



Monthly Performance Report

Minneapolis Public Housing Authority
Board of Commissioners
For the month ending March 31, 2019

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Highlights and Updates



MPHA's new program for performing preventative maintenance has begun at Horn Towers and a pilot set of units are planned at Glendale Townhomes for the end of this month. **The Quality Maintenance Program (QMP)** looks to save energy and money over the long-term by reducing work orders, utilizing high-quality parts, and creating customer goodwill. Please see the QMP report in the Board Packet for more information.

MPHA property managers Fartun Nur and Sahra Omar-Samatar, along with VOA social worker Dega Ali, **led a Lunch & Learn session on Somali 101 for a packed room of MPHA staff.** They gave a presentation on Somali culture and history, as well as an introduction to the language. Lunch & Learns are a monthly initiative started by the Research & Analytics team in which staff share skills and knowledge across the agency.

John Newago, **MPHA's Manager of Maintenance, is retiring 50 years to the date after he began his career** with the agency in 1969. John witnessed enormous change, including the highrise building boom of the '70s. John became a home rehabilitation specialist after going back to school and eventually became the manager of maintenance for all MPHA properties. MPHA thanks John for his dedicated service!

The Minneapolis City Council approved the text of a **Memorandum of Understanding between the city and MPHA.** The MOU expresses our shared commitment to reinvest in public housing and protect the people who live there throughout the process. The MOU closely reflects MPHA's own board-approved "Guiding Principles" and protections built into the RAD program.

MPHA staff and residents joined the Prospect Park Association for an Earth Day clean-up in the neighborhood. They spent the morning of April 20 sprucing up the streets around the Glendale Townhomes.

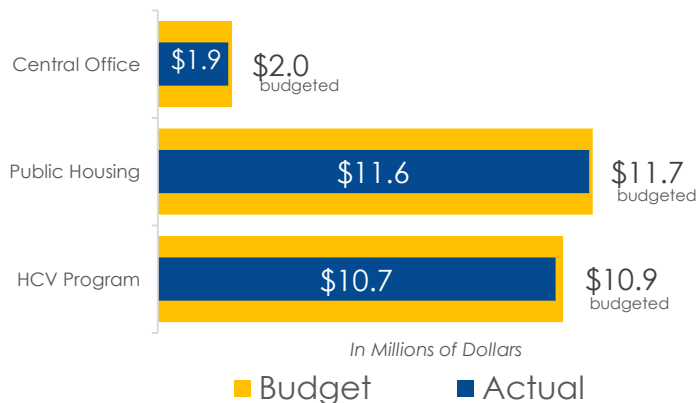
The Minneapolis Heritage Preservation Commission approved an **historic designation study for the Glendale Townhomes**, following a nomination by a city council member. In writing and at the meeting, MPHA has expressed its concerns about any action that might compromise our mission to provide long-term, high quality, low-income housing at Glendale.

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

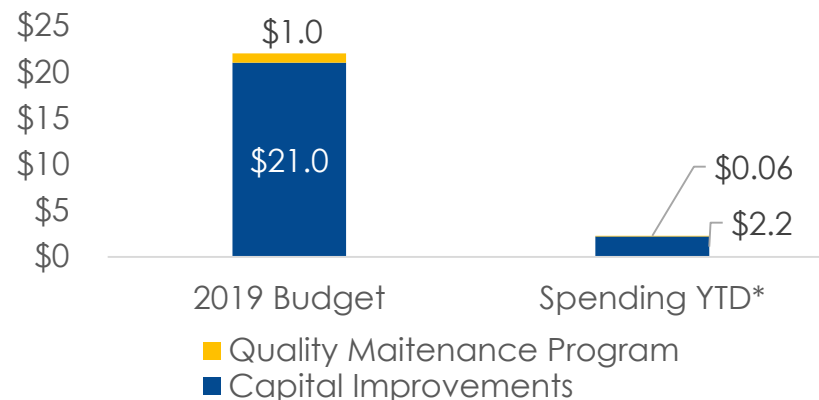
Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 5,338,449	\$ 5,279,439	\$ (59,010)	-1%
Public Housing Operating Subsidy	\$ 5,146,899	\$ 4,769,752	\$ (377,147)	-7%
HCV HAP Subsidy & Admin Fees	\$ 10,742,022	\$ 10,599,426	\$ (142,596)	-1%
Other Revenues, Fees, & Grants	\$ 627,212	\$ 715,690	\$ 88,478	14%
Transfers-In	\$ -	\$ -	\$ -	n/a
Total Sources	\$ 21,854,582	\$ 21,364,307	\$ (490,275)	-2%
Uses	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Public Housing Operations	\$ 11,692,148	\$ 11,550,243	\$ 141,905	1%
Housing Choice Vouchers	\$ 10,898,084	\$ 10,719,880	\$ 178,204	2%
MTW Initiatives	\$ 22,375	\$ 25,326	\$ (2,951)	-13%
Total Uses	\$ 22,612,607	\$ 22,295,449	\$ 317,158	1%
Net Sources/(Uses)	\$ (758,025)	\$ (931,142)	\$ (173,117)	-23%

Note: Because of the lack of a full year funding bill, HUD paid Public Housing Operating Subsidy through March 2019 based on 2018 subsidy information funded at 88.7%. This caused the unfavorable variance which is expected to be resolved when HUD updates subsidy payments based on the 2019 appropriation amounts. Given historical processing patterns, this may not be completely caught up until summer.

