Rental Assistance Demonstration (RAD)
Public Housing Program Application

Section 1: PIC Development Number and Name
Enter the PIC Development Number and Name.

| MN002000006 | CEDAR | ? |
| Development Number | Name of Development | ? |
| PHA in and for the City of Minneapolis | Elliot Twins-Phase 1 | ? |
| Public Housing Agency (PHA) Name | Project name for tracking purposes | ? |

Enter the requested contact information that HUD will use for any questions about the application

| Laura Dykema | Director of Planning & Dev | 612-342-1428 | ldykema@mplspha.org |
| PHA Contact Name | Title | Telephone Number | Email |

Section 2: Background Information on the PHA and the Project

Was this project developed with a HOPE VI grant in the past 10 years? No
Has this property been approved for Section 18 Demolition or Disposition? No

Is the property subject to a Capital Fund Financing Program (CFPP), Energy Performance Contract (EPC), or repayment agreement?
☐ CFPP ☒ EPC ☐ Other: 

Initial Conversion Plans
Identify which of these items are expected to occur as part of the conversion (check all applicable):

☐ New Construction ☒ Rehabilitation ☐ Transfer of Assistance (TOA) ☐ No Rehabilitation

Type of Conversion (PBV or PBRA) PBV (Project Based Vouchers)
If PBRA, is this conversion seeking a good cause Choice Mobility exemption? 

For all conversion, a PHA must provide a RAD Information Notice to all residents prior to the resident meetings to inform residents of projects proposed for conversion of their rights in connection with a proposed conversion.

Date of RIN issuance: 7/30/2018

A PHA must provide any resident that may be displaced as a result of acquisition, rehabilitation, or demolition with a General Information Notice (GIN) detailing potential rights under the Uniform Relocation Act. The GIN may be issued simultaneous with the RIN, but no later than 30 days following the issuance of a CHAP.

Date of General Information Notice (GIN) issuance (if applicable)? N/A
Proposed Unit Bedroom Distribution Post RAD Conversion: Identify the bedroom distribution of units to be included in your CHAP; entire should reflect the post-conversion property. (Applicants must attach a screen shot from PIC of the AMPs’ Development Profile and Summary Information as evidence that the PHA currently has this number of units under ACC).

<table>
<thead>
<tr>
<th>Units Converting</th>
<th>BEDROOM SIZE</th>
<th>Total Units</th>
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</thead>
<tbody>
<tr>
<td>0-BR</td>
<td>1-BR</td>
<td>2-BR</td>
</tr>
<tr>
<td>43</td>
<td>44</td>
<td></td>
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</tbody>
</table>

*If units are converting from multiple PIC Development #s, complete the "Many-to-One" worksheet

Current Utility Allowances. Enter the utility allowances currently in effect at the public housing project or project(s). These amounts will be included in your CHAP award if your Application is approved. If there are multiple sites covered by this application with different utility allowances, input a weighted average for the purposes of the application (but note that the RAD Conversion Commitment and subsequent PBV or PBRA HAP contract can accommodate different utility allowances for the same bedroom configuration):

<table>
<thead>
<tr>
<th>Current Public Housing Utility Allowances</th>
<th>0-BR</th>
<th>1-BR</th>
<th>2-BR</th>
<th>3-BR</th>
<th>4-BR</th>
<th>5-BR</th>
<th>6-BR</th>
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<tr>
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<td>$0</td>
<td>$0</td>
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☐ Check this box if the Utility Allowances shown above are weighted averages

Overview of Proposed Conversion. Provide a general description of the proposed conversion, including a description of the existing site(s), the general scope of work (new construction, moderate rehab, minimal rehab), whether units will be replaced on-site or off-site, major anticipated financing sources, and any other information that will help HUD to understand the conversion plan (i.e., anticipated use of FHA-insurance, 4% or 9% LITHC, etc.). Additionally, if not all of the units at the AMP are included in the conversion provide a description of plans for the remaining units in the AMP. It is acceptable and anticipated that conversion plans will change from what is presented in this application.

