



# Monthly Performance Report

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

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## Highlights and Updates



MPHA, St. Paul PHA, and Metro HRA concurrently opened the **Section 8 Housing Choice Voucher waiting lists from June 12-18**. MPHA's list had been closed since 2008. A random drawing of 2,000 people will be pulled from the 14,701 applications received for MPHA. Metro HRA and St. Paul had 17,336 and 13,408 applicants, respectively.

**HUD has approved MPHA's 2019 MTW Annual Plan.** The planning process for the 2020 MTW Annual Plan is currently underway, with a draft expected in late July.

Through a **partnership with Franklin Energy, MPHA received over \$500K of new appliances in 2018**. 876 energy-efficient air conditioners and 43 refrigerators were installed between 1815 Central, 828 Spring, 2728 Franklin, two Horn Towers highrises, and Glendale Townhomes. This year, three buildings—1717 Washington, 630 Cedar, and 1314 44<sup>th</sup> Ave.—will be audited to see which existing appliances are eligible for replacement.

The Minnesota State Court of Appeals overturned a lower court decision that struck down the city's **ban on discrimination in rental housing against people with Housing Choice Vouchers**, ruling that the city's ordinance was not unconstitutional. The ordinance did not go into immediate effect, but returned to the lower court for reconsideration. MPHA supports eliminating any barriers that prevent families with vouchers from finding safe, affordable places to live, and believes that property owners are essential partners in this process.

The **Research & Analytics Urban Scholar, Omar Leal**, led a hands on Lunch & Learn on **Human Centered Design**, an empathy-based approach to designing programs or physical spaces based on the needs and desires of the people who will use them. To do so, the method emphasizes having **stakeholders as partners** in the identification of problems and design of solutions.

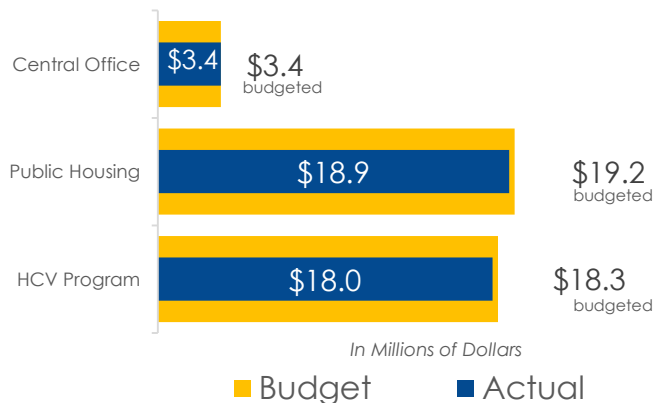
The **Stable Homes Stable Schools** rental assistance program housed its first **six families!** These families have elementary-age kids and were referred by their school social workers because they were experiencing homelessness. In addition, the **Housing Stability Fund** of this program has aided **15 families** who were at risk of becoming homeless. All partnering organizations continue to work closely together: the City of Minneapolis, Minneapolis Public Schools, Hennepin County, the YMCA, and the Pohlada Family Foundation.

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

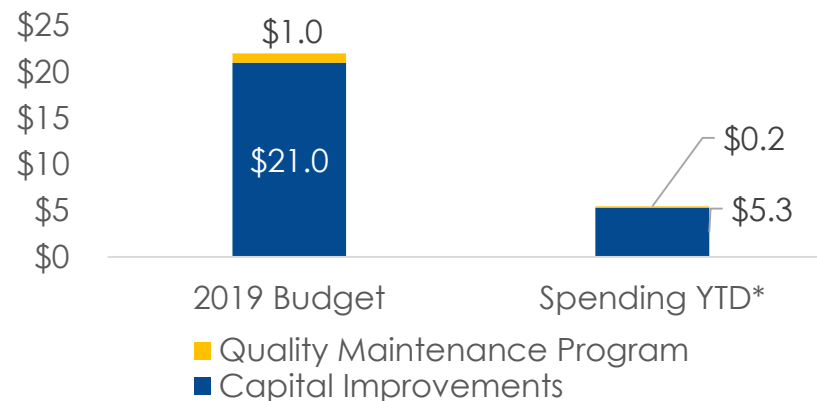
Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 8,897,415	\$ 8,861,644	\$ (35,771)	0%
Public Housing Operating Subsidy	\$ 8,578,165	\$ 7,898,159	\$ (680,006)	-8%
HCV HAP Subsidy & Admin Fees	\$ 18,031,248	\$ 17,827,078	\$ (204,170)	-1%
Other Revenues, Fees, & Grants	\$ 1,045,353	\$ 1,127,689	\$ 82,336	8%
Transfers-In	\$ -	\$ -	\$ -	n/a
<b>Total Sources</b>	<b>\$ 36,552,181</b>	<b>\$ 35,714,570</b>	<b>\$ (837,611)</b>	<b>-2%</b>
Uses	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Public Housing Operations	\$ 19,242,942	\$ 18,923,282	\$ 319,660	2%
Housing Choice Vouchers	\$ 18,291,351	\$ 18,046,619	\$ 244,732	1%
MTW Initiatives	\$ 57,292	\$ 16,166	\$ 41,126	72%
<b>Total Uses</b>	<b>\$ 37,591,585</b>	<b>\$ 36,986,067</b>	<b>\$ 605,518</b>	<b>2%</b>
<b>Net Sources/(Uses)</b>	<b>\$ (1,039,404)</b>	<b>\$ (1,271,497)</b>	<b>\$ (232,093)</b>	<b>-22%</b>

