



**MINUTES OF A REGULAR MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
September 26, 2018**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a regularly scheduled meeting at 1:30 P.M. on September 26, 2018, 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
Mikkel Beckmen	Secretary
Tom DeAngelo	Commissioner
Abdullahi Isse	Commissioner
Cara Letofsky	Commissioner
Tamir Mohamud	Commissioner
Hon. James Rosenbaum	Commissioner
Faith Xiong	Commissioner

The following others were also present:

Greg Russ	Executive Director / CEO
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The Chair declared the presence of a quorum.

Approval of Agenda:

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

Approval of Minutes:

The Minutes of the Regular Meeting of August 22, 2018, were presented for approval. Commissioner Mohamud moved the minutes be accepted as presented. The motion was seconded by Commissioner Letofsky. Upon a voice vote, the Chair declared the motion carried.

Executive Director's Update:

In an effort to keep MPHA Commissioners, staff and the public informed regarding significant activities being addressed by the Agency, Executive Director Russ spoke briefly on the topics shown below, upon which the Board took no official action:



HUD

Federal Budget - Transportation HUD bill is in conference committee

- Adjourned without reaching any agreement on what the numbers will be.
- Congress has been passing minibuss spending bills - they are taking chunks of the budget and passing; however, our chunk has not been reconciled by the House and Senate.
- It is likely they will pass a continuing resolution prior to September 30 that will keep the government running through December 7th.
- MPHA will likely be funded at 2018 levels - which is one of the best funding levels we've received in the past few years because of the budget deal that congress cut. We don't expect any interruption in funding unless the President declines to sign that bill.
- MPHA submitted its request to be considered an MTW Regional Agency partnering with the Metropolitan Council.
 - HUD wants to have a call and a follow up meeting. We are excited about the potential and don't have any indication of what the department is thinking except, we have proposed a couple of methods of how they could grant us regional status. We will be in discussions with HUD and plan to keep the board informed of the status.
- Possible Lawsuit with HUD
 - HUD has made modifications to the Annual Contribution Contract (ACC) -this is a contract that our MTW agreement replaces, but, that contract has implications on how we might interpret our agreement since the ACC and MTW build on each other. HUD has made unilateral changes to the ACC for all housing authorities and said, they would activate those changes the next time a housing authority draws money down. However, HUD has failed to acknowledge that a contract has two parties involved and each party must agree to the contract. HUD has put forth an opinion - verbally not in writing – for which most in the industry disagree. We have been in conversations with the industry groups and the MTW agencies and discovered that some of the changes HUD made are significant and the only purpose for these changes is to prevent housing authorities from challenging them in court. If this develops further, we will contact the Board.

Cambridge Trip

- In October we are going on our fact-finding trip to Cambridge Housing Authority. We currently have 14 people going, including, a council member, staff, board members and residents. We're organizing tours of RAD family scattered sites and senior buildings and we also plan to have conversations with residents and employees.

MINNEAPOLIS PUBLIC HOUSING AUTHORITY

EQUAL HOUSING OPPORTUNITY – EQUAL EMPLOYMENT OPPORTUNITY



Highlights

- MPHA received \$1.3 million in new federal housing subsidies, 31 VASH and 99 new mainstream vouchers. This funding is the direct result of the budget deal.
- MPHA received a \$50,000 research grant from JPAL (associated with MIT). This will significantly help us with our regional initiatives. We're also planning to meet with the Ford Foundation to see if we can pick up some support from them as well. We were notified verbally that the Pohlad Foundation has agreed to provide \$500,000 towards the homelessness prevention initiative under Stable Homes-Stable Schools, which is a triangular effort with the city, school system and MPHA.
- MTW 2018 plan. We sent a letter to HUD reminding them that they had 75 days to review and respond to the plan per our MTW Agreement. It is past that mark, and, as a result, MPHA declared the plan self-implemented since HUD failed to respond.

Resignation

- Robin Harris, Director of Human Resources, has resigned as she found an opportunity in Seattle, Washington. We wish her all the best as she takes on her new job.

Item No. 1: Building Modernization at 1515 Park Avenue South

After a brief presentation by staff and discussion, Commissioner Lutz moved approval of the recommendation set forth in the Report. Commissioner Beckmen seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2018-28]

Item No. 2: Grant and Loan from Otto Bremer Trust

After a brief presentation by staff and discussion, Commissioner Letofsky moved approval of the recommendation set forth in the Report. Commissioner Xiong seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2018-29]

Item No. 3: Approval of 2019 Moving to Work Annual Plan

After a presentation by staff and discussion, Commissioner Rosenbaum moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Isse seconded the motion. Upon a roll call vote, nine Commissioners voted "aye" (Commissioners Beckmen, DeAngelo, Isse, Letofsky, Lutz, Mohamud, Rosenbaum, Xiong and Chairman Tyler and no Commissioner voted "nay"). The Chair declared the motion carried. [See Document No. 2018-30] [See Resolution No. 18-182]



Receive and File Items:

The following items were received and filed by the Board:

- The Monthly Performance Report for August 2018. [See Document No. 2018-31]

Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 2:05 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved