



# Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending October 31, 2018

## Contents

1. Highlights
2. Financials
3. Performance of Operations
  - Public Housing Programs
  - Housing Choice Voucher Programs
4. Building Improvement and Development Projects
5. Communications
6. Human Resources Quarterly Report
7. Attachments

## Highlights



Representatives from the REALIZE project at the Rocky Mountain Institute visited MPHA for two days to evaluate our sites as pilot locations for a new retrofit strategy to achieve net zero energy efficiency. The approach involves covering buildings with prefabricated, insulated wall panels. MPHA is one of two finalists for the pilot project, which comes with design, technical, and fundraising assistance.

MPHA residents, staff, board members, and a Minneapolis City Council member recently returned from a two-day fact-finding trip to Massachusetts to learn about Cambridge Housing Authority's work to preserve their public housing properties. The MPHA delegation spoke with CHA residents and toured buildings that have been renovated using HUD programs like RAD.

The ongoing project to weatherize all 184 Glendale Townhomes is heading toward completion in early December. Through a U.S. Department of Energy grant implemented by our partner, SRC, each townhome has received up to \$10,000 of work including insulation, ventilation, weather-stripping, and new furnaces as needed.

Residents celebrated two new pedestrian crosswalks on South 6th Street to create a better passage between the Cedars residences and the area mosque and light rail station. This change is the culmination of many years of advocacy and planning through the Active Living partnership of MPHA, MHRC, and the City Public Health department. Ward 6 Council Member Abdi Warsame joined residents at the opening.

Modernization projects at The Snellings are well underway, with renovations wrapping up at 3205 37<sup>th</sup> Street this month and work beginning on 3755 Snelling Avenue next month. The buildings are receiving comprehensive modernizations including new flooring, countertops, and shower surrounds. A new roof was added to 3755 Snelling.

MPHA central office staff have begun holding "RAD office hours" in the Elliot Twins to answer resident questions about our pending application for the RAD program. We anticipate approval of the application may come in December, which will kick off a formal process of developing a financing plan for HUD, and of engaging with residents around their visions for the buildings.

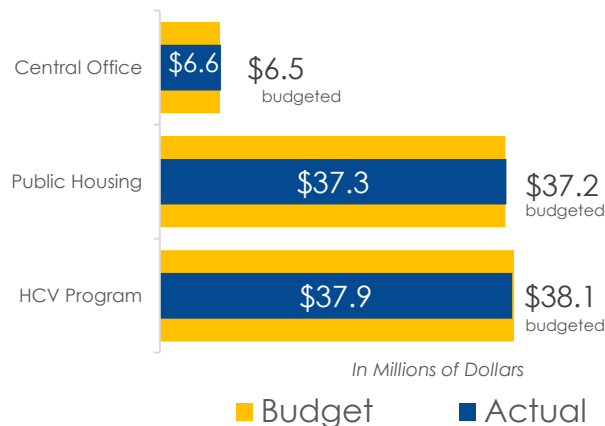
While MPHA has been able to award more than 300 rental housing vouchers to veterans through the VASH program, nearly one-third of these veterans remain homeless because they have not been able to find rental units where they can use their vouchers. This situation was the subject of news stories this month after MPHA publicized the challenge.

## Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

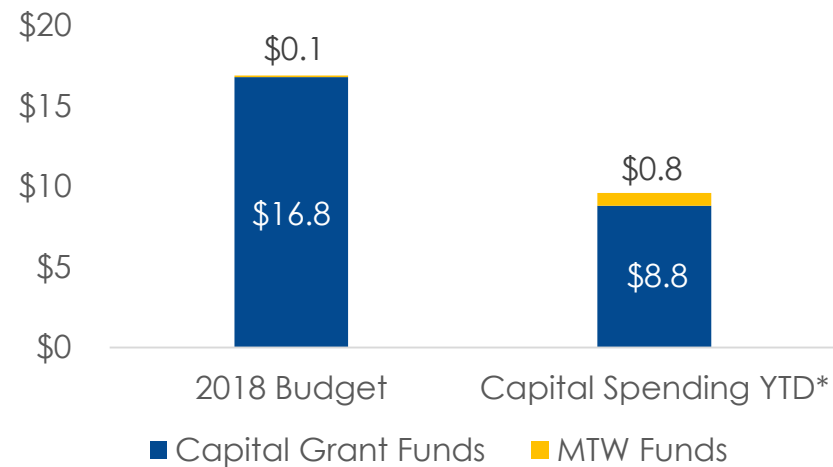
Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 17,411,750	\$ 17,417,022	\$ 5,272	0%
Public Housing Operating Subsidy	\$ 16,801,910	\$ 16,750,682	\$ (51,228)	0%
HCV HAP Subsidy & Admin Fees	\$ 37,677,733	\$ 37,252,121	\$ (425,612)	-1%
Other Revenues, Fees, & Grants	\$ 1,988,147	\$ 2,229,397	\$ 241,250	12%
Transfers-In	\$ -	\$ -	\$ -	n/a
<b>Total Sources</b>	<b>\$ 73,879,540</b>	<b>\$ 73,649,222</b>	<b>\$ (230,318)</b>	<b>0%</b>
<b>Uses</b>				
Public Housing Operations	\$ 37,239,224	\$ 37,313,808	\$ (74,584)	0%
Housing Choice Vouchers	\$ 38,075,228	\$ 37,859,427	\$ 215,801	1%
MTW Initiatives	\$ 290,550	\$ 132,732	\$ 157,818	54%
<b>Total Uses</b>	<b>\$ 75,605,002</b>	<b>\$ 75,305,967</b>	<b>\$ 299,035</b>	<b>1%</b>
<b>Net Sources/(Uses)</b>	<b>\$ (1,725,462)</b>	<b>\$ (1,656,745)</b>	<b>\$ 68,717</b>	<b>4%</b>

\*Some costs planned to be charged to MTW activities are being charged to the Central Office based on asset management guidance.