Note: Because of the lack of a full year funding bill, HUD paid Public Housing Operating Subsidy through May 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

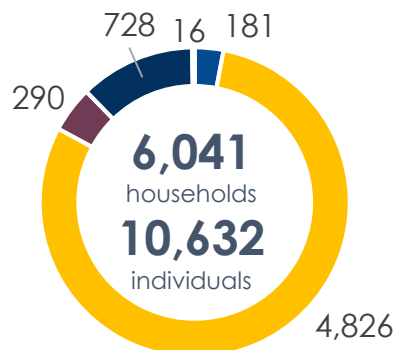


\*An additional \$11.4 million is under obligation for capital projects YTD

# Public Housing Programs



## Occupied Units\*

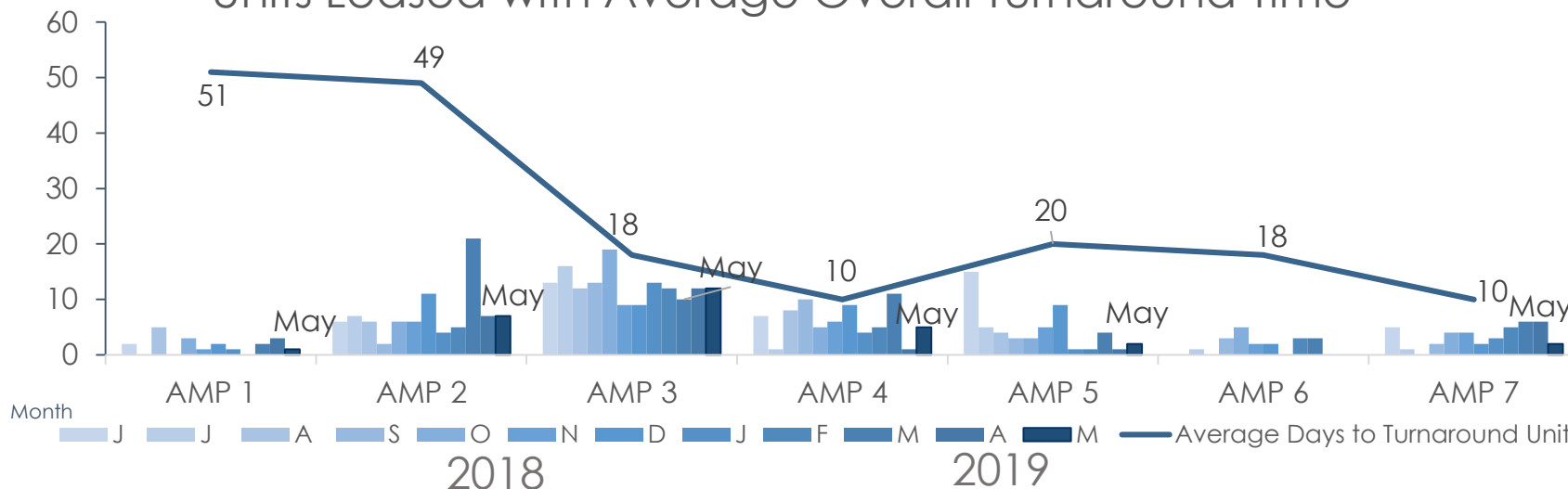


- Glendale
- MHOP\*\*
- Minnehaha Townhomes
- Highrise
- Scattered Sites

29  
new units leased  
during month

99.0%  
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)

