work (MTW):**

- Submitted Amendments to MPHA's 2015 MTW Plan on RAD for Heritage Park and Amendments to MPHA's 2016 MTW Plan for Agency 'Prison to Home', 'Homeless Youth' and 'Project Based Voucher – Shelter to Home' Initiatives.
- Worked with MTW Steering Committee Regarding Congressional Approval of Legislation Requiring HUD to Approve 10 Year Renewal of MTW Agency MTW Agreements Under the Existing Terms and Conditions

POLICY & SPECIAL INITIATIVES

Special Initiatives

➤ Development:

❖ Heritage Park

- Continued Implementation Steps for MPHA's RAD Conversion for Heritage Park, Conference Call with HUD on RAD Amendment and RAD Conversion Activities

❖ Glendale

- Continued Worked with Executive Administration and Facilities and Development to Identify Strategies for Broader Consideration of Options for Development Activities at Glendale

POLICY & SPECIAL INITIATIVES

Special Initiatives

➤ **Development:**

❖ Lease To Own (LTO):

- Waiting List for Lease To Own Remains Open
- Two New LTO Pre-Applications Received One was Rejected Credit and Student Loan Issues; One did not meet Minimum Requirements and Two Are Under Review
- One LTO Application was Approved and Set for November Move-in but Prospective Tenant did not attend Final Meeting
- Eighteen Units Are Occupied – Two remain Vacant
- MPHA Received its First Purchase Agreement from a LTO Resident Buyer. MPHA is Working with Tenant and Real Estate Agent – Identifying MPHA Actions Related to HUD FHA Approvals, HUD Section 32 Plan and Requirements of Homeowner Association and Lenders Necessary for Closing.
- Staff Continues Working with Participants on Savings and Mortgage Readiness Issues

POLICY & SPECIAL INITIATIVES

Special Initiatives

➤ MHOP:

- PSI Staff continues to work with Management Companies providing training, and working to get all re-exams up to date

POLICY & SPECIAL INITIATIVES

Website Contacts

- MPHA Received and Responded to 83 Website Contacts Requesting Assistance with Housing in December.

POLICY & SPECIAL INITIATIVES

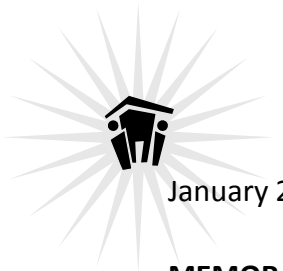
➤ OTHER:

- Submitted Final Request for Reimbursement from the City of Minneapolis for MPHA Payroll and Benefits Transition Support
- Revised and Implemented MPHA – Heritage Park Y – Membership Demonstration Initiative
43 MPHA Residents Received Heritage Park Y Scholarships.
- Researched and Provided HUD with Documentation to Restore MPHA's Faircloth Units that were Eliminated by HUD

MPHA'S WEBSITE

*You can view information
about the Minneapolis Public
Housing Authority on our
Website*

www.mphaonline.org



January 27, 2016

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Cora McCorvey, Executive Director/CEO

SUBJECT: **Glendale Family Development Update**

The following 'Glendale Update' was provided to the MPHA Board in August of 2015:

The Board of Commissioners held a number of Working Sessions in March, April and May of 2015 to review the Agency's 2012 -2017 Strategic Plan and to gain a better understanding of the challenges and opportunities facing MPHA and to make recommendations related to responding to those challenges and opportunities. During the Working Sessions, MPHA staff presented the Board with information related to specific to MPHA's Glendale Family Development:

- Staff noted Glendale family development, built in 1952, underwent a Physical Needs Assessment which identified that MPHA will need to invest \$27 million over the next 20 years in order to keep the Glendale residential units in fair to good condition.
- Staff also noted that HUD had approved MPHA's Rental Assistance Demonstration (RAD) application for Heritage Park which also preserved an opportunity for MPHA to submit a RAD application to convert Glendale's 184 unit development from public housing to project base Section 8 and that this program created possible financing options not otherwise available for the redevelopment of Glendale.
- On April 22, 2015, the MPHA Board of Commissioner approved a resolution authorizing the Executive Director to take actions necessary to implement a Rental Assistance Demonstration (RAD) approval from HUD for conversion of Heritage Park and to take steps necessary to timely submit a RAD application for MPHA's Glendale Family Development.
- MPHA took a number of actions to bring Glendale residents and the Prospect Park community up to date on the RAD program, worked with the City to initiate processes necessary for the redevelopment of Glendale, procured a RAD Consultant to assist MPHA with fully understanding the step required to timely submit a RAD application for Glendale targeted for late spring, early summer of 2016.