### Year to Date (YTD) Expenses



### Capital Improvement

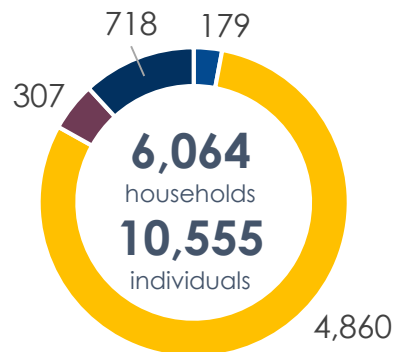


\*An additional \$6 million is under obligation for capital projects YTD

# Public Housing Programs



## Occupied Units

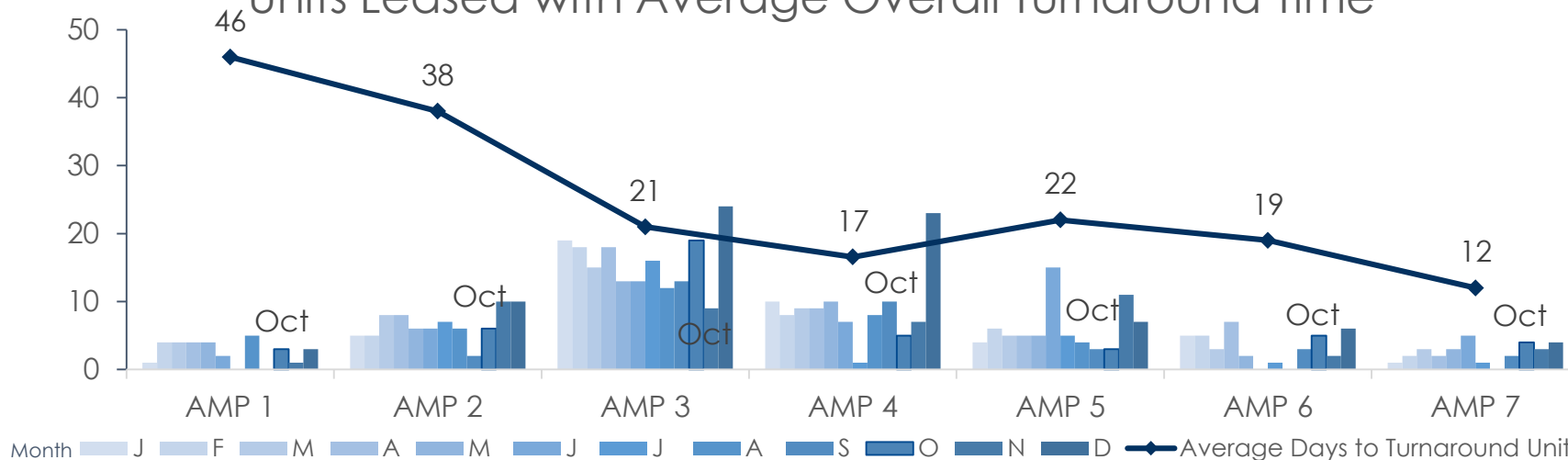


**45**  
new units leased  
during month

**99.8%**  
occupancy

■ Glendale ■ Highrise ■ MHOP\* ■ Scattered Sites  
\*Metropolitan Housing Opportunities Program  
(Hollman consent decree units owned and  
operated by third-parties)

## Units Leased with Average Overall Turnaround Time\*



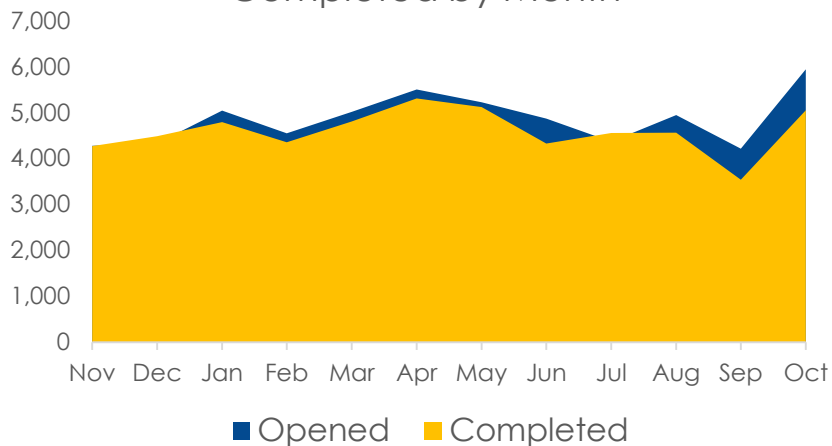
\*Excluding unit transfers

October 2018

# Public Housing Programs

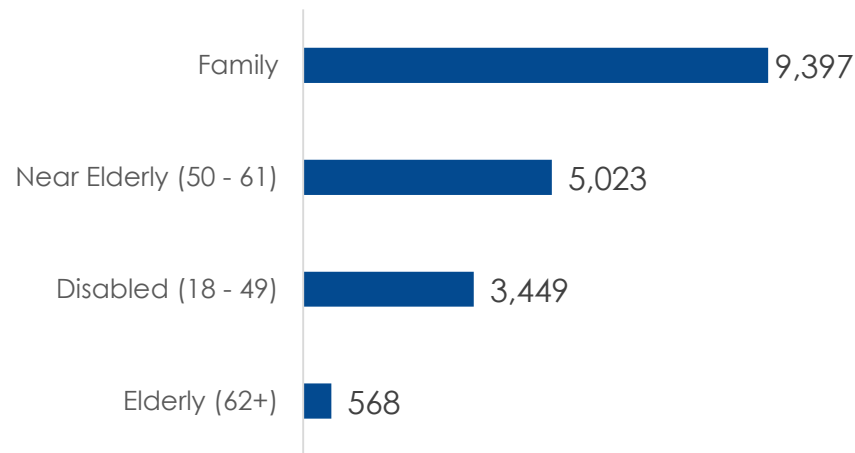


## Work Orders Opened and Completed by Month



Open Work Orders going into October 2018	Work Orders Opened during October 2018	Work Orders Completed during October 2018	Net Open Work Orders
4,204	5,940	5,049	5,095