The Elliot Twins (MN00200006-8A, MN0020000006-8B), built in 1961, are some the Minneapolis Public Housing Authority’s oldest high-rises. The Elliot Twins consist of two buildings, MN00200006-8A 1212 9th Street South and MN00200006-8B 1225 8th Street South) on a single lot of approximately 2.19 acres in size. Together, the Elliot Twins have 174 housing units, equally divided between the two buildings. Each building contains 43 efficiency units, 43 one-bedroom units, and one ADA compliant one-bedroom unit. Each building also contains a meeting room, community room, kitchen, and management offices on the ground floor and a laundry room on the second floor. The scope of work for the rehabilitation of the Elliot Twins may include updated systems such as electrical, plumbing, fire and mechanical (heating and air conditioning). It may include efficiency measures as well as new windows, roofs, and building exteriors. Apartment renovations may include kitchens, bathrooms, finishes, and storage. It also may include enhanced indoor and outdoor community spaces and improved building security. Anticipated funding sources for the project may include existing Minneapolis Public Housing Authority funds, state and local loans and grants, philanthropic donations, low-income housing tax credits, bond-financing, and traditional bank financing through mortgage. MN00200006-8B (1225 8th Street South) will be the first of the two buildings to move forward in the phasing. MPHA is proposing to complete the RAD conversion as multiple phases to better anticipate the availability of funding resources to complete the rehabilitation of the two buildings. As MPHA completes the financing plan for the first phase it will approve the the application for the second phase. The Elliot Twins represent two of the seven buildings in

Section 3: Application Features and/or Priority Categories

<table>
<thead>
<tr>
<th></th>
<th>Is this the first Application of a Multiphase Application?</th>
<th>Complete the Multiphase worksheet #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
<td></td>
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<tr>
<td>No</td>
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<table>
<thead>
<tr>
<th></th>
<th>Is this Application part of a Portfolio Award request?</th>
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<tbody>
<tr>
<td>No</td>
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<tr>
<th></th>
<th>Is this Application a &quot;many-to-one&quot; request involving units from multiple AMPs?</th>
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<tbody>
<tr>
<td>No</td>
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<thead>
<tr>
<th></th>
<th>Is this Application part of an existing (awarded) Portfolio award?</th>
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<tbody>
<tr>
<td>No</td>
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<tr>
<th></th>
<th>Is this Application part of an existing (awarded) Multiphase award?</th>
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<tbody>
<tr>
<td>No</td>
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<tr>
<th></th>
<th>Was the public housing project developed through public housing mixed-finance?</th>
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<tbody>
<tr>
<td>No</td>
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</tbody>
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Application Categories

Applications are provided priority selection if they meet certain criteria for "high investment." Identify if the application meets any of the criteria below. Select only one.

<table>
<thead>
<tr>
<th></th>
<th>Applications or Multi-phase Applications that will redevelop physically or functionally obsolete housing as evidenced by proposals involving:</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>a. Applications or Multi-phase Applications that will redevelop physically or functionally obsolete housing as evidenced by proposals involving:</td>
</tr>
<tr>
<td></td>
<td>i. Full or partial demolition of the existing project, with new construction that includes tax credit only units</td>
</tr>
</tbody>
</table>

Page 2 of 4
and/or market rate units;
ii. Full or partial demolition of the existing project, with new construction;
iii. Choice Neighborhoods Implementation grant that HUD has awarded to the subject property; or
iv. Projects where a majority of the units have been approved for demolition or disposition under Section

- b. Applications that are part of a comprehensive neighborhood revitalization plan such as:  
  i. Choice Neighborhoods Planning grant;
  ii. Promise Zones; or
  iii. Locally recognized neighborhood revitalization plan, as evidenced by a letter of support from the City or County government describing the commitment and backed by significant state or local financial investments (existing or committed) in the community.