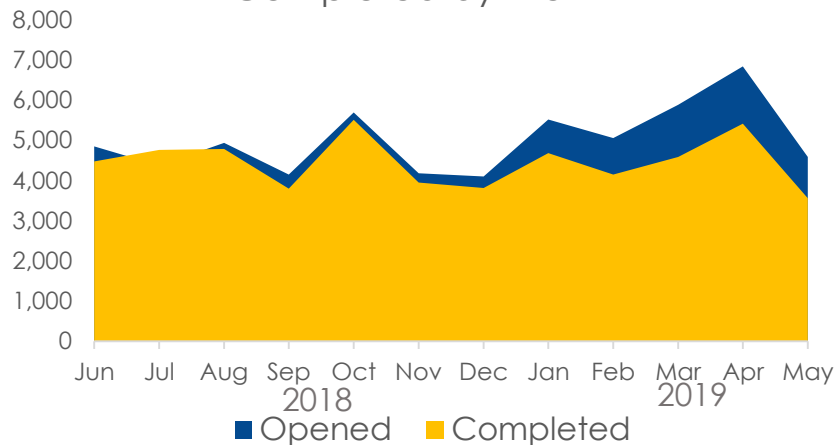
\*\*\*Excluding unit transfers



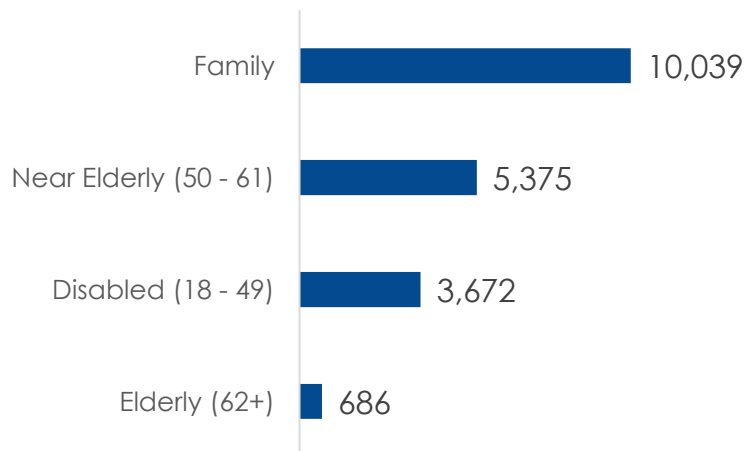
# Public Housing Programs



## Work Orders Opened and Completed by Month



## Applicants on Waiting List

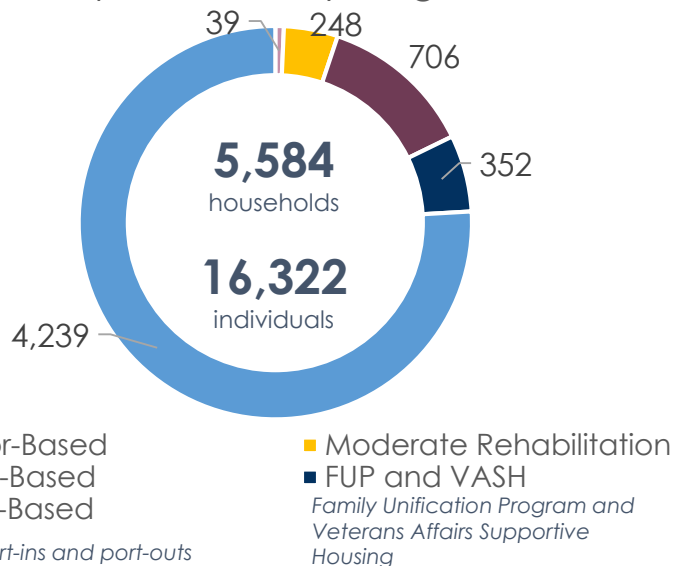


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	38	100%	0
Urgent: 1 Day	572	89%	3
After Hours Non-Emergency: 2 Days	3	100%	0
Important: 3 Days	700	75%	10
Routine: 10 Days	1,825	61%	24
Non-Routine: 20 Days	64	67%	23
Pest Control	377	100%	10

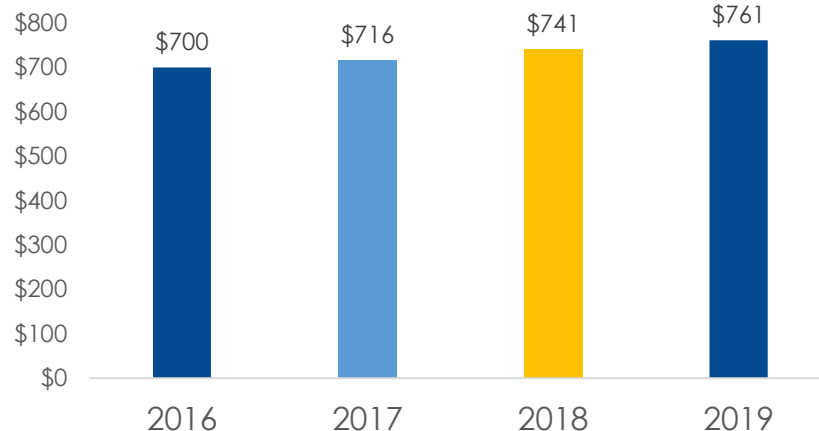
# Housing Choice Voucher Programs



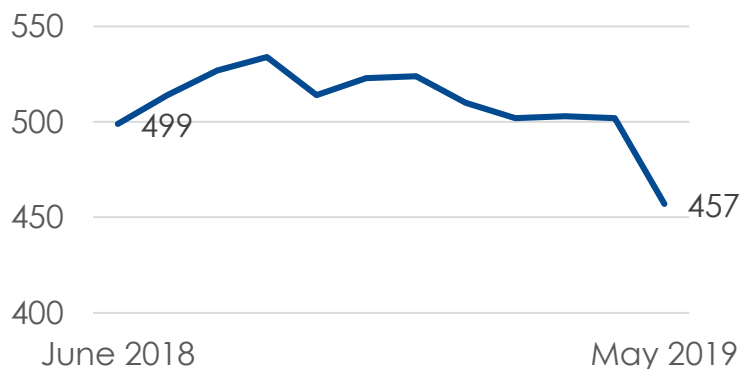
People Served by Program\*



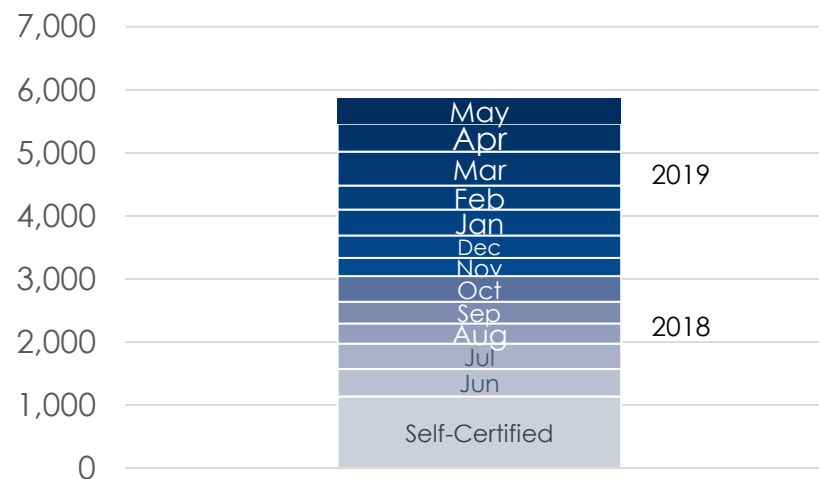
Average Housing Assistance Payment per Unit, Year to Date