## Applicants on Waiting List

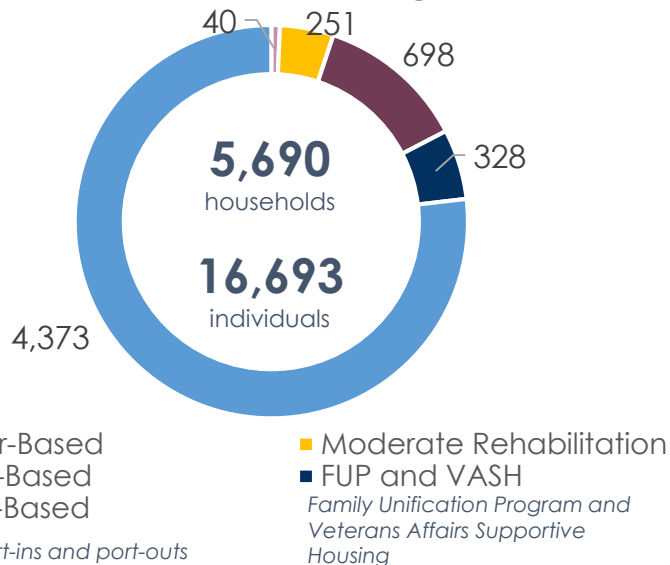


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	41	100%	0
Urgent: 1 Day	688	91%	1
After Hours Non-Emergency: 2 Days	7	100%	0
Important: 3 Days	985	76%	6
Routine: 10 Days	2,507	82%	22
Non-Routine: 20 Days	75	71%	33
Pest Control	754	100%	6

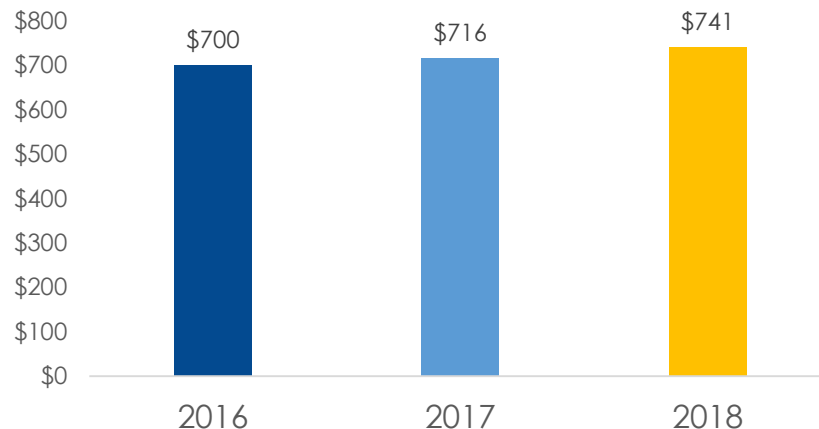
# Housing Choice Voucher Programs



People Served by Program\*



Average Housing Assistance Payment per Unit, Year to Date

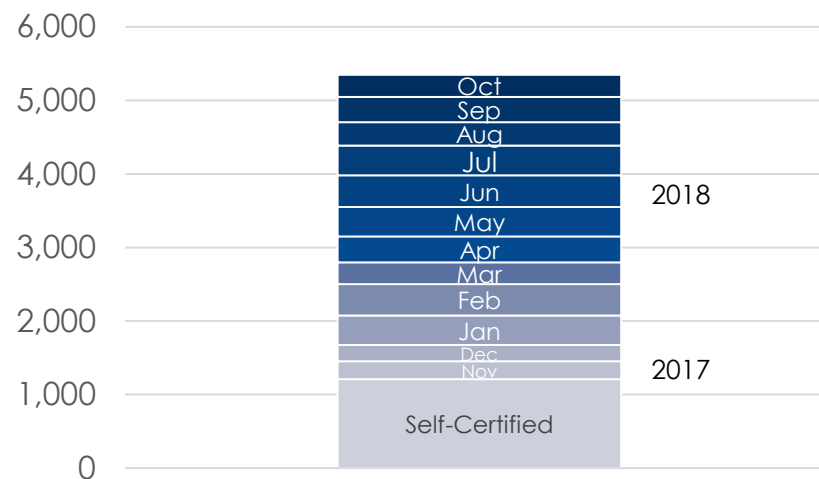


Applicants on Waiting List



HCV staff are currently attempting to contact all waiting list applicants. Those who do not respond are inactivated but will be reactivated if they respond within one year.

Annual Inspections Conducted



## Building Improvement Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
2415 N 3rd St	Security pilot	Planning
315 Lowry	Façade repairs	Planning
311 University Ave NE	Main electrical switch gear & generator replacement	Planning
2728 E Franklin Ave	Main electrical switch gear & generator replacement	Planning
2121 Minnehaha	Main electrical switch gear & generator replacement	Planning
620 Cedar Ave S	Window & roof replacement; façade repairs	Planning
1611 S 6th St	Plumbing & fire alarm system replacement, sprinkler system retrofit, apartment improvements including creation of 6 ADA units; HVAC upgrades	Planning
Horn Towers & 1627 S 6th St	Elevator modernization	Planning
901-1015 4th Ave N	Generator installation	Planning
Scattered Sites	Energy pilot projects	Planning
Elliot Twins	Comprehensive building modernization	Planning
Scattered Sites	2019 Comprehensive modernization	Planning

## Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Minnehaha Townhomes	16-unit new construction	In progress

## Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
1515 Park Ave S	Plumbing & shower replacement	Mobilizing
2121 Minnehaha Ave	Plumbing & fire alarm system replacement	Mobilizing
1001 Washington	First floor lobby/security upgrades	In progress
314 Hennepin, 1710 Plymouth, 1206 2 <sup>nd</sup> St NE	Elevator modernization	In progress
Horn Towers, 314 Hennepin, 1717 Washington, Hiawatha Towers, Elliot Twins, 630 Cedar	Fire alarm system replacement	In progress
1314 44 <sup>th</sup> , 600 18 <sup>th</sup> , 3116 Oliver, 2415 N 3 <sup>rd</sup> , 710 2 <sup>nd</sup> , 616 Washington; 1900 3 <sup>rd</sup> , 809 Spring, 1710 Plymouth	Fire alarm system replacement	In progress
Scattered Sites – various sites	2018 improvements: Roof & garage replacement	In progress
Cedars Community	Site security upgrades	In progress
1627 S 6 <sup>th</sup> St	Plumbing, fire alarm system replacement; HVAC upgrades, apartment improvements	In progress
3205 E 37 <sup>th</sup> St & 3755 Snelling Ave	Plumbing, showers, fire alarm system replacement; HVAC upgrades; apartment improvements	In progress
Glendale Headstart Facility	Roof replacement	Substantially complete
314 Hennepin Ave	Site security upgrades	Substantially complete
2728 E Franklin Ave	Plumbing, showers, fire alarm system replacement; HVAC upgrades; apartment improvements	Substantially complete

## Building Improvement Projects - Complete

ADDRESS	DESCRIPTION OF WORK	STATUS
3755 Snelling Ave	Roof replacement	Complete
Urban Gardens	Unit improvements	Complete



# Communications

## Responses to inquiries and social media activity



39

Formal inquiries  
received/addressed  
(Channels include media,  
social media, and  
website contact forms)



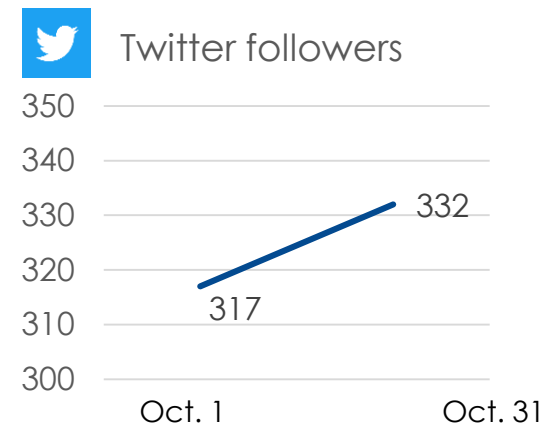
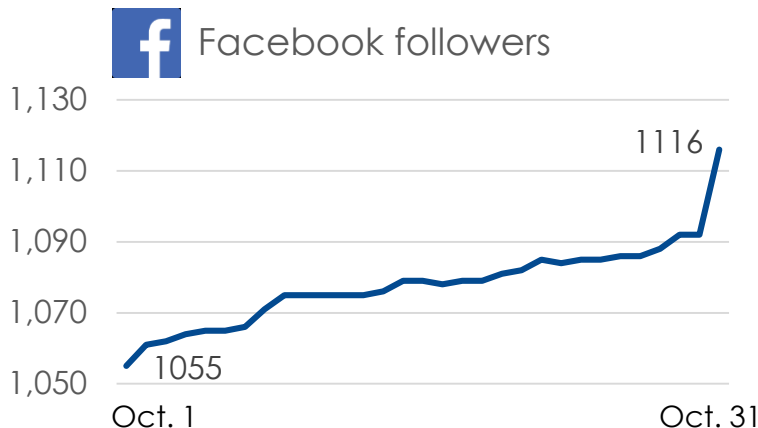
25

Posts  
16,561  
Total reach

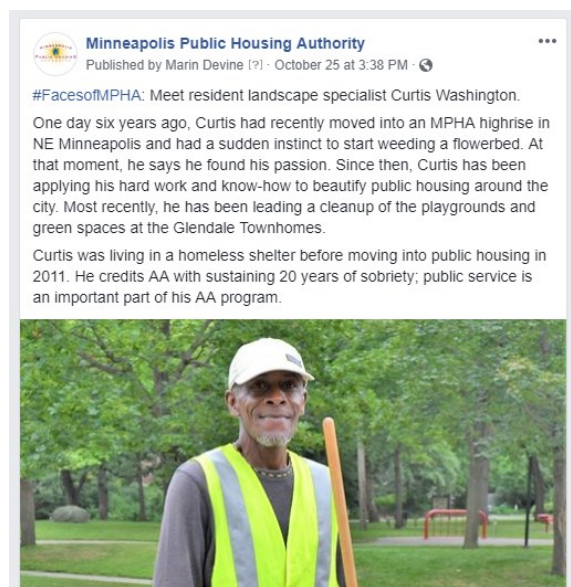


37

Posts  
18,300  
Total reach



Top Performing posts for October



# Human Resources Quarterly Report

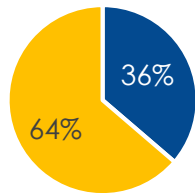
For the quarter ended September 30



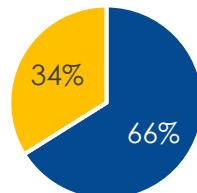
## MPHA Staff Diversity

### Gender

Hourly Employees



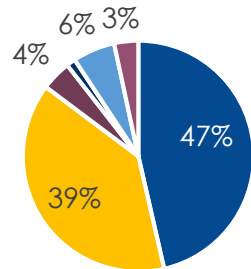
Supervisors



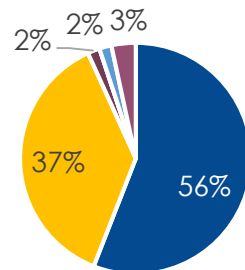
■ Female ■ Male

### Race and Ethnicity

Hourly Employees

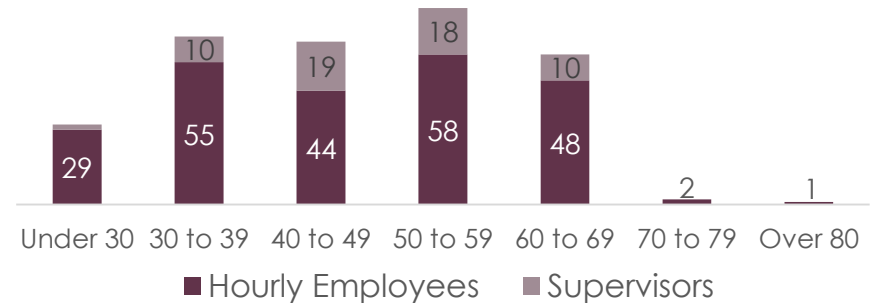


Supervisors



■ White ■ Black  
■ Hispanic/Latino ■ Native American  
■ Asian ■ Two or More Races