- c. Applications that the PHA believes to be in imminent danger of losing financing if they are not provided a CHAP (e.g. as evidenced by a 9% tax credit award)
Section 4: Required Attachments

The Following Must Be Attached as Part of Your Electronic Application:

- Yes Excel-based "Application Form"
- Yes Board Approval (Signed PDF of Application Form. See below)
- Yes Summary of Resident Comments and PHA Responses
- Yes PIC Development Profile and Summary Screen Shot
- No Evidence of eligibility for HOPE VI project
- Yes Evidence of PHA to Administer PBV Contracts (on PHA letterhead)
- No Evidence of Priority Category Eligibility
- No Mixed-finance Affidavit
- Yes Multiphase Worksheet
- No Portfolio Application (available at www.hud.gov/radapplication-materials)
- No Many-to-One Worksheet

The 6 attachments indicated 'Yes' above must be included in your electronic application package.

Section 5: Certification and Board Approval

Complete the fields below for the signature, print this form, sign on the line provided below under the certification, and submit a PDF along with the Excel-based Application

<table>
<thead>
<tr>
<th>Print Name of &quot;Authorized Signator:&quot;</th>
<th>Greg Russ</th>
</tr>
</thead>
<tbody>
<tr>
<td>Print Title of authorized signator:</td>
<td>Executive Director/CEO</td>
</tr>
<tr>
<td>Date:</td>
<td>8/28/2018</td>
</tr>
</tbody>
</table>

I hereby certify to the following: (1) that I have the requisite authority to execute this application on behalf of the PHA; (2) that HUD can rely upon this certification in evaluating the Application, (3) that I acknowledge that I have read and understand Notice PIH-2012-32 (HA) H-2017-03, REV-3 (the "Notice"), which describes the Rental Assistance Demonstration (RAD) (the "Program"), and agree to comply with all requirements of the Program or Notice; (4) that all materials submitted in association with the application are accurate, complete and not misleading; (5) that, if selected for award, the owner will comply with the fair housing and civil rights requirements at 24 CFR 5.105(a) (general requirements) and will affirmatively further fair housing; (6) that there are no debarments, suspensions, or Limited Denials of Participation in Federal programs lodged against the applicant, PHA Executive Director, Board members, or affiliates; and (7) that this Board Approval Form has been approved by the Board of Commissioners on the date noted below.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 USC Sections 1001, 1010, 1012; 31 USC Sections 3729, 3802)

[Signature]

8-28-18
PHU Staff Present: Tracey Scott, Deputy Executive Director; Lisa Griebel, General Counsel; Mary Boler, Director of Low-Income Public Housing; Laura Dykema, Director of Planning and Development; Jeff Horwich, Director of Policy and External Affairs; additional MPHA staff from Planning & Development, Research & Analytics, Property Management, and Policy & External Affairs.

Presenter: Tracey Scott  
Emcee: Jeff Horwich  
Recorder: Mary Abrahamson

Interpreters provided: Somali, Oromo, Arabic, and ASL (ASL unneeded for this meeting)

Attendance: Approximately 30

Meeting began at 5:08 p.m. 
Ended at 6:24 p.m. when there were no more questions remaining.

Questions and Comments:

1. Q: I have attended many community meetings and have never seen these people protesting. (Addressing protesters) Public housing is trying to help you. But you don’t give them a chance to work with you. We have to find a way to work together.  
   A: Thank you.

2. Q: Do residents have a right to vote on this? It sounds like MPHA has already decided.  
   A: The housing authority and the Board of Commissioners decide to submit an application. There is no vote by residents, but resident comments and concerns are considered.