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 Sites – Various sites	2019 improvements: roof replacement, comprehensive modernization, structural repairs	Planning/Bidding
Hiawatha Towers	Site security upgrades	Planning
Cora McCorvey Center/1015 4 <sup>th</sup> Ave N	HVAC system upgrades	Planning
315 Lowry	Façade repairs	Under contract; July 2019 start
Cedars Lowrises	Roof replacement	Under contract; June 2019 start
901 4th Ave N	Generator replacement	Under contract; July 2019 start
Horn Towers & 1627 S 6th St	Elevator modernization	Under contract; July 2019 start

## Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Site	Energy pilot project: single-family new construction	Bidding
Scattered Site	Energy pilot project: duplex new construction	Planning
Scattered Site	Energy pilot project: fourplex new construction	Planning

## Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
828 Spring Street NE	Heating system upgrades	In progress
2121 Minnehaha, 2728 E Franklin & 311 University	Main electrical switch gear & generator replacement	In progress
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, comprehensive modernization, structural repairs	In progress
1611 S 6th St	Plumbing & fire alarm system replacement, sprinkler system retrofit, apartment improvements including creation of 6 ADA units; HVAC upgrades	In progress

## Building Improvement & Development Projects - Complete

ADDRESS	DESCRIPTION OF WORK	STATUS
3205 E 37th St & 3755 Snelling Ave	Plumbing, showers, fire alarm system replacement; HVAC upgrades; apartment improvements	Complete
1001 Washington	First floor lobby/security upgrades	Complete
314 Hennepin, 1710 Plymouth, 1206 2 <sup>nd</sup> St NE	Elevator modernization	Complete
Minnehaha Townhomes	16-unit new construction	Complete

# Inquiry Response/Social Media Reporting



69

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



14

Posts  
31,800  
Total reach

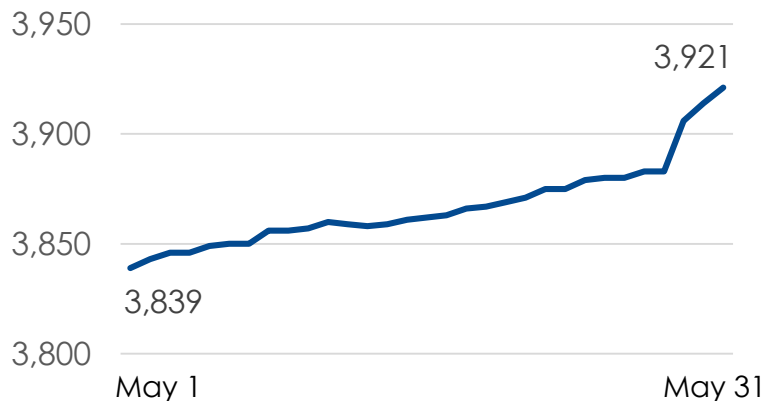


30

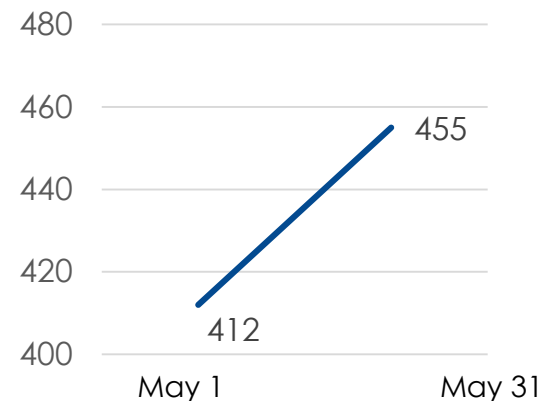
Posts  
33,200  
Total reach



Facebook followers



Twitter followers



Top Performing posts for May

ANNOUNCING THE OPENING OF THE SECTION 8 HOUSING CHOICE VOUCHER WAITING LISTS: Metropolitan Council Housing and Redevelopment Authority, Minneapolis Public Housing Authority, and St. Paul Public Housing Agency will open their HCV waiting lists from June 12-18. Applications will be accepted online only. Learn more: <https://mphaonline.org/hcv-waiting-list/>



Section 8 HCV Waiting Lists Opening Soon

June 12-18, 2019

In a first-of-its-kind coordinated approach, [@MetCouncilNews](#) Housing and Redevelopment Authority, [@MPLSPubHousing](#), and St. Paul Public Housing Agency will open their Section 8 HCV waiting lists from June 12-18.

**Pioneer Press** @PioneerPress · May 16

Need rent help? Twin Cities Section 8 waiting lists to open for first time in years  
[pioneerpress.com/sglD9c6](https://pioneerpress.com/sglD9c6)



# Minneapolis leaders urge property owners to help homeless students

New Stable Homes, Stable Schools pilot program needs more rental units.

By Faiza Mahamud (<http://www.startribune.com/faiza-mahamud/381858611/>) Star Tribune |

MAY 23, 2019 — 9:28PM

Minneapolis Mayor Jacob Frey on Thursday unveiled an update on his groundbreaking homelessness initiative — making a pitch to local property owners to make more affordable units available to help stabilize the home lives of homeless students in Minneapolis Public Schools.

The [new Stable Homes, Stable Schools pilot program](http://www.startribune.com/in-minneapolis-a-bold-plan-to-help-homeless-schoolchildren-takes-shape/507638232/) (<http://www.startribune.com/in-minneapolis-a-bold-plan-to-help-homeless-schoolchildren-takes-shape/507638232/>), which Frey announced at the start of the school year, will provide rental assistance and other support services to the families of about 650 students in the state's third-largest school district. And University of Minnesota researchers will evaluate how the program will impact the students' education.