Year to Date (YTD) Expenses



MTW Capital Fund Program

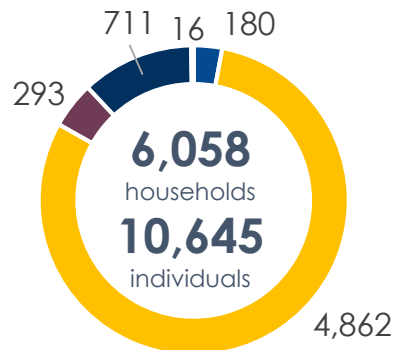


*An additional \$12 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*



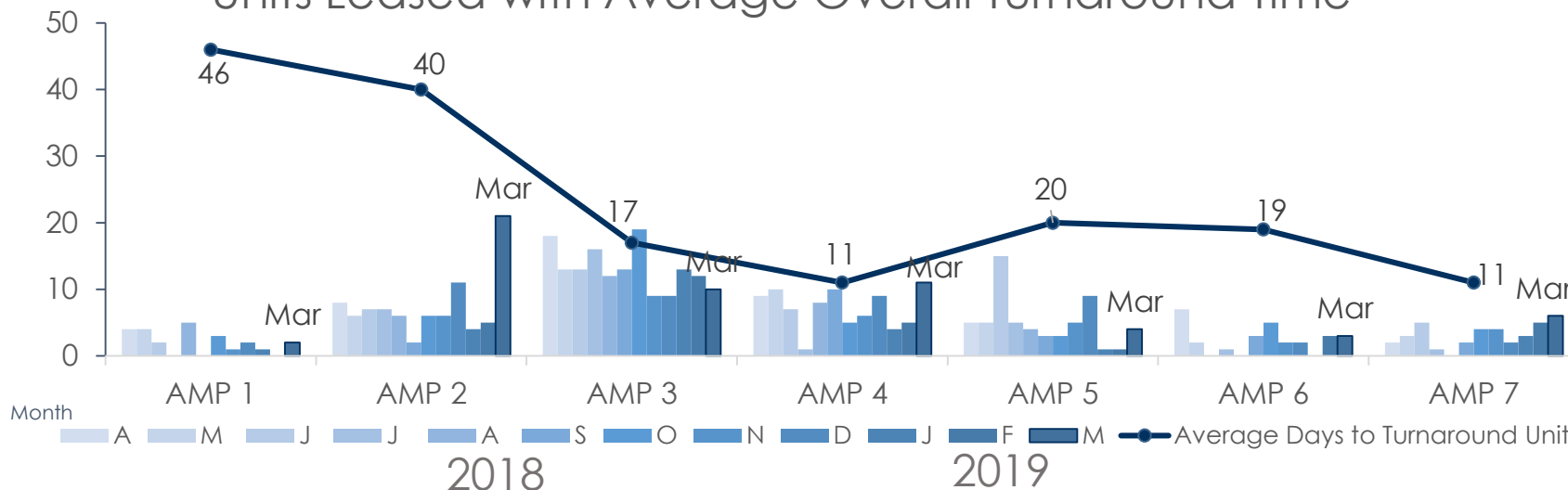
6,058
households
10,645
individuals

- Glendale
- MHOP**
- Minnehaha Townhomes
- Highrise
- Scattered Sites

57
new units leased
during month

98.8%
occupancy

Units Leased with Average Overall Turnaround Time***



*At any given time, units may be vacant due to normal unit turnaround or because they are undergoing renovations.

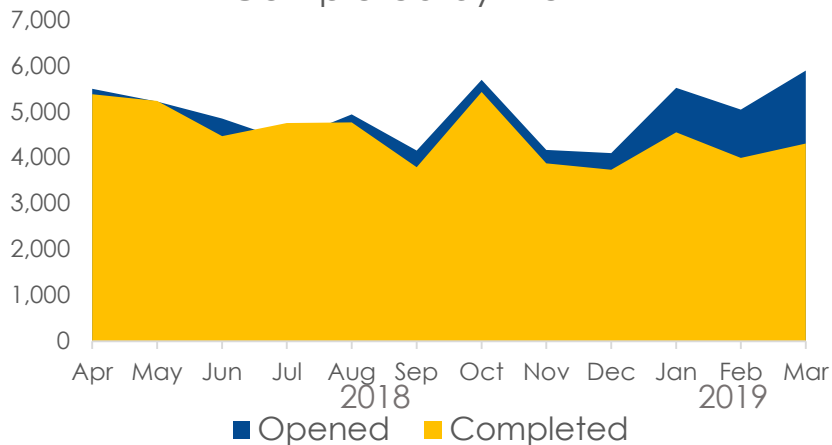
**Metropolitan Housing Opportunities Program (Hollman consent decree units owned and operated by third-parties)