3. Q. Will my rent go up or stay the same?  
   A. Your rent will continue to be 30% of your income. The same as now. MPHA will not raise your rent and your rent calculation will not change. The only exception would be for those paying flat rent.
4. Q. What if we don’t want to move into a different apartment during construction? Do you have a remodeled building for us to live in temporarily? If we do have to move, is assistance fully paid? How much is it and does MPHA hire movers or do residents find their own mover. Will we move back to same apartment?
A. In 2006, when the PHA remodeled here, units were vacated in stacks and MPHA moved people before the units were remodeled. We are approximately two years away from beginning that process, so units can be vacated by attrition and the vacant units will be remodeled prior to moving residents into them. Everyone is entitled to relocation benefits. MPHA can hire the movers or you can receive a payment to move yourself or arrange for your own move. The relocation payment is currently $725 for a one bedroom unit or $575 for a studio apartment.

5. Q. If we take a Section 8 voucher – the waiting list is full and it’s hard to find a place to live. Will you provide a list of places for us?
A: If a resident wants to move and states that they want a voucher, MPHA would provide a voucher and the resident would go to the top of the list. However, a voucher is not a part of this process, unless you don’t want to continue to live in a public housing unit. No one will be required at any point to take a housing voucher.

6. Q: When MPHA fixed our units before, we did not have to move. Why do we need to move this time? Why is this different than before?
A: This will be more comprehensive work to the units and will be disruptive to tenants. This is why MPHA will need to temporarily relocate residents.

7. Q: Will a new company take over our building and increase the rent?
A: This is very important – MPHA will still operate the building. There will be no change. Our mission is to continue to provide housing for residents of the Eliots.

8. Q: We are willing to wait if you fix others first.
A: This is a complex decision – the Eliots are some of MPHA’s oldest buildings. There is amazing potential for better apartments, better common areas, and better outdoor amenities.

9. Q: All the anxiety of this makes it worse.
A: This is a good thing, improving the Eliots. You may have to move temporarily, but with this program, you have the right to come back, the right to the same rent calculation. MPHA will make every effort to keep you on the Eliots site during construction.

10. Q: What are the sources of funding and what happens if we do not get enough money?
A: We do not have all the answers right now. We are beginning by submitting the application. MPHA will be looking for city, county, state, private investors, etc. for funding. We welcome any suggestions.
11. Q. Although I do not have the capacity to read and speak English, I appreciate this meeting and the information you are giving us to understand what is happening. As long as you keep your promises – I appreciate what you are trying to do.
A: Thank you.

12. Q. Do you have an absolute guarantee that I can come back? Do you have proof?
A: The Rental Assistance Demonstration Program is a HUD Program. It requires that residents have the right to come back. MPHA will sign a contract with you that states that this is what will happen. MPHA has no choice in this. We will be happy to show you the section of the RAD rules that documents all of the resident rights we have discussed here today.

13. Q: People have a fear that taking them out temporarily, they will lose their homes again. It feeds fear that they will lose their homes like before they came here.
A: MPHA would like to work with residents to help with accurate information, which should help to relieve those fears. We want to work together on this.

14. Q: They think that you are lying.
A: MPHA will be held accountable by HUD and the contract. We want to continue to have the conversation, so everyone will know what’s going on. You will get a copy of the Resident’s Rights Contract.

15. Q: Keep the RAD objectives – houses will be improved – keep your promise.
A: Thank you.
Questions and Comments:

1. Q: If there is a guarantee that we can return to our units, why are we being given Section 8 vouchers?
   A: You are not being given Section 8 vouchers. You may have an option to receive a Section 8 voucher only if you decide you want to move from your building and from public housing. No one will be required to take a Section 8 voucher during the RAD process.

2. Q: There has been a roach problem in our building, but now we have no more roaches. Once construction begins and they open walls, will there be a problem again? Will I be transferred to a unit with roaches?
   A: Before we move anyone, we will make sure there are no roaches. Also, during major renovations, MPHA typically seals penetrations between the units so pests cannot travel from unit to unit.

3. Q: Is MPHA going to build new buildings or will you keep the same buildings?
A: The Elliots application is to renovate the two towers. The MPHA Board of Commissioners is looking at a 10 to 15-year plan to preserve all the buildings we own. If we can find additional money, MPHA will add new public housing units to the portfolio.

