



**MINUTES OF A REGULAR MEETING OF THE  
MINNEAPOLIS PUBLIC HOUSING AUTHORITY  
IN AND FOR THE CITY OF MINNEAPOLIS  
October 24, 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 October 24, 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
Abdullahi Isse	Commissioner
Tamir Mohamud	Commissioner
Hon. James Rosenbaum	Commissioner
Faith Xiong	Commissioner

The following members of the Board were absent:

Mikkel Beckmen	Secretary
Tom DeAngelo	Commissioner
Cara Letofsky	Commissioner

The following others were also present:

Tracey Scott	Deputy Executive Director
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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 Mohamud. Upon a voice vote, the Chair declared the motion carried.

**Approval of Minutes:**

The Minutes of the Regular Meeting of September 26, 2018, were presented for approval. Commissioner Lutz moved the minutes be accepted as presented. The motion was seconded by Commissioner Isse. 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, Deputy Executive Director Scott spoke briefly on the topics shown below, upon which the Board took no official action.

### **CLPHA Meeting**

- 2019 Budget Updates - Congress passed a continuing resolution through December 7<sup>th</sup>. However, Congress is on leave until Thanksgiving, and we won't have any more updates on the prospects until they return. HUD's requests for zero Capital Funds still stands, but, on the House and Senate, bills that were passed earlier, still retain approximately \$2.5 billion in the Capital Fund. MPHA, internally, is continuing to work on our 2019 budget, with a lot of scenario planning.

### **Annual Contributions Contract (ACC)**

- Last month Greg Russ updated the Board on HUD's action to unilaterally change the Annual Contributions Contract (ACC) upon drawing down capital funds. The industry associations (CLPHA, NAHRO and PHADA) went back to HUD and objected to the process, and HUD rescinded the change. HUD sent a notice to all PHAs, acknowledging their lack of transparency in the process, that they did not follow proper rulemaking, and the auto acceptance by drawing down capital funds was improper. HUD essentially violated their own administrative procedures. The HUD panel at the CLPHA meeting said they will be going through the proper process. No other details are available at this time.

### **"Homes for All" Presentation**

- MPHA's General Counsel (GC) made a presentation to the state-wide organization "Homes for All" as input to their legislative agenda. Consistent with the "Governor's Task Force on Housing," the GC made a presentation (in collaboration with Minnesota NAHRO and the Duluth Housing Authority) to say that the State needs to increase bonding dollars for public housing, which currently is around \$10 million a year for 21,000 public housing units in the state. They outlined in their presentation, just by increasing the bonding dollars to \$20 million, they could save 2,000 units on a yearly basis. To put these figures in context, MPHA's own needs for its public housing portfolio are \$534 million.

### **Human Resources Department**

- The Interim Human Resources Director, Dan Wells, was introduced. MPHA has also started the search for HR and IT leaders.



### **Cambridge Trip**

- The trip was completed and a success. Fourteen individuals went on the trip: Council Member Schroeder; Commissioner Rosenbaum; MPHA employees, Greg Russ, Mary Boler and Jeff Horwich; MHRC Executive Director, Barb Harris; and seven residents, James Anderson, Shirley Brown, Roxann White, Debra Jackson, Mary McGovern, Tamir Mohamud and Mohamed Awed.
- A short PowerPoint video about the trip was presented to the Board of Commissioners. Commissioner Rosenbaum wrote a memo to the Board about his experience and strong support. Chairman Tyler asked that his memo be recorded as a permanent record in the board archives. Chairman Tyler asked the residents and Commissioner Mohamud to write a summary of their impressions from the trip and present at the next Board meeting.

### **Item No. 1: Building Modernization at 2121 Minnehaha**

After a brief presentation by staff and discussion, Commissioner Lutz moved approval of the recommendation set forth in the Report. Commissioner Mohamud seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2018-32]

### **Receive and File Items:**

The following items were received and filed by the Board:

- The Monthly Performance Report for September 2018. [See Document No. 2018-33]

The following item was not on the printed agenda but was presented to the Board as a “Receive and File” item.

- Memorandum to the Board of Commissioners Concerning the Cambridge trip from Commissioner Rosenbaum [See Document No. 2018-34]

### **Adjournment:**

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 2:03 p.m.

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Secretary of the Board of Commissioners

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Date These Minutes Approved