### Age Range



### Hiring

2018: 53 hires

2017: 49 hires

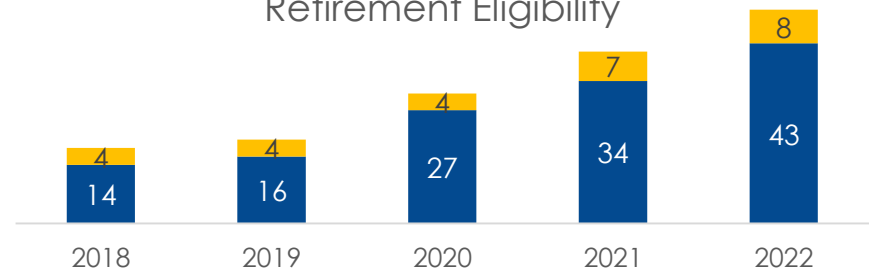
### Turnover Rate

Hourly Employees: 13%

Supervisors: 13%

↑ 2018 hiring exceeds 2017

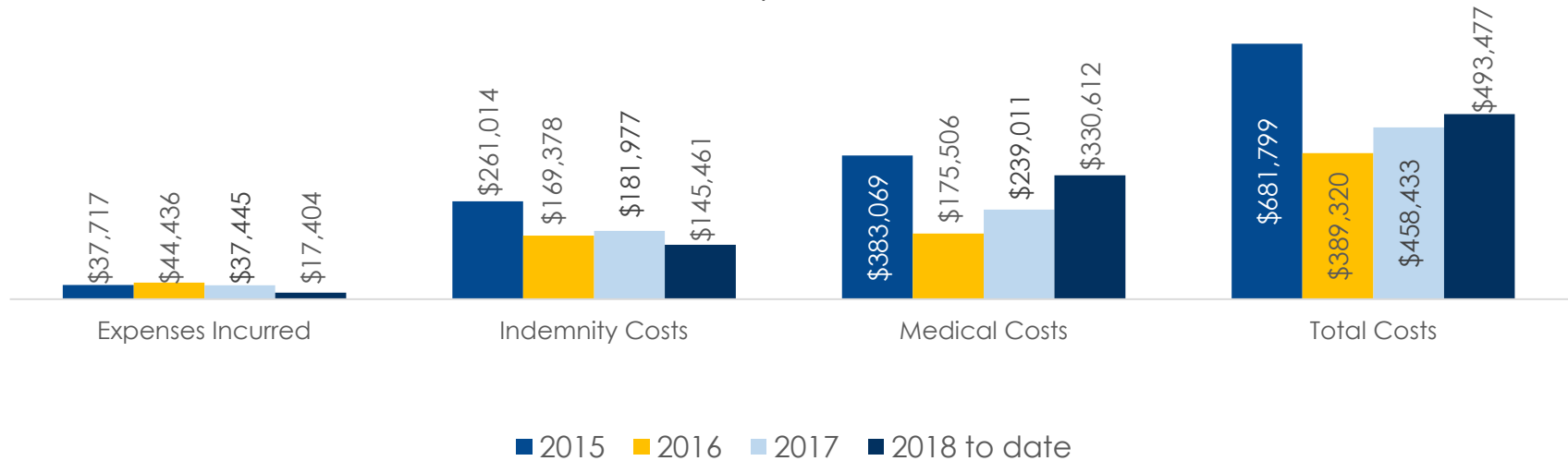
### Retirement Eligibility



54% of employees are eligible for retirement within 5 years

## Workers Compensation

Workers Compensation Trends



## Bremer trust invests in Minneapolis public housing

By: Matt M. Johnson | November 1, 2018 8:33 am | 0

The Otto Bremer Trust has awarded a \$100,000 grant and a \$500,000 low-interest loan to the Minneapolis Housing Authority help create and preserve public housing in Minneapolis.

The loan will provide operational support to the housing authority's strategy to preserve its 6,000 units of public housing, according to a housing authority news release. The grant will support the Minnehaha Tower 16 units of new public housing dedicated at 1001 Washington Ave. S. The \$5 million project was about 50 percent complete as of last month, according to the project's website. Families will be able to move in starting next month.

Public housing in the city provides homes to more than 10,000 seniors, low-income families, and people with disabilities. This housing is in need of repair and renovation after decades of federal disinvestment, according to the release.

"Investing in this deeply affordable housing is going to take a major community effort, including public, nonprofit and private partners," says MPHA Executive Director Greg Russ.

The St. Paul-based trust is a private charitable trust with a mission to invest in people, places and opportunities throughout the Upper Midwest.

The trust has invested more than \$650 million in organizations throughout Minnesota, North Dakota and Wisconsin. The trust owns 92 percent of Bremer Bank and manages a diversified investment portfolio.

**Like this article? Gain access to all of our great content with a month-to-month subscription. [Get your subscription here.](#)**

# Minneapolis VA, Public Housing Seek Landlords To Participate in Low-Income Veteran Housing



*November 09, 2018 06:19 PM*

The Minneapolis Public Housing Authority says the tight rental market in the city is making it tough for low-income veterans to find housing.