4. Q: The Elliots buildings are very old and there are lots of systems problems. It’s often cold in the winter. I appreciate and support what you are trying to achieve.
A: MPHA will be making the buildings more energy efficient. There will be no holes where the air conditioner is now, so it won’t be cold in winter. The buildings will be more comfortable and energy efficient.

5. Q: I appreciate these meetings. MPHA has made things very clear. I have no questions, they have all been answered.
A: Thank you.

6. Q: I am grateful to the government and those who have helped me get housing. I am grateful for those who stand for the poor, the elders and the weak. Is the information others gave me true or not? I am getting contradiction. I hear MPHA will kick out residents or give them a Section 8 voucher. You say something different. Residents are vulnerable. They have come here to escape war, and this is now their home. Last time the units were fixed, things improved. I hope you will think about the many vulnerable elders in the buildings.
A: MPHA is committed to have everyone stay if they want to stay. Previously when MPHA remodeled, units were vacated in stacks, mostly through attrition and MPHA moved residents into other units during construction. MPHA would remodel the vacant units prior to moving a resident into them. Residents are entitled to relocation benefits. We assure you that the information we are sharing is true.

7. Q: I came here and it was difficult to find an apartment. If we move, I am worried that I may miss important mail, especially from immigration, if my address changes. We love our buildings. I am grateful for my home. We trust you and would like to stay here.
A: MPHA has encountered this issue on other projects. If you need to move to another unit, MPHA will work with you and others to make sure you do not miss important mail.

8. Q: I came as a refugee from war. We have doubt that if we move out we won’t be able to get back. We wonder if you will kick us out and bring others in. I would like to know the truth. This is the only home that I know. I am grateful for the home that I have and cannot move anywhere – I am not strong enough. We want the truth.
A: MPHA is here for you and to make sure you have a place to live for today and for tomorrow. If you need to move, it will not be anywhere unfamiliar to you. You will likely be in one of the Elliots. MPHA will take care of your move. We will work with you to improve your units and buildings. We commit to continue to work with you.

9. Q: I believe what you said, and I hope everyone will believe it. There are lots of rumors. In my building we are divided. Others do not give clear and accurate information. I am
worried because there is conflicting information. I would like something in writing what day we will move and what day we will return from HUD or MPFA.

A: This is only the second meeting to communicate with residents. Any information from us will have MPFA’s logo or HUD’s logo on it. If you see other information, ask your property manager. No one will be evicted. We are improving your homes. We are just beginning the conversation now and will continue. There will be a signed contract with you that states that you will return and your rent will not increase due to the RAD conversion. This will be on paper. We encourage you to ask any questions or concerns that you may have. The timeline for any construction is at least one to two years away.

10. Q: I almost did not attend this meeting because there was no logo on the envelope. You say that you will take care of us, but how do we believe you?
A: We appreciate your comment and we will make sure all correspondence has our logo on it in the future. [MPFA’s notices did contain the agency’s name and return address.] We will have a continued conversation with residents regarding the renovations. You will have a signed contract that you will return and your rent will not increase due to the RAD conversion.

11. Q: I am grateful for my apartment – it is my home. Now I hear that I have to move. I like where I live. I don’t have transportation and it is convenient for me here. I pray for everyone and MPFA who promises we will not lose our housing.
A: You will be able to stay in these buildings. Many of the improvements MPFA hopes to make should make the building and the apartments work even better for the many elders who live here.

12. Q: The government provides us housing – we want to stay. I keep hearing that MPFA is going to kick us out. Someone told us we will have to move out.
A: You will have a home and will not be kicked out. We will work with you to move temporarily within the buildings during construction.