***Excluding unit transfers

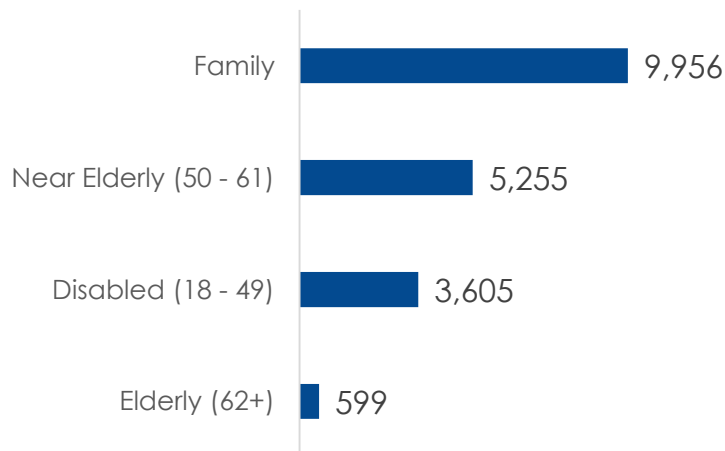
Public Housing Programs



Work Orders Opened and Completed by Month



Applicants on Waiting List

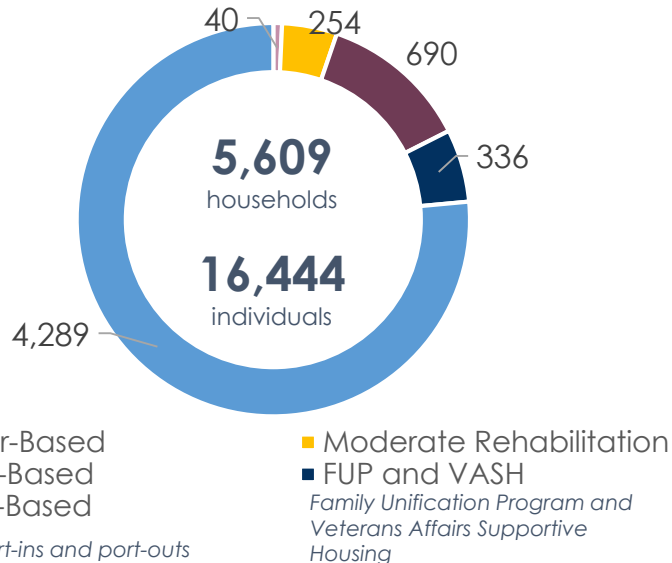


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	60	100%	0
Urgent: 1 Day	752	89%	3
After Hours Non-Emergency: 2 Days	23	96%	0
Important: 3 Days	805	74%	10
Routine: 10 Days	2,014	78%	16
Non-Routine: 20 Days	98	78%	37
Pest Control	555	100%	11