Since 2010, there has been a 50 percent reduction in the number of homeless veterans in Minnesota.

Jonelle Glubke, with the Minneapolis Veterans Affairs Homeless Programs, said that success is largely due to vouchers from the U.S. Department of Housing and Urban Development's Veterans Affairs Supportive Housing (VASH) program.

While there may be a reduction in veteran homelessness, 30 percent of veterans who have vouchers are unable to find place to live, according to Jeff Horwich, the communications director for the Minneapolis Public Housing Authority (<https://mphaonline.org/>).

That means 98 of the 317 low-income veterans in Minneapolis who receive vouchers are still without housing.

To fix that issue, Horwich said they're trying to get more landlords to participate.

Minneapolis Public Housing Authority said 30 percent of a veteran's income goes toward rent and utilities. The Minneapolis VA said other expenses are covered by VASH vouchers. The VA's Community Resource and Referral Center (<https://www.minneapolis.va.gov/services/crrc.asp>) regularly assesses the needs of the

veterans and landlords participating in the program.

"Having a regular check in with our landlords and really having that strong relationship with them is so important," Glubke said.

Horwich added, "Our experience is that veterans are great tenants and very deserving of the support that they receive because of the service that they've given to this country."





### MPHA delegation heads to Cambridge to learn about public housing preservation

MPHA residents, staff, board members, and a Minneapolis City Council member took a two-day fact-finding trip to visit the Cambridge Housing Authority (CHA) in Massachusetts. The CHA is going through a full transformation of its public housing using the Rental Assistance Demonstration (RAD), Section 18, and Low-Income Housing Tax Credits to preserve buildings and keep people in their homes. The MPHA delegation **toured many of the buildings and MPHA residents had an opportunity to ask CHA staff and resident leaders about their experience with RAD and with periods of major construction.** MPHA residents expressed that it was important to see and hear for themselves that people were not displaced and buildings improved dramatically.



### Residents celebrate opening of pedestrian crosswalks near the Cedars

Public housing residents celebrated two new pedestrian crosswalks on South 6th Street that **were the culmination of many years of advocacy and planning** with the community, the City of Minneapolis Health Department, and Public Works to create a better passage between the Cedars residences and the area mosque and light rail station. Ward 6 Council Member Abdi Warsame, resident Mohamed Awed, and others spoke to how these crossings were a great start, as well as how there are additional measures needed to maximize pedestrian safety.



**Stan Phillips**

U.S. Army,  
Signal Corps  
Served: 2001-2003  
VASH voucher  
participant

"I joined to get a skill, a trade, so that's why I chose the profession I chose. I joined to try to better my life, so I could be able to be better to my children."

"Once I found myself in a homeless situation and I started reaching out to different sources to try to find help to get myself out of that, the VA was there for me."

"What being a veteran means to me is protecting and serving my country, my people. I set out to do a job and came back and sometimes I'm sad... I watched my best friend get killed next to me. But I joined because I was curious as a kid and through my service I got to see places I never thought I'd see in my lifetime."



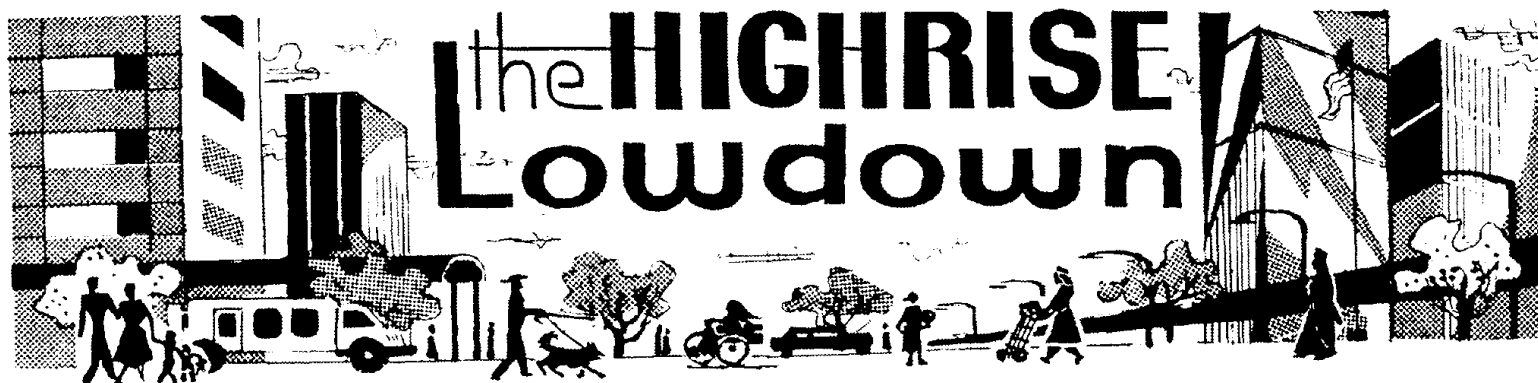
**Glenn Tate, Sr.**

U.S. Army, Special Forces  
Served in the First Gulf War  
Public Housing resident: 10+ years

### Veterans Day: Honoring all who have served

MPHA is **proud to serve many veterans through our housing assistance programs**, including the Veterans Affairs Supportive Housing (VASH) vouchers. While MPHA has been able to award more than 300 rental housing vouchers, nearly one-third of these veterans remain homeless because they have not been able to find apartments or rental houses where they can use their vouchers.

Landlords who might have an interest in housing one of these veterans should call 612-342-1231 or email [kamend@mplspha.org](mailto:kamend@mplspha.org).



November, 2018 Published Monthly by the Minneapolis Highrise Representative Council Vol. 28, No. 11

**Voice of the Five Thousand—Special Election Edition!**

# Vote November 6!



Former MPHA Executive Director Cora McCorvey (photo right, standing next to MHRB Board Member Shirley Brown) stopped by the N/NE Area meeting at Lyndale Manor in October to stress the importance of highrise residents getting out to vote in the November 6 Midterm Election.