"Stable Homes, Stable schools is really important to me," Frey said at a news conference at Cityview Community School of Innovation — one of the schools in the program. "I think it can be a game changer for students and a game changer for their families."

This is the first time the city, school district, county and the Minneapolis Public Housing Authority have attempted such a large-scale effort to help homeless students. But with a tight housing market, city officials are under pressure to find affordable housing for a growing number of homeless students. Their preliminary plan to house the first batch of families in April fell through.

Frey stressed the importance of getting property owners engaged in helping break the cycle of homelessness. Currently, about 7% of the district's 34,000 students are homeless. The program is targeting its resources at 15 elementary schools with the highest rates of homelessness.

The city is investing \$3.4 million annually and the MPHA, which is administering the program, is contributing \$1.4 million a year. The second phase of the program is geared toward preventing families from experiencing homelessness with the help of the Pohlada Family Foundation, which is chipping in \$500,000 over the next two years.

Minneapolis Superintendent Ed Graff said each year his teachers, social workers and administrators work around the clock to help thousands of homeless students, but it's not enough.

"We need partnerships that address housing needs, we need partnerships that address employment needs of our families and we need partnerships that address the well-being of our families," Graff said.

Program leaders are working with the Minnesota Multi Housing Association, which represents more than 2,200 property owners across Minnesota, to find vacant units. The challenge, association leaders say, is that only 2% of the affordable housing units in Minneapolis are vacant.

"Property owners are looking to have residents come in that will be stable, long-term residents," said Nichol Beckstrand, the association's president. But she said property owners will find the program's connection to schools and the community appealing.

The program, operating for less than two months, has served more homeless students than initially anticipated, Frey said. To date, the program has enrolled more than 150 students, and is currently working with the YMCA of the Greater Twin Cities. The



City officials unveiled updates on the Stable Homes, Stable Schools initiative to help homeless students in Minneapolis.

YMCA has already started helping families find housing, employment and educational opportunities.

Cityview Principal Renee Montague said the program will ease the struggle of the nearly 30% of students who are homeless or highly mobile in her north Minneapolis school. At least seven of the participating schools are on the North Side.

The MPHA is gearing up for a second round of referrals from school social workers to help families over the summer. And next school year, a new batch of families will be identified for services. Families interested in the program should contact their school's social workers. Property owners who would like to get involved in the program should contact the public housing authority (<http://mphonline.org/stablehomes/>).

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**Faiza Mahamud** is an education reporter covering Minneapolis Public Schools, the state's third-largest school district. Previously, she was a reporter and associate editor at Mshale, the largest African community newspaper in Minnesota. Since joining the Star Tribune, Mahamud has covered immigrant communities, city government and neighborhoods.

faiza.mahamud@startribune.com

Faiza\_Mahamud



# Stable homes for Bryn Mawr, Jefferson students

SWJ [southwestjournal.com/news/2019/06/stable-homes-for-bryn-mawr-jefferson-students](https://southwestjournal.com/news/2019/06/stable-homes-for-bryn-mawr-jefferson-students)

Alex Smith

June 16,  
2019



As the school year ends, Minneapolis officials are busy helping students and their families deal with housing instability and homelessness.

The city's "Stable Homes, Stable Schools" initiative began enrolling students and families in April. Six families with students at Bryn Mawr Elementary and Jefferson Community School have been picked to receive direct rental assistance through the program. Two other families at Bryn Mawr are receiving other types of housing stability support.



"We've been contacted by families we didn't even know were homeless," said Giovanna Bocanegra, a social worker at Bryn Mawr Elementary School. "We found out some had doubled up with two or three other families [in their housing situations]."

Charlotte Kinzley, manager of homeless services for Minneapolis Public Schools (MPS), said families of 175 elementary students citywide have already signed up to receive services.

"I've been really excited that the process has gone fairly quickly and efficiently," she said.

The three-year pilot program is a partnership led by the district, the city, the Minneapolis Public Housing Authority (MPHA) and Hennepin County. In Minneapolis, about 7% of all enrolled students were experiencing homelessness during the 2017-2018 school year.

"Food and shelter come before getting to school on time," Bocanegra said. "If we can connect them to shelter, [families] can focus on education, which is what they really want."

In the next three years, up to 320 families and 650 Minneapolis students experiencing homelessness will receive direct rental assistance. The program will also provide one-time emergency housing funding to families facing eviction. (Fifteen Minneapolis schools, including Bryn Mawr and Jefferson, were chosen for the pilot program; students must be enrolled at one of the schools for their families to qualify.)

"Getting connected to housing support is like winning the lottery," Kinzley said. "You're really lucky if you get connected."

School social workers serve as an entry point to the program by connecting families with resources. Bocanegra said it has been hard to know how to support these affected families, but this program provides a more direct way to help.

"Housing right now is just so hard," Bocanegra said. "This gives families another resource, and hopefully it gives our families hope, too."

The initiative will be funded with \$3.35 million from the City of Minneapolis and \$1.4 million from MPHA. The Pohlad Family Foundation is contributing \$500,000 toward a housing stability fund. The YMCA of the Greater Twin Cities will provide readiness services for each family in the program, along with ongoing life coaching and case management services.

During the three years of the pilot program, the partners will evaluate its success with help from University of Minnesota researchers. Kinzley hopes that the program can eventually expand beyond the pilot program and continue to help families deal with this ongoing issue.