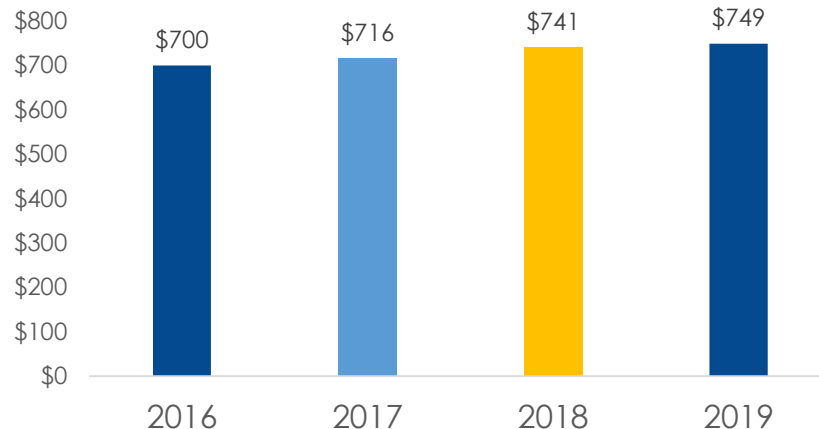
Housing Choice Voucher Programs



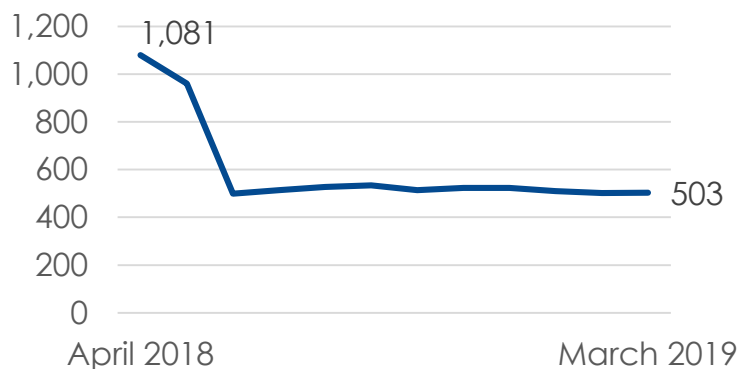
People Served by Program*



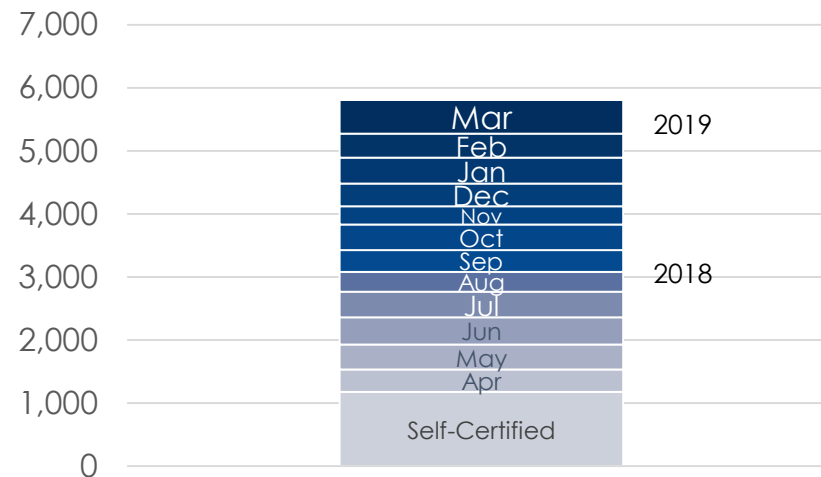
Average Housing Assistance Payment per Unit, Year to Date



Applicants on Waiting List



Annual Inspections Conducted



Building Improvement Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Elliot Twins	Comprehensive building modernization	Planning
2415 N 3rd St	Security pilot	Planning
Scattered Site	Energy pilot project: duplex new construction	Planning
Scattered Site	Energy pilot project: fourplex new construction	Planning
Scattered Sites – Various sites	2019 Comprehensive modernization & energy upgrades	Planning
Hiawatha Towers	Site security upgrades	Planning
Scattered Site	Energy pilot project: single-family new construction	Bidding
315 Lowry	Façade repairs	Bidding
Cedars Lowrises	Roof replacement	Awarding contract
901 4th Ave N	Generator replacement	Awarding contract
2121 Minnehaha, 2728 E Franklin & 311 University	Main electrical switch gear & generator replacement	Under contract; May 2019 start
1611 S 6th St	Plumbing & fire alarm system replacement, sprinkler system retrofit, apartment improvements including creation of 6 ADA units; HVAC upgrades	Under contract; April 2019 start
828 Spring Street NE	Heating system upgrades	Under contract; May 2019 start
Horn Towers & 1627 S 6th St	Elevator modernization	Under contract; July 2019 start

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Minnehaha Townhomes	16-unit new construction	Substantially complete

Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
2121 Minnehaha Ave	Plumbing & fire alarm system replacement	In progress
1515 Park Ave S	Plumbing & shower replacement	In progress
Horn Towers, 314 Hennepin, 1717 Washington, Hiawatha Towers, Elliot Twins, 630 Cedar	Fire alarm system replacement	In progress
Scattered Sites – various sites	2019 improvements: Roof replacement, structural repairs	In progress
3205 E 37 th St & 3755 Snelling Ave	Plumbing, showers, fire alarm system replacement; HVAC upgrades; apartment improvements	One building complete, one in progress
1001 Washington	First floor lobby/security upgrades	Substantially complete
314 Hennepin, 1710 Plymouth, 1206 2 nd St NE	Elevator modernization	Substantially complete

Building Improvement Projects - Complete

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Sites – various sites	2018 improvements: Roof & garage replacement	Complete