13. Q: There is lots of confusion. I have heard all these comments before. I appreciate all the times things have been fixed. There are lots of smells in the apartment from other apartments, will this be fixed? There are a lot of rumors and it is confusing. I hope we can work through this today. What is going to be approved on August 22, 2018?
A: During construction, all penetrations from apartment to apartment will be sealed. With the renovation there will be more ventilation in the buildings, which should help with odors between apartments. The MPFA Board of Commissioners will meet on August 22, 2018. They need to approve the application for the RAD program, so we can submit the application to HUD and get approval for finding more money to improve the buildings.

14. Q: Who are the people with the boards (at this meeting)? They are disturbing us and not representing us. They are confusing us.
A: We cannot speak for them. We encourage you to get information from MPHA and talk with your neighbors.

15. Q: Thank you for this opportunity. I need to speak about what I see. We are worried and confused. This meeting is helpful. I would like to have more meetings for you to share your plan with us. Everyone wants a good home. We believe you and not others. Some believe that other companies will take over.

A: Thank you for your comments. MPHA will continue to operate the buildings. We encourage you to ask more questions and make more comments. After September 4th we will have more meetings to hear your ideas about how to make your buildings better.
ELLIOI TWINS APARTMENTS
RAD-RELATED COMMENTS RECEIVED AFTER THE RESIDENT MEETINGS

1. What is in it for “RAD?” What are they getting for their investment? Why is RAD doing this?
   A: RAD is the name of a HUD program. It is not the name of a company or an organization. The RAD program was established to help public housing authorities preserve and invest in their public housing. You may be asking about Low-Income Housing Tax Credit (LIHTC) investors, who could become involved with investing money in a property in the course of a RAD conversion. If such an investor decides to give money to a public housing building to help fund repairs, they receive a credit on their taxes. By giving this credit, the federal government creates an incentive for banks and other companies to contribute money to low-income housing that they otherwise might not be interested in funding. Such investors benefit from the tax credit, and do not gain control of the properties.

2. Q: We like our apartment. We would like to keep it. We would like the improvement, as long as we get our apartment back.
   A: The improvement will be substantial, and we believe it will make a large, positive difference in the lives of residents. You have a guaranteed right to return to the Elliot Twins if you do move out temporarily for renovations. As with any building rehabilitation, we cannot assure everyone will return to their same unit. However, if you feel strongly about this, you are welcome to make the request when the time comes, and MPHA will see if it is possible. Please note that any change would likely be at least 18 to 24 months away.

3. Q: You did not meet with residents when you submitted a Letter of Interest. Why did MPHA not tell residents earlier about RAD, and you are only meeting with them now?
   A: MPHA is glad to talk about RAD with residents and the public. We have been discussing the details of the RAD program with highrise resident leaders and others in the community for more than a year as we assembled our Strategic Vision. It is the housing authority that decides to apply for RAD, and for which properties. When a housing authority decides to apply, RAD requires two meetings with residents of the property prior to submitting the application, which MPHA held on August 8 and 9.

4. Q: We have heard that residents will be given Section 8 vouchers. You have also said that some people will be able to move within the buildings, but this will not be possible if you are creating market-rate apartments in the buildings, which will be larger because you are joining apartments together. Will people be displaced?
   A: No one will be required or asked to take a Section 8 voucher as part of the RAD process. For residents who request a Section 8 voucher, this may be an option. In that case, they will not be placed on a waitlist and there would be no waiting; we must assure that everyone who lives in the Elliot Twins has a place to live temporarily during work on the apartments. MPHA is not creating any market-rate apartments in the
buildings, nor are we combining units or shrinking the number of units. After RAD, we anticipate there will be 174 units with the same configuration (studio and one-bedroom) that the Elliot Twins have today. All residents in the buildings at the time will have the right to return. We expect that by conducting renovations in vertical stacks—and by completing both buildings at different times—it will be possible for elderly residents and any others who wish to remain on the property to do so throughout construction.