"Housing should be a right," she said. "When families experience not having access to stable housing, the impact on students is dramatic."

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## Minneapolis opens new public housing for the first time since 2010



Posted Jun 11 2019 07:45PM CDT  
Video Posted Jun 11 2019 09:25PM CDT  
Updated Jun 11 2019 09:30PM CDT

**MINNEAPOLIS (FOX 9)** - More than a dozen families who have recently experienced homelessness now have a new place to call [home](#).

Tuesday, the Minneapolis [Public](#) Housing Authority celebrated the grand opening of Minnehaha Townhomes. The 16 units are the first public housing the city has built since 2010.

City [leaders](#) say the two and three-bedroom options are located close to the light rail and Minnehaha Park and are available for families who were previously in homeless shelters.

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"We do have an affordable housing crisis where values are going up, rents are rising through the roof, and people are being displaced from some of the [neighborhoods](#) that they've made wonderful to begin with... a huge part of addressing that demand is making sure that families have a safe and affordable place to stay," said Minneapolis Mayor Jacob Frey.



The City of Minneapolis donated the land and helped pay for the \$5 million project. Families began [moving](#) in back in March and all 16 townhomes are occupied.

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### Most Popular

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2 arrested in connection to at least 20 burglaries, thefts in Wright County



Man's body discovered in St. Croix River Friday



1 in critical condition, 1 in custody after shooting at Roseville strip mall



2 teens killed in crash with camper in northern Minnesota



by Taboola

### Most Recent

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## City of Minneapolis builds homes for homeless



June 11, 2019 06:34 PM

Minneapolis marked the opening of the first new public housing in the city since 2010. 16 families who were once homeless now have a place to call home.

In March, Regina Monegan and her three kids were the first to move in. She was homeless with her children for three years and in a shelter for months.

"It's very stressful, it's hard especially with children it takes a lot out of you," she said.

In January she received a call about housing at the Minnehaha townhomes on Riverview Drive in Minneapolis.

The site consists of four buildings in the East Nokomis neighborhood. The townhomes include four two-bedroom and 12 three-bedroom units at a cost of \$5 million.



More from KSTP:

[Metro Transit looks for solution as hundreds of homeless riders use trains as shelter](#)

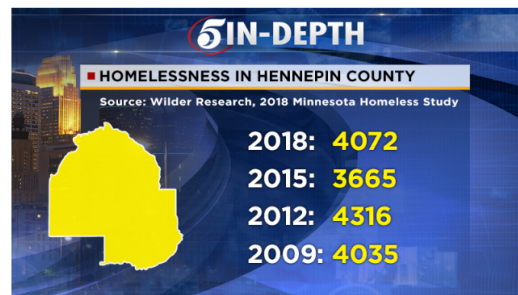
[Study: Increase in Minnesota homelessness since 2015](#)

Ward 12 Council member Andrew Johnson says the land used was sitting vacant for years.

"Originally we were going to sell the land MPH for \$600,000 and I think we ended up selling for a \$1," Johnson said.

According to Minneapolis Public Housing, families began moving in at the beginning of March. The townhomes are reserved for families below 30 percent of area median income.

Facilities like the Minnehaha Townhomes are important because homelessness in Hennepin County is on the rise.



"This is 16 homes that are going to exist for many families in this incredible neighborhood close to light rail station, right across from a park. We just couldn't be happier to welcome these families to our community," Johnson said.

Monegan says everyone here looks out for each other.

"We all get along very well because we all went through a struggle so we all know exactly what we don't want to go through again," she said.

For a more detailed study on homelessness in Hennepin County, [click here](#).

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### WHAT'S TRENDING

- 05/12/2019 09:22 AM **N Carolina man pleads guilty to killing 3 Muslim students**
- 05/12/2019 08:52 AM **Southern Baptists combat sex abuse as critics rally**
- 05/12/2019 07:51 AM **Some rural states double down on attracting new residents**

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### MOST READ STORIES

- Minnesota man catches a mystery fish; Rare for its color, remarkable for its age**
- Minnesota championship runner Gabriele Grunewald dies at 32**
- 1 dead after shooting in Northeast Minneapolis**
- KSTP's Dave Dahl to have procedure done to remove skin cancer from forehead**
- St. Paul woman charged with attempted murder in Roseville shooting**


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# Sharmarke Issa named board chair at Minneapolis Public Housing Authority: Issa grew up in Minneapolis Public Housing after coming to the United States as a refugee from Kenya at age 11

 [insightnews.com/news/sharmarke-issa-named-board-chair-at-minneapolis-public-housing-authority/article\\_901ba454-827f-11e9-9799-33877844d0dc.html](https://insightnews.com/news/sharmarke-issa-named-board-chair-at-minneapolis-public-housing-authority/article_901ba454-827f-11e9-9799-33877844d0dc.html)

May 28,  
2019



Sharmarke Issa was confirmed by the Minneapolis City Council to chair Minneapolis Public Housing Authority (MPHA).

Issa is the first immigrant and first East African to serve as chair of the MPHA Board of Commissioners. He is also the first Somali immigrant in the country to lead a public housing agency's governing board.

"Having grown up in in Minneapolis public housing after coming to our city as a refugee, Sharmarke's story of success highlights public housing as vital asset in Minneapolis," said Minneapolis Mayor Jacob Frey. "Sharmarke's life experience and background in urban planning are especially important to MPHA's mission. At a time when the federal government continues to shortchange housing funding, he will be a skilled steward of our public housing infrastructure who understands and centers the needs of residents."