Inquiry Response/Social Media Reporting



62

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



11

Posts
39,582
Total reach

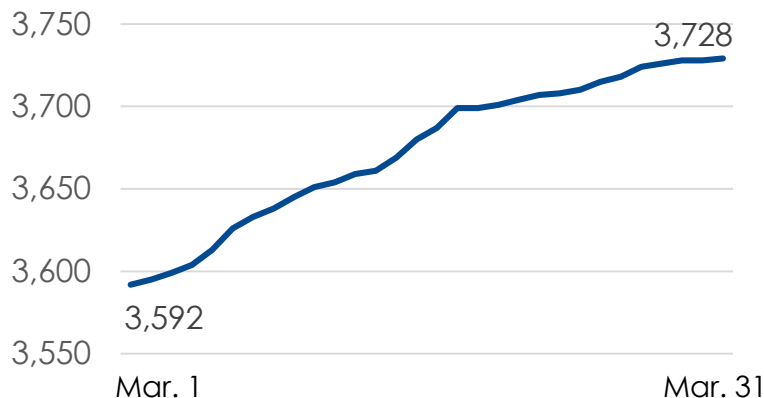


11

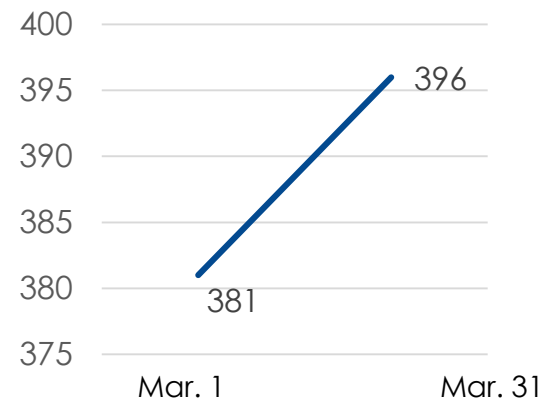
Posts
17,500
Total reach



Facebook followers



Twitter followers



Top Performing posts for March

It's time at last: MPHA is handing over the keys to the first families moving into the Minnehaha Townhomes! We expect all 16 units will be occupied by the end of the month. The families are referred directly from the Hennepin County homeless shelter system and are looking forward to a new beginning in South Minneapolis.

What a journey to get here, starting with strong and early support from Council Member Andrew Johnson and Nokomis East Neighborhood Association, with funding from Minnesota Housing, City of Minneapolis Government, Metropolitan Council, Hennepin County Government, Federal Home Loan Bank of Des Moines, and Otto Bremer Trust. And thanks to our MPHA staff, who also had a chance to take in the completed apartments on a recent tour. We look forward to celebrating all together when it's warmer!



MPHA is handing over the keys to the first families moving into Minnehaha Townhomes! We expect all 16 units will be occupied by the end of the month. The families are referred from Hennepin County homeless shelter system & are looking forward to a new beginning in South Mpls.

pic.twitter.com/EMzJe7Tjsx



5 8 58

Minneapolis looking to move hundreds of public-housing properties under nonprofit

The cost of maintaining single-family homes is far outpacing what the federal government is providing the Minneapolis Public Housing Authority.

By Miguel Otárola (<http://www.startribune.com/miguel-otarola/396828811/>) Star Tribune |

APRIL 6, 2019 — 6:54PM

Nestled in neighborhoods across Minneapolis is the city's least visible public housing: nearly 650 homes occupied by low-income families.

Better known for its high-rise apartment towers, the Minneapolis Public Housing Authority (MPHA) has also accumulated one of the largest portfolios of single-family homes in the city. But the cost of maintaining these "scattered-site" homes is far outpacing what the federal government is providing to the housing authority. Now the agency wants to transfer ownership of the properties to a nonprofit it would control.

The housing authority thinks the arrangement, which must be approved by the U.S. Department of Housing and Urban Development (HUD), will free more federal funding for the homes while keeping them under their management. Tenants will not be displaced or see an increase in rents, according to public housing officials.

"The main impact that families will see from it is over time, as we're able to make more repairs to the homes," said Jeff Horwich, MPHA's director of policy and external affairs. "There's not going to be any disruption to their lives because of this."

It's the latest example of MPHA looking for creative ways to receive more funding by changing the ownership structure of its housing. Last year (<http://www.startribune.com/minneapolis-public-housing-authority-seeks-to-privatize-two-high-rise-towers/492449691/>), it received approval from HUD to add two aging high-rises, the Elliot Twins, to a program that brings in private investment for renovations.

MPHA started buying single-family homes in the late 1950s and is now the largest owner of residential properties in the city, according to property records.

Its properties are concentrated on the North Side and neighborhoods south of downtown. They are practically indistinguishable from other houses and duplexes and are a way for low-income families with children to live side-by-side with homeowners and private renters.

The houses, which are an average of 71 years old, need repairs to roofs, floors, kitchens, plumbing and more. MPHA estimated the properties had \$28 million in unfunded repairs last year and could expect \$16 million more over the next five years, the result of decades of underfunding by HUD, according to documents.

HUD has encouraged local housing authorities with scattered-site units to avail themselves of Section 18 of the national Housing Act of 1937, which allows housing authorities to dispose of or demolish properties with approval from HUD.

Currently, federal funding for public housing is dependent on "year-to-year fluctuations" from Congress and the Trump administration, Horwich said. By transferring scattered-site properties over to their nonprofit, he said, the housing authority would be able to apply for project-based vouchers that could be worth up to 50 percent more than current subsidies and secure funding in 20-year periods.



MIGUEL OTÁROLA • STAR TRIBUNE

The MPHA is looking to transfer this North Side unit and about 650 similar properties to a nonprofit it would own and control.