- While MPHA had held a number of meetings with residents, community groups and the University of Minnesota Design Center in 2014 to acquaint residents and neighbors about the challenges facing Glendale, and that MPHA was exploring possible options for redevelopment, there was no timeline and specific approach for how the redevelopment would occur. Activity around this issue slowed as it did not appear that RAD would be an option and other financing options were not available.
- As part of the 2015 Appropriations Bill, Congress increased the number of units available for RAD conversion from 60,000 to 185,000. This action made RAD a viable option as a redevelopment tool for Glendale.
- MPHA hosted resident and community meetings with the purpose of informing families about the RAD option for Glendale and families recognizing the implications, raised strong objections to RAD specifically and the redevelopment generally.
- On May 2, 2015, the StarTribune published an article focusing on the objections of residents and noted some of the implications of a redevelopment, relocation of residents, increase density at Glendale and fears related to private ownership of the development. I forwarded the link to the Board along with my assurances that MPHA would continue to fully engage residents, as we moved forward with exploring the redevelopment and to keep you apprised of our work.
- MPHA took a number of additional actions to better engage residents, keep the community, the City and other key constituencies informed, with opportunities to provide feed-back on actions related to Glendale.
- MPHA hosted Resident and Community meetings in May and June and it became clear that the RAD approach and timelines required for the redevelopment was interfering with our ability to work with residents and the community to create a vision for Glendale that would allow MPHA, residents, community partners and the City to effectively work together.
- On July 8, Emilio Bettaglio and I met with Council Member Gordon and jointly agreed to initiate a more comprehensive and open approach to Glendale. This action and a separate meeting the Councilmember held with the CPED staff resulted in a decision by the City to cancel the Public Hearing scheduled for July 14, 2015 and withdrew the Housing Development Project Plan.



- This action was followed by a resident and community meeting on July 9, 2015. At this meeting there was general consensus that MPHA, residents, the neighborhood and the City should collectively come up with long term workable solutions to address pressing physical needs and financial shortfalls at Glendale, while preserving a vibrant housing community.
- On July 10, 2015 MPHA provided a letter to residents, Prospect Park Association and community members noting MPHA's intentions. This letter was copied to the MPHA Board.

Since the August update, the following actions have occurred:

1. MPHA has continued to host community meetings with Glendale Residents, including a visioning session in November.
2. MPHA has procured a Communications Consultant (BIKO Associates),
3. MPHA has procured a Development Consultant (Sherman & Associates) to help determine feasibility of any Glendale Redevelopment, including looking at potential density, unit types, costs, and financing options. An initial summary of his work to date will be presented at the January 27, 2016 Board Meeting.
4. MPHA has obtained a Historic Review from consultants Hess and Roise. This report was presented to the State Historical Preservation Office which, in a December 11, 2015 letter, informed MPHA that the Glendale Townhomes were not considered eligible for designation as historically significant.
5. MPHA has secured commitments of \$10,000 each from Family Housing Fund (FHF) and Local Initiatives Support Corporation (LISC) to help fund MPHA's Glendale communications initiative and an additional \$75,000, a combination of a predevelopment loan and grant, to fund the financial feasibility analysis conducted by Sherman and Associates.
6. MPHA has developed a Glendale Website (<http://www.mphaonline.org/glendale-townhomes/>) e-mail distribution list, and sent out two newsletters to residents and the community about our efforts at Glendale.
7. MPHA has developed a video showcasing Agency development activities and how those results could be applied to help with challenges facing Glendale.



8. MPHA staff has met with the PPA-Glendale Committee and to discuss issues related to the Agency's Energy Performance Contracts (EPC), the results of the Physical Needs Assessment (PNA), and other issues related to Property Management and future Glendale plans. MPHA will be an ongoing member of this Committee.
9. MPHA staff met with Council Member Cam Gordon to discuss the issues facing Glendale and resident concerns about property management and future plans.
10. MPHA has provided the PPA-Glendale Committee with specific information requested including: Agency Audits, budgets, work order results, the historic study, consultant contracts and RFPs, MTW plans, and Section 8 waiting list data.
11. MPHA has created a communications strategy and continues to meet at weekly in-house meetings to provide a comprehensive approach and executive oversight related to its Glendale activities.
12. Chairman Tyler has extended an invitation to meet the PPA-Glendale Committee to discuss the future of Glendale.

I will continue to provide you with updates regarding this matter. If you have questions, please do not hesitate to contact me.