**Four, three, two, one...  
The countdown is over and now  
it's your turn to be counted!**

That's right! The Midterm Election is November 6 and the simple act of individuals voting can dramatically impact the course of this country, nationally and right here at home.

At the October Area meetings, resident leaders led discussions about the local impact of this election, where Minnesotans will elect two U.S. Senators, U.S. representatives, a governor, lieutenant governor, attorney general, secretary of state, state auditor and, in Minneapolis, county commissioners, a sheriff and school board members. Former MPHA

Executive Director/CEO Cora McCorvey stopped by the N/NE Area meeting to talk about the importance of a strong resident turnout on election day. She said the outcome of this election will have an impact on things that residents care about, like health care and affordable housing, and told residents "we need to make sure we protect our power." MHRB Board member Shirley Brown added "We marched for the right to vote. It's our life!" Indeed, elected officials decide many things that impact our lives, for example: how much rent we pay; how much money is available to fix up our buildings; if new public housing units will be built; how much we have to pay for medical services and more.

***Voting to page 3***



## MPHA leads tour of public housing conversion projects in Cambridge, MA



*MHRC Board members Debra Jackson, 1707 3rd Avenue S (above, left) and Shirley Brown, 616 Washington St NE (above, right) discuss deep energy-saving measures installed at LBJ Apartments with Cambridge Housing Authority Director of Planning and Development Margaret Moran.*

Highrise resident leaders joined MPHA staff, Board members and City Council Member Jeremy Schroeder for a recent tour of RAD/Tax Credit/Section 18 conversion properties redeveloped by the Cambridge Housing Authority (CHA). The tour included stops at senior buildings, family townhome sites and lunch with CHA residents. Cambridge residents discussed the pros



*MHRC resident leaders engage in lively discussion with Cambridge, MA tenant leaders about the importance of resident involvement in planning during a RAD conversion project.*

and cons of remaining on-site while major building renovation is underway and stressed that all residents who moved during renovation had the right to return to their remodeled building. Some chose to stay in their temporary publicly-assisted housing. Further dialog with the Cambridge tenant leaders is planned.



### Minneapolis Health Department launches Healthy Food Access Campaign

The Minneapolis Health Department is launching a campaign to increase awareness of healthy food resources in Minneapolis.

If you, or someone you know is looking for affordable, healthy food, call **1-800-936-1154** to get connected to resources close by. You can also go online to [hungersolutions.org/find-help/Minneapolis](http://hungersolutions.org/find-help/Minneapolis).

When you call or go online, you will be connected to the Minnesota Food HelpLine. Their staff will be able to provide referrals to resources such as SNAP benefits, stores that accept SNAP/EBT, food shelves, and farmers markets in your community. They can also screen you to identify whether you are eligible for additional resources for things like energy assistance, housing, childcare, and much more.

The HelpLine is staffed from 8 am to 4:30 pm Monday through Friday. Telephone interpretation is available.

A colorful poster for the "Looking for low cost food?" campaign. The top half has the text "Looking for low cost food?" in large, bold letters, followed by "Healthy food can be expensive. Call or click to find free or cheap healthy foods near you." The bottom half features a collage of various vegetables like carrots, corn, tomatoes, and eggplants, along with a map of Minnesota. At the bottom, it says "Call 1-800-936-1154 or visit hungersolutions.org/find-help/minneapolis". Logos for the Merck Foundation and Minneapolis Health Department are at the very bottom.

Looking for  
**low cost food?**  
Healthy food can be expensive.  
Call or click to find free or  
cheap healthy foods near you.

Call **1-800-936-1154**  
or visit  
[hungersolutions.org/find-help/minneapolis](http://hungersolutions.org/find-help/minneapolis)

MERCK FOUNDATION BRIDGING THE GAP IN DIABETES CARE  
This project is supported by the Minneapolis Health Department with a Merck Foundation grant  
Minneapolis Health Department

## Are you registered to vote?

If you're not, it's not a problem! You can still register at your polling place and vote on Election Day, November 6! This is all you need to do:

- ♦ Go to your polling location with a valid Minnesota Driver's License, MN ID card, or photo tribal ID with your current address; or
- ♦ Go with a photo ID plus a utility bill in your name and with your current address (phone, cable TV, internet, current student fee statement); or
- ♦ Bring someone to vouch for you—someone registered to vote in your precinct who can swear that you live there at your stated address.



## Haven't turned in your absentee ballot yet?

If you can't make it to the polls to vote on November 6 and have obtained an absentee ballot, you must turn it in to the City of Minneapolis Elections Office (350 S. 5th St., Rm 1B) by 5:00 p.m. on November 5. If someone is delivering your ballot to the Elections Office for you, the deadline is 3:00 p.m. on November 6.

## Did you know...

- ♦ If you need assistance with a disability or a language other than English, you can bring someone with you to the polls to help.
- ♦ If you have been convicted of a felony, your right to vote is automatically restored when you finish your sentence; if you are off paper, you may register to vote.
- ♦ You have the right to be absent from work to vote in the morning on Election Day.
- ♦ You may take a sample ballot into the voting booth with you.

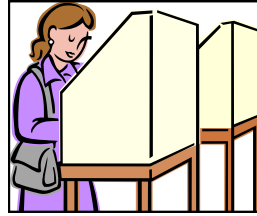


## Need a ride to your voting location?

The MHRC is working to identify volunteers to drive residents to and from their polling locations between the hours of 9:30 a.m. and 4:00 p.m. If you are in need of a ride please call the MHRC office at 612-342-1330 no later than 12:00 P.M. Monday, November 5. Please leave your name, address and phone number and let us know if you prefer morning or afternoon to go and vote. Someone will call you back to try to match you up with a volunteer and to schedule a pick-up time.

## Don't know where to vote?

Polling locations should be posted in all buildings. Or, you may call the MHRC office at 342-1330.