“You get off this ... roller coaster and you know exactly what your subsidy is going to be for those units,” he said.

Minneapolis Mayor Jacob Frey and City Council President Lisa Bender expressed their support for the property transfer in a letter to HUD.

“Current federal operating subsidy and capital funding — combined with the inherently varied, dispersed nature of these houses — puts them at great risk of becoming uninhabitable in the coming years,” the letter read. “MPHA’s scattered sites need a change in approach if they are to continue providing safe and stable homes to the families they serve today.”

Effect on families

MPHA sent out a letter informing tenants about the Section 18 program earlier this year, stating they would not have to move out and that their rents would remain at 30 percent of their adjusted income. Tenants would have to sign a new lease, this time with the nonprofit listed as the owner instead of the housing authority.

About 75 people attended three community meetings on the subject in February. One of them was Abubakarr Turay, who is from Sierra Leone and has lived in a North Side duplex with his family for almost two years.

Turay, who works part-time at a food-service plant in Chanhassen, said he barely makes enough to support his wife and five children. He was supportive of the change if his rent stayed the same, and hoped the city would be able to add a second bathroom to his home.

“If the [rent] is not going to go up ... that’s fine,” he said. “Anytime they’re ready, we’re ready, too.”

Still, tensions flared during a housing authority board meeting in February, when commissioners voted to submit the Section 18 application. Some members of the audience, which claimed the housing would be privatized and that residents had not been consulted, were removed from the building, according to video of the incident.

MPHA has made several “public promises” to tenants that they will retain their housing protections, Horwich said. An upcoming agreement between the authority and the City Council ensures that homes stay affordable and that the housing authority remains the responsible party.

Deborah Thrope, a supervising attorney at the California-based National Housing Law Project, said Section 18 is typically used by housing authorities across the country to unload public housing stock. In Minneapolis’ situation, she said, it’s important that tenants retain similar protections they had under traditional public housing.

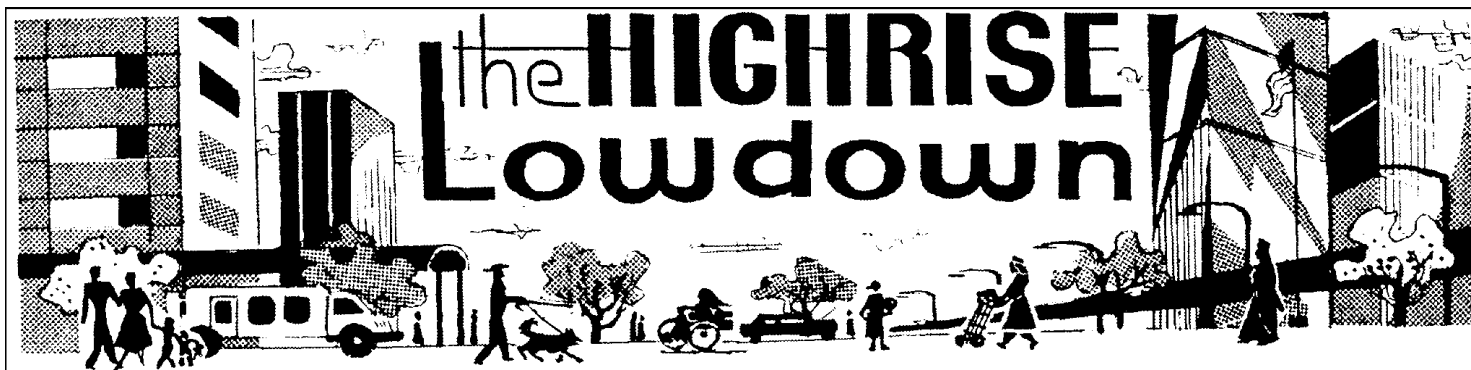
“Maintaining some type of public ownership is really important to maintaining the long-term affordability of these properties,” she said. “With a nonprofit owner that maybe is controlled by the local housing authority, you’re likely to see longer-term preservation of affordable housing.”

Miguel Otárola is a reporter covering Minneapolis City Hall for the Star Tribune. He previously covered Minneapolis’ western suburbs and breaking news. He also writes about immigration and music on occasion.

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Voice of the Five Thousand

MHRC Board discusses strengthening resident councils



Highrise resident councils are responsible for addressing building-wide resident concerns with MPHA management and others at monthly resident council meetings and determining how resident council funds will be spent to support council activities and programs. All residents are members of their building's resident council. At its meeting in March, MHRC board members held small-group discussions (photo, above) to identify some of the barriers resident councils face in meeting these responsibilities and come up with some ideas about how the MHRC could provide additional support.

Board members identified a lack of understanding about resident councils, residents feeling fearful of speaking up at meetings and poor communication with management as some of the barriers their councils face. Some said that they would like more support by MHRC & VOAMN staff in helping the meetings run more smoothly, as well as more support in increasing attendance and broader participation at meetings.