"I congratulate Sharmarke for his appointment to chair of the Minneapolis Public Housing Authority Board of Commissioners and I thank the previous Chair for all of his work," said Councilmember Abdi Warsame (Ward 6). "Public housing is an integral part of our city's affordable housing stock. I have a deep attachment to those that live in public housing. They are my constituents, my friends and my family. I know Sharmarke will be a strong advocate on behalf of those that live in public housing, and is committed to keeping Minneapolis public housing, public."

"I believe that everyone has a fundamental human right to housing, which ensures access to a safe, secure, habitable, and affordable home," said Issa. "I'm truly humbled by the mayor's appointment and look forward to working with my colleagues on the MPHA board to guarantee that all of our residents can exercise this right to live in security, peace, and dignity."


Issa grew up in Minneapolis Public Housing after coming to the United States as a refugee at age 11.

Approximately one-third of Minneapolis Public Housing residents are members of the East-African community.

Issa received both his bachelor's degree and a master's in urban planning from Minnesota State University in Mankato.

# Mpls. Public Housing Authority CEO Greg Russ Appointed To Lead NYC Housing Authority

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 [minnesota.cbslocal.com/2019/06/19/mps-public-housing-authority-ceo-greg-russ-appointed-to-lead-nyc-housing-authority](https://minnesota.cbslocal.com/2019/06/19/mps-public-housing-authority-ceo-greg-russ-appointed-to-lead-nyc-housing-authority)

June 18,  
2019

**MINNEAPOLIS (WCCO)** — Minneapolis Public Housing Authority Executive Director and CEO Greg Russ has been appointed as the next Chair and CEO of the New York City Housing Authority.

New York Mayor Bill de Blasio announced Russ' appointment Wednesday.

"In a national search, Greg Russ stands out as someone with the guts to make big changes and the heart to do right by public housing residents. Greg has shown he can secure residents the repairs they've been waiting for and strengthen public housing for the next generation. He's shown again and again that he can listen to residents, build trust and improve people's lives. I'm thrilled to welcome him to NYCHA," de Blasio said.

Russ has worked with low-income families through public and subsidized housing programs for more than three decades. In Minneapolis, Russ is credited with starting initiatives to provide housing to families experiencing homelessness, preserve and reinvest in aging public housing units, find paths to new economic opportunities, among others.

In a statement, Russ wrote to MPHA employees, "In recent weeks I have heard from the mayor of New York City, along with HUD and other federal officials, making their strongest case to convince me that I could make a difference addressing the deep challenges and urgent need to turn around the struggling New York City Housing Authority. In the end, it proved a challenge and an opportunity that I could not ignore."

He is expected to leave the MPHA on August 2.



Published Monthly by the Minneapolis Highrise Representative Council

June, 2019

Vol. 29, No. 6

## Voice of the Five Thousand

### Ready to serve their highrise communities

***MHRC trains newly-elected resident  
council officers***



Newly-elected resident council officers participate in one of two MHRC city-wide trainings, this one held at 1815 Central Ave. NE.

Residents in nearly all of MPHA's forty-two highrises elected new resident council officers in May. They include council presidents, vice presidents, secretaries, treasurers, as well as other positions designated by each highrise.

Around 150 of these newly-elected officers attended one of three trainings in May held at 1815 Central Ave. N.E., 630 Cedar Ave. S., and 2121 16th Ave. S. Officers learned the importance of working as a team, safeguarding resident council funds, how to plan and run effective resident council meetings, the role of the council in advocating on behalf of tenant concerns, and more.

In small-group trainings attendees also practiced creating meeting agendas and how to plan and organize successful community events.

Resident council officers are responsible for

***Continued on page 2***

### Residents show up, speak out for housing



Highrise resident leaders and other affordable housing advocates were busy last month working to draw attention to the need for more State and funding to preserve and expand affordable housing, including public housing. Resident leaders and MHRC staff (pictured in photo, above) attended the 2019 Homes For All Rally at the State Capitol to share their stories and urge legislators to act this session to fund affordable housing programs. In his original budget Governor Walz (photo, right, with Lt. Governor Peggy Flannigan) had proposed \$150 million for housing including \$30 million for public housing rehab, statewide.



***Continued on page 2***



### **housing advocacy continued**

Unfortunately, after drawn out negotiations between the Governor and a divided legislature, a bonding bill did not make it in to the final budget.



MHRC President Mary McGovern reads a statement in support of more state funding for public housing at the Homes for All rally last month



MHRC executive committee members call Senate Majority Leader Paul Gazelka to urge action on a State bonding bill that would include funding for public housing rehab.


The MHRC is coordinating a meeting with the Mayor's office to advocate for reinstatement of the tax levy for public housing capital and security needs. The MHRC is also involving residents in the Our Homes Our Voices National Week of Action to advocate for housing at the federal level. More information to follow on these efforts.

### **Officer training continued...**



planning and running fair and democratic monthly council meetings, carrying out activities and directives voted on by residents at council meetings, managing and accounting for resident council funds, and promoting good communication between residents, MPHA and others.

### **MHRC Board Meeting Wrap UP**

 The MHRC Board meeting was held May 17 at 1015 4th Ave. N. Board action included:

- ◆ Review of MHRC priorities #6 regarding continuing and supporting the Highrise Laundry Project, #7 regarding promoting individual responsibility for quality environments, and #8 regarding promoting appreciation of highrise diversity;
- ◆ Presentation by MPHA Director of Planning and Development Laura Dykema about MPHA capital improvements, planned and underway (photos below)
- ◆ A report about the recent National Low Income Housing Coalition conference by resident attendees;
- ◆ Participation in a priority-setting activity regarding the Minneapolis Transportation Action Plan;
- ◆ Discussion of resident priorities for consideration in the development of MPHA's annual Moving to Work (MTW) plan; and
- ◆ Discussion about plans for the September 26 Annual Highrise Celebration.