## Still have questions about the voting process or about voting rights?

Call the Voter Election Day Hotline toll free 1-800-292-4150 if you have questions about voting or voting rights or need assistance before or on Election Day. TDD: 612-332-4668



## What else can I do to help get out the vote?

- ♦ Talk to neighbors, family and friends. Tell them the importance of voting. Help them find out where to vote and tell them how to register at the polls. Offer to go with them to the polls and help them vote.
- ♦ If you have a vehicle, offer to drive people to polling locations.
- ♦ Help with highrise election day activities to encourage others to vote and to celebrate your vote. Many highrises are serving refreshments in their community rooms on election day.
- ♦ Help door-knock in your building to remind your neighbors to vote. Call 612-342-1330 to find out how you can help with this.

## Afarta (6) Noovember.

Waxaa nasoo food saaray maalin taariikhda gali doonta dalkaan Maraykanka. Labada musharaxba kii so baxaa waxaa uu noqon donna mid mariachi ah. Nautili uGu heresy eel Niota Maddaxwayne kuxigeen iyo ninkii ugu horeeyay ee ah dadka madoowga Maraykanka ee loo doorto maddaxwayne.

Malagu Diiwaangaliyay si aad u coddeyso? Hadii aadan horey isu diiwaan gelin waxaad samaynkartaa in aad isdiiwaan gelisid isla maalintaas. Markaad tagtid meesha laga coddeeyo tusi ID Minnesota ama laysanka baabuurta kii aad haysatidba. Waxaa kaloo lagaa doonaya inaad tustid wax biil ah oo uu magacaagu kuqoran yahay oo ah cinwaanka aad sheeganaysid. Sida teloofoonka, korontada, kaybalka,iwm. Waxaa kaloo intaas dheer oo la, aqbalayaa markhaati qof isagu ka diiwaan geshan kana codeeya xaafadaada inuu kuu dhaarto inaad degan tahay xaafada.

**U gudub bogga 4 raad**





Hadii aad istiraahdid luqada iskuma fiicnidiin Ingiriiska.

Waad soo wadan kartaa qof luqada yaqaan oo ku caawiya. Sidoo kale hadaad ku socotid kursiga curyaanka waa laguu fududaynayaa markaad

timaadid rugta laga coddeeyo. Xaq baad u leedahay in lagaa fasaxo shaqada maalintaas marka aad doonayso inaad soo coddeeyso saacado kamid ah. Haddii horey xabsi laguugu xukumay ee aad soo dhamaysatay xaq baad u leedahay inaad dhiibato codkaaga. Hayada u shaqaysa dadwaynaha degan guryaha ee MHRC waxaay ka shaqaynaysaa in ay idiin hasho darawalo idin geeya rugta aad ka codayn laheed inta u dhaxeesa 9:30 am iyo 4:00. Hadaad u bahantahay gaadiid fadlan soo wac xafiska MHRC 612-342-1330 wixii ka horaya 4:00 galabnimo malinta jimcaha naveber. Fadlan katag magacaaga talefoon kaaga iyo wakhtiga aad rabtid inaad codaysid subax am galab. Qof baa ku soo wici doono noveber 6 kuu shaygi doono wakhtiguu kuu imaan karo.

Wac 1-866-OUR-VOTE ama hadii aad tahay qof curyaan ah ama aad dooneysid in lagaaga waramo xaq coddeynta soo wac 1-866-687-8683. Waxaa intaa dheer lahadal dariskaaga, qaraabadaada iyo saaxiibadaaba in aysan kuwooda nasiibka u yeeshay inay kaqeyb qaataan doorashadaan taariikhiga ah inay maalintaas soo coddeeyaan.

Hadaba waxaanu doonayna dhamaan qofkii ku sadaqeynaya waqti ama gaadiidkiisa inuu dadk ku qaado maalintaas ama waxii kale oo maalintaas loo baahan yahay inuu sameeyo.

Gabagabadii, hadaad leedahay sharciga dalka maalintaas yaanay ku dhaafin inaad coddeeyso. Haddi aadan wali noqon muwaadin hadaba ku deeq waqtigaaga oo caawi dadka muwaadinka ah oo aan lahayn gaadiidka ama uga baahan luqada caawinada.

Mahadsanidiin.

The Highrise Lowdown is a publication of the Minneapolis Highrise Representative Council, 1015 4th Ave. N., Suite 203, Mpls., MN 55405 (612) 342-1330. The Lowdown will print reader responses as space permits; we reserve the right to edit all submissions.

## VOTE November 6!



MHRC president Mary McGovern and MHRC Community Organizer Abdirizak Said (photo, right) lead a discussion about the importance of residents voting during the SE/SW Area meeting at 2121 Minnehaha Ave.



MHRC Board Member Mattie Henderson (left) assists residents (Donna Thorpe, pictured) fill out voter registration applications at the N/NE Area meeting in October.



## This Month's Events

- Thursday, November 1, 9:30 a.m.:** MHRC Executive Committee meets at 1015 4th Ave. N.
- Tuesday, November 6: ELECTION DAY—VOTE!**
- Tuesday, November 13, 1:00 p.m.:** Laundry Project Committee meets at 1015 4th Ave. N.
- Thursday, November 15, 9:30 a.m.:** MHRC Board meets at 1015 4th Ave. N.
- Tuesday, November 20, 1:30 p.m.:** Maintenance, Modernization and Management Committee meets at 1015 4th Ave. N.
- Monday, November 26, 9:30 a.m.:** Active Living Committee meets at 1015 4th Ave. N.;
- 12:30-2:30 p.m.:** Community BINGO at 1015 4th Ave. N.
- Thursday, November 29, 12:00 p.m.:** Resident Advisory Board meets at 1001 Washington Ave. N.;
- 1:30 p.m.:** MPHA Board of Commissioners meet at 1001 Washington Ave. N.
- Friday, November 30, 9:30 a.m.:** Security Advisory Committee meets at 1015 4th Ave. N.