The MHRC will focus on these ideas in the upcoming resident council officer trainings in May.

Highrise residents across the city prepare for resident council elections

Nominate someone to run for an officer or MHRC board member position, or, nominate yourself!



A recent meeting of the Elliot Twins resident council.

Highrise nominating committees will present names of candidates for resident council officer and MHRC board member positions at resident council meetings this month. These nominations must be posted for one month prior to the resident council elections in May.

Resident council officers are responsible for planning and running monthly resident council meetings and helping to carry out the decisions voted on by residents at the council meetings. MHRC board members will attend bi-monthly MHRC board meetings and keep their councils informed about issues affecting residents city-wide. All residents are members of their resident council and are strongly encouraged to attend resident council meetings in April and May to help nominate and elect officers who will work for the benefit of all residents and work well with others. Interested residents may also nominate themselves at council meetings this

continued page 3

MHRC seeks nominations for standing committees & Area chair positions



Security Advisory Committee Chair gives a report at the March 21 MHRC board meeting held at 1015 4th Ave. N.

At the Area meetings this month, the MHRC will begin taking nominations for its various standing committees and Area Chair positions. Committee elections will occur at the June Area meetings where two residents from each of the four geographic areas will be elected to each committee. One member from each area must be an MHRC board member. The following is a brief description of each committee:

Diversity Committee

The Diversity Committee keeps the Board apprised of current diversity issues in the highrises; develops materials and programs which address the need for community building within very mixed highrise populations; and oversees the implementation of the joint MHRC/MPHA Diversity Program. *Meets bi-monthly, 3rd Monday, 2:00 PM; \$20 stipend provided.*

Laundry Project Committee

The Laundry Committee presents recommendations to the Board on project guidelines and use of special projects funds; recommends to the Board what agent(s) shall provide contract services; develops specifications for contracting with laundry vendor, monitors vendor contract, and addresses problems that arise; serves as the liaison between the Board and building Laundry Committees; and recommends guidelines on how laundry proceeds returned to participating buildings can be spent. *Meets bi-monthly 2nd Tuesday, 1:00 PM; \$20 stipend provided per meeting.*

Maintenance, Modernization & Management Committee (M, M&M)

The M, M&M Committee works with MPHA staff and others on individual building and city-wide

maintenance, management and modernization concerns. One M, M&M Committee member from each area also serves on MPHA's Moving to Work (MTW) Resident Advisory Board (RAB) which oversees the development of MPHA's MTW Annual Plan. *Meets monthly, 3rd Tuesday, 1:30 PM; \$20 stipend provided.*

Security Advisory Committee (SAC)

The SAC works with MPHA management staff, contract guard service representatives, MPD and others. It considers and takes action on individual highrise and city-wide security concerns and on MPHA security programs including security infrastructure and policies. The committee also oversees Project Lookout and is involved in the selection process of MPHA contracted guard services. *Meets monthly, 4th Friday, 9:30 AM; \$20 stipend provided per meeting.*

Resident Advisory Board (RAB)

MHRC TAC delegates meet with representatives of family housing and scattered site housing immediately preceding the MPHA Board meeting to advise MPHA on issues coming before the MPHA Board. *Meets monthly, 4th Wednesday, 12:00 PM and, on the same day, attends the Board of Commissioners meeting, 1:30 PM. Other meetings scheduled as needed; \$15 stipend provided for RAB meetings, \$10 stipend for Board of Commissioners meetings.*

N/NE & SE/SW Area Meetings

All highrise residents are invited to these meetings to discuss city-wide tenant concerns and topics of interest, participate in resident review discussions and receive additional information and training related to resident councils. There will be one Area Chair elected for each of the four Areas. These individuals must be MHRC board members. *Residents of non-host buildings receive \$10 stipend to cover travel expenses.*

Note: Committee members are expected to represent the interests and concerns of residents and resident councils in their respective areas and will be asked to call resident leaders once a month for referrals and to provide feedback.

If you want to serve on an MHRC Committee or as an Area Chair, or nominate someone else, it is recommended that you attend the Area meeting this month (see page 4). Nominations may also be phoned into the MHRC office prior to the election in June. Nominees must meet MPHA lease compliance guidelines.

Council elections continued...
month or at the election in May.

Magacoow Qofkaad Dooneyso inuu Noqdo Musharax Gollaha Guryayaha ee MHRC!

Bishaan waxay golloyaashu ay isu diyaarinayaan magacoowgii musharaxiinta xubnaha kala duwan sida madaxweyne, kuxigeen, khasnaji, xoghayn iyo lugta shanaad. Waxaa kaloo laga doonayaa gudigga magacoowgu ay soo dhiiri geliyaan dad isu sharaxa xubnaha wafuuda ee MHRC. Magacaabidaas waa in lasoo dhajiyaa bil kahor bisha May oo doorashooyinku dhacayaan. Waxay mas'uul kayihiin dadka ladoorto, qorsheynta iyo fullinta hawlaha guud ee dadwaynaha doortay. Wafuuda la doortay waxay tagayaan labadii billodba mar shirarka guud ee MHRC taasoo ay uga soo waramayaan dadwaynihii dirsaday xaaladu meeshay mareyso. Dhamaan qof kasta oo degan guriga ayaa xubin ka'ah gollaha. Waxaa kama dambeystii lagu dhiiri gelinayaa in aad looga qeyb qaato shirka bisha April ee gollaha. Lana magacaabo qofkii dadka wax u qaban kara.