Residents from 2419/33 5th Ave. S (photo above) join Physical Therapy graduate students from St. Catherine University in St. Paul in stretching exercises. The students worked with residents from six highrises on a variety of resident-requested exercise and wellness activities during a two-week Service Learning project in May. This is the fourth year of this popular partnership between St. Catherine University and the Active Living Committee. Wellness activities also were held at 600 18<sup>th</sup> Ave N, 2415 3rd St N, 1815 Central Ave NE, 616 Washington St NE and 1515 Park Ave S. This year, in addition to stretching and strengthening exercises, the wellness activities included foot care, chair yoga and meditation, Wellness Bingo and tips for improving sleep.

It's planting time (finally)! Hamilton Manor residents (photo below) plant kale, beets and spinach in the 1314



44th Ave N community vegetable garden. Seeds and plants are donated through the MN State Horticultural Society's Minnesota Green program and U of M Extension Master Gardeners are available to

assist at some sites. New raised bed gardens are in the works for resident community gardeners at 2419/33 5<sup>th</sup> Ave S and 828 Spring St NE. Over 60 residents are involved with ten community vegetable gardens this year, growing nutritious food for themselves and to share with their neighbors.

*The Active Living Initiative is supported by the Minneapolis Health Department with Statewide Health Improvement Program funding, Minnesota Department of Health.*

## **Attend your Area meeting and help elect members (maybe you!) to one of these MHRC Standing Committees (see page four for more info.)**

### **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, 3<sup>rd</sup> 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 2<sup>nd</sup> 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, 3<sup>rd</sup> 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 Look-out and is involved in the selection process of MPHA contracted guard services. *Meets monthly, 4<sup>th</sup> 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, 4<sup>th</sup> 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.*

## MHRC Committee members to be elected at Area meetings this month!

**A great way to get involved with your city-wide tenant organization!**

Residents are encouraged to attend the Area Meetings this month to help elect two representatives (1 being an MHRC board member and one being open to any resident) from their respective Areas to sit on the following MHRC committees: Security Advisory; Laundry Project; Diversity; Maintenance Modernization and Management; and Resident Advisory Board (an MPHA committee). Area Chairs will also be elected. Nominees must be present to be elected. (Committee descriptions on page 3. Call the MHRC at 612-342-1330 for more info.) Other topics will include:

- ◆ A “check-in” with resident council officers
- ◆ Updates on 2019 civic engagement plans
- ◆ MHRC committee and Area Chair elections
- ◆ Information about the 2019 Make A Difference Awards



### North/Northeast residents meet

Wednesday June 12, 1:30 p.m.  
1815 Central Ave NE.

### Southeast/Southwest residents meet

Thursday, June 13, 1:30 p.m.  
2419/33 5th Ave. S.

*(check fliers posted in your highrise for bus info.)*



A recent MHRC Security Advisory Committee meeting.

The *Highrise Lowdown* is a publication of the Minneapolis Highrise Representative Council, 1015 4th Ave. N., Minneapolis, MN 55405. The Lowdown will print reader responses as space permits; we reserve the right to edit all submissions. Send submissions to the address above or to [jstumme@mplshighrise.org](mailto:jstumme@mplshighrise.org).



## Recognizing those who make a difference...

### MHRC seeks nominations for “Make a Difference” Awards

Is there someone in your highrise who makes your building a better place to live—maybe someone who volunteers her/his time for others or for your highrise and doesn't expect recognition, but who you think deserves it anyway? Or, is there a program or activity of your resident council that has improved the sense of community in your highrise?

Help this special person, or your resident council, get the recognition they deserve by nominating them for a “Make a Difference Award.” All nominees will be recognized in the *Lowdown* and one individual and one resident council nominee from each of the four Areas will receive a “Make a Difference” Award at the Annual Highrise Celebration, September 26.

**Send us your nominations!** To request a nomination form call 612-342-1330. Or, write to us or send an email telling us who you are nominating and why you think your nominee should receive a “Make a Difference” Award. Please be specific and provide as much information as possible. Also, please provide your name and phone number. Nominations are due August 15 so don't delay! Send nominations to MHRC, 1015 4th Ave. N., Suite 203, Mpls, MN 55405 or email: [jstumme@mplshighrise.org](mailto:jstumme@mplshighrise.org)



### This Month's Events

**Thursday, June 6, 9:30 a.m.:** MHRC Executive Committee meets at 1015 4th Ave. N.

**Wednesday, June 12, 1:30 p.m.:** N/NE Area meets at 1815 Central Ave NE

**Thursday, June 13, 1:30 p.m.:** SE/SW Area meets at 2419/33 5th Ave. S.

**Monday, June 17, 9:30 am:** Active Living Committee meets at 1015 4th Ave. N.; **12:00-2:30 p.m.:** BINGO at 1015 4th Ave. N.

**Tuesday, June 25:** Annual Project Lookout Cookout volunteer recognition event (registration information will be distributed to eligible volunteers).

**Wednesday, June 26, 12:00 pm:** Resident Advisory Board meets at 1001 Washington Ave. N.; **1:30 p.m.:** MPHA Board of Commissioners meet

**Friday, June 28, 9:30 a.m.:** MHRC Security Advisory Committee meets at 1015 4th Ave. N.



June is National LGBT Pride month.  
Happy Pride from the MHRC!