5. Q: There was a General Accounting Office (GAO) report on RAD that was critical in some ways. What did it say and why haven’t you talked about it?
A: The GAO report from February 2018 is titled “Rental Assistance Demonstration: HUD Needs to Take Action to Improve Metrics and Ongoing Oversight.” We are happy to talk about it and support any studies or feedback that help the RAD program better achieve its objectives. We encourage anyone to read the report for themselves at https://is.gd/GAORADReport. It is most important to note that—as the title suggests—the report’s findings and recommendations are entirely directed at HUD, and how it tracks data related to RAD. Specifically, the report recommends improved “procedures in place to evaluate and monitor the impact of conversion of public housing properties” under RAD. Notably, the report is not critical of housing authorities that have used RAD, of the outcomes for residents under RAD, or of the RAD concept. It includes valuable feedback from residents and public housing authorities on how to improve the RAD process. HUD agreed with all of the recommendations and has moved forward in multiple ways to better track how the program is meeting the goals of the RAD program, which are stated unambiguously at multiple points in the report: “the long-term preservation of affordable units and protection of residents.” To-date, housing authorities have used RAD to preserve more than 91,000 units of public housing. Find descriptions of RAD conversions in other cities: https://www.hud.gov/RAD/news/case-studies.
August 22, 2018

The Honorable Dr. Ben Carson, Secretary
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington DC 20410

RE: Minneapolis Public Housing Authority, MN002
   Evidence of Ability to Administer the Project-Based Voucher Program

Dear Secretary Carson:

Please accept this letter as evidence of the Minneapolis Public Housing Authority’s ability to administer Project-Based Voucher (PBV) contracts.

MPHA currently has an existing Housing Choice Voucher (HCV) program with 4,509 authorized vouchers, of which 712 units are under contract and administered as PBV units. We currently have experienced, certified staff and management in place who are skilled in all aspects of administering PBV contracts. We do not anticipate that MPHA would need any additional staff to adequately administer the 174 RAD-PBV vouchers requested under the proposed Elliot Twins RAD conversion.

If you need any additional information, please contact me at 612-342-1380, gruss@mplspha.org or Kyle Hanson, MPHA’s Director of Housing Choice Vouchers at 612-342-1420, khanson@mplspha.org.

Sincerely,

Greg Russ
Executive Director/CEO
**Rental Assistance Demonstration Worksheet for Multi-Phased Applications**

**PHA Name:** PHA in and for the City of Minneapolis  
**PIC Development #:** MN002000006  
**Phase 1 Project Name:** Elliot Twins-Phase 1

1. Please provide a narrative summary of the proposed phasing.

The Elliot Twins consist of two buildings, MN00200006-8A (1212 9th Street South) and MN002000006-8B (1225 8th Street South), on a single lot of approximately 2.19 acres in size. Each building contains 43 efficiency units, 43 one-bedroom units, and one ADA compliant one-bedroom unit. Each building also contains a meeting room, community room, kitchen, and management offices on the ground floor and a laundry room on the second floor. MN002000006-8B (1225 8th Street South) will be the first of the two buildings to move forward in the phasing. MPHA is proposing to complete the RAD conversion as multiple phases to better anticipate the availability of funding resources to complete the rehabilitation of the two buildings. As MPHA completes the financing plan for the first phase it will prepare the the application for the second phase, MN00200006-8A (1212 9th Street South).

2. Please complete the chart below.

<table>
<thead>
<tr>
<th>Phase</th>
<th># RAD Units in this Phase</th>
<th>Application</th>
<th>LIHTC application (if applicable)</th>
<th>Financing Plan Submission</th>
<th>Closing</th>
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<td>Initial (subject application)</td>
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<td>4-Sep</td>
<td>7/31/2019</td>
<td>Dec-19</td>
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<td>Total Units</td>
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**Notes:**
1. Phasing is usually applied to units within one AMP  
2. If approved, HUD will issue a CHAP for the initial phase and a Multi-phase Award Letter covering all phases of the project.  
3. The due date for the application for the final phase of the projects covered by a multi-phase award is September 30, 2024.  
4. Submit the worksheet with the application for the first phase to: RADApplications@hud.gov