Resident leaders travel to D.C. to learn, advocate for public housing resident interests

MHRC board members Tamir Mohamud and Mattie Henderson (photo right) and MHRC staff Barb Harris and John Stumme recently attended the National Low Income Housing Coalition's Housing Policy Forum in Washington D.C. to discuss federal housing policy and legislation with housing advocates from around the country. They also met with staff from Senator Tina Smith and Amy Klobuchar's office and U.S. Representative Ilhan Omar's office to discuss the need for more federal money to preserve and expand public housing and other types of housing for very low income individuals. The NLIHC is asking Congress for \$15 billion to repair public housing assets and additional funding for the National Housing Trust Fund.



Mattie Henderson (left, in photo) discusses MPHA capital needs with Rebecca Wexler from Senator Klobuchar's office.



MHRC Board Meeting Wrap-up

The MHRC Board meeting was held March 15 at the Cora McCorvey Health and Wellness Center at 1015 N. 4th Ave. Board activities included:

- ◆ Review of MHRC 2018-2019 Priorities #4 regarding advocating for resident issues; and #5 regarding strengthening resident councils through training and technical support;
- ◆ Small group discussions and sharing regarding strengthening resident councils (see article on page 1);
- ◆ Discussion of the City's Neighborhoods 2020 Plan for improving inclusivity and participation in neighborhood civic engagement;
- ◆ Other civic engagement updates regarding plans for restoring the mill levy and MHRC participation in the upcoming National Low Income Housing Coalition's (NLIHC) 2019 Housing Policy Forum;
- ◆ A report on preparations for upcoming resident council elections and officer training; and
- ◆ Planning the April Area meetings.



MHRC board members participate in a small group discussion regarding strengthening resident councils during their March 21 board meeting.



A good time was had by all at the first-ever Chili Cook-off at 1707 3rd Ave. S. This resident council event included staff judging by MHRC, MPHA and VOAMN and prizes for all of the talented chefs!

Preservation of public housing gets more attention at State level



MPFA staff attorney Kristin Ferriss (photo, right) spoke at the March MHRC Executive Committee meeting about MPFA's participation in Governor Waltz's housing task force. One of the task force's goals is housing preservation and it includes a specific recommendation to "substantially increase support for rehabilitation of public housing, much of which is experiencing notable deterioration." Ferris also updated the MHRC Executive Committee on MPFA efforts for housing support at federal and city levels.



Residents from 800 5th Ave. N. got together for a little fun last month to celebrate St. Patrick's Day and residents who had birthdays in the last three months. Providing opportunities for residents to get to know each other and enjoy each other's company is just one of the functions of a resident council.

April Area Meetings

All residents are welcome!

Topics to include:

- ◆ Preparations for May resident council elections and review of election procedures;
- ◆ MHRC Committee nominations (see page 3)
- ◆ Help shape the City's Transportation Action Plan



North/Northeast residents meet

*Wednesday, April 10, 1:30 —3:30 pm
1015 4th Ave. N.*

Southeast/Southwest residents meet

*Thursday, April 11, 1:30—3:30 pm
2121 Minnehaha Ave.*



This Month's Events

Thursday, April 4, 9:30 a.m.: MHRC Executive Committee meets at 1015 4th Ave. N.

Wednesday, April 10, 1:30 p.m.: N/NE Area meets at 1015 4th Ave. N.

Thursday, April 11, 1:30 p.m.: SE/SW Area meets at 2121 Minnehaha Ave.

Monday, April 15, 2:00 p.m.: Diversity Committee meets at 1015 4th Ave. N

Tuesday, April 16, 1:30 p.m.: Maintenance, Modernization and Management Committee meets at 1015 4th Ave. N.

Monday, April 22, 9:30: Active Living Committee meets at 1015 4th Ave. N.

12:30-2:30: BINGO at 1015 4th Ave. N

Wednesday, April 24, 12:00 p.m.: Resident Advisory Board meets at 1001 Wash. Ave. N. **1:30 p.m.:** MPFA Board meets

Thursday, April 25, 9:30 a.m.—2:30 p.m.: city-wide Project Lookout training at 1015 4th Ave. N. (for volunteers only, information to be sent out)

Friday, April 26, 9:30 a.m.: Security Advisory Committee meets at 1015 4th Ave. N.



Want to be in the *Lowdown*? Send pictures of your resident council events to jstumme@mplshighrise.org

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