



# 2020 Moving to Work Annual Plan

Informational Meetings – August 21, 2019  
McCorvey Health & Wellness Center

# Today's Meeting

- Overview of MPHA
- 2019 Highlights
- Key Elements of the 2020 MTW Annual Plan
- 2019 Rental Assistance Demonstration Amendment
- Public Comment and Questions

Learn more and download documents at **[MPHAOnline.org/MTW](https://MPHAOnline.org/MTW)**

*MPHA staff are available to assist with other questions after the meeting*

# **MPHA's mission shapes everything we do.**

We promote and deliver quality, well-managed homes to a diverse, low-income population.

We contribute to the well-being of the individuals, families, and community we serve.

# MPHA is...



**948 Single-Family  
and Townhomes**



**42 Highrise Buildings**



**26,000+ People  
Served with  
Affordable Homes**

**5,289 Households  
with Housing  
Vouchers**



**300 Employees**



# The MPHA Strategic Vision



*Community*



*Engagement*

# *2019 Highlight:* **Minnehaha Townhomes**

- 16 units of new public housing
- Opened to families in March
- Serves families with children experiencing homelessness in Hennepin County
- Built with a wide range of partners—our model for the future!







## *2019 Highlight:* **Opening Housing Choice Voucher Waiting List**

- Opened for six days in June
- First opening since 2008
- Opened concurrently with St. Paul and Metro HRA
- More than 14,000 people signed up
- 2,000 selected by random lottery



## *2019 Highlight:* **Planning for a Major Remodel at the Elliotts**

- Resident committees meeting regularly on:
  - Building Design
  - Temporary relocation contract
- Current design includes:
  - Major community space
  - Ten new, disability-accessible units
  - 3X-larger laundry rooms
  - Complete apartment remodels
  - Major energy savings
- Next: Fundraising
- Construction mid-2020







Stable Homes  
Stable Schools

## 2019 Highlight: **Stable Homes Stable Schools**

- Special rental assistance for families of elementary students experiencing homelessness
- Jointly funded by MPHA and City of Minneapolis
- Services coordinated by the YMCA of the Twin Cities
- Housing Stability Fund from the Pohlad Foundation
- At mid-2019, 100+ families enrolled with almost 400 children

## 2019 Highlight: Launch of the **Quality Maintenance Program**

- Data-driven preventive maintenance program
- Examples: curtain rods, shower handles, water shut-off valves.
- Two pilots completed:
  - *Horn Towers*
  - *Glendale Townhomes*
- Horn Towers: Addressed 150 issues across 42 units
- Goals: Save money and reduce resident inconvenience in the long-run







## *2019 Highlight:* **Expanding Voucher Opportunities**

- **The Redwell** in the North Loop
- **Great River Landing** (opening soon!) for ex-offenders
- Expanding specialized vouchers
  - Veterans (VASH)
  - Disabled (Mainstream)
- Pioneering partnership with Met Council for regional voucher opportunities



# MTW and the MTW Annual Plan

MPHA is one of 39  
*Moving to Work*  
housing authorities.

MTW allows MPHA to:

- combine our sources of funds and
- waive regulations

...so that we can **better serve** the City of Minneapolis.

In the MTW plan, we share with HUD and our community:

- How we will use our MTW authority in the year ahead.
- Operating data on properties and families.
- Status updates on prior MTW activities.
- An introduction covering our broader vision for 2020.

# Proposed MTW Activities for 2020

## *Inspections and Rent-Reasonableness for MPHA-Owned Properties*

MTW Objective: Cost-Effectiveness

---

At project-based voucher (PBV) properties that we own, we will:

- Conduct our own inspections, just as we do in public housing
- Determine the (hypothetical) market rent for our units -- this *does not* relate to the rent residents pay!

## *Affordable Housing Creation and Preservation Toolkit*

MTW Objective: Housing Choice

---

Secures for MPHA a menu of valuable flexibilities used by MTW agencies to adapt to local conditions in creating and preserving affordable housing.

They will allow us to move nimbly to **forge partnerships, acquire property, design, and build** to meet the needs of local households.

## *Flexible Subsidy for Community Priorities*

MTW Objective: Housing Choice

---

With MTW, MPHA can create forms of housing support that fall outside the rigid lines of HUD programs. This activity helps us create **innovative, locally responsive programs** to support families facing an acute evictions crisis or housing instability.

The community expects us to respond; this gives us the power.

# 2020 Investments: Opportunity and Well-Being



**New** MPHA Human Services Department



For 2020:

- Health needs in the highrises
- Child wellness
- Job training and opportunities



Continued focus on:

- Expanding *Stable Homes*
- Regional partnerships for housing choice



# 2020 Investments: MPHA's Public Housing



**Portfolio strategy**  
will point the way  
to long-term  
preservation of  
MPHA properties.

- Future RAD applications
- Improvements to scattered sites through Section 18

- Replacing appliances
- *Planning Processes:* Heritage Park and Glendale

# 2020 Investments: MPHA's Public Housing



The 2020 plan contains a list of properties where MPHA could apply for federal subsidy conversion programs.

- Based upon current portfolio analysis
- MPHA has not made decisions about whether, where, and when.
- Additional resident engagement around every application.

Development	AMP	Units
37th Street Manor	MN002000007, Horn AMP	28
Art Love Manor	MN002000003, North AMP	66
Glendale Townhomes	MN002000001, Glendale AMP	184
Hamilton Manor	MN002000003, North AMP	220
Heritage Commons	MN002000003, North AMP	102
James R. Heltzer Manor	MN002000007, Horn AMP	110
Lowry Towers	MN002000003, North AMP	193
Lyndale Manor	MN002000003, North AMP	239
Lynway Manor	MN002000003, North AMP	62
Oliver Manor	MN002000003, North AMP	31
Parker Skyview	MN002000004, Northeast AMP	333
Rainbow Terrace	MN002000003, North AMP	84
Signe Burckhardt Manor	MN002000005, Hiawatha AMP	42
Snelling Manor	MN002000007, Horn AMP	28
Spring Manor (809)	MN002000004, Northeast AMP	32
Spring Manor (828)	MN002000004, Northeast AMP	189
St. Anthony Highrise	MN002000004, Northeast AMP	49
The Atrium /Archie Givens	MN002000003, North AMP	299
The Pentagon	MN002000007, Horn AMP	129
The Riverside	MN002000007, Horn AMP	151
Third Avenue Towers	MN002000005, Hiawatha AMP	199
Thomas T Feeney Manor	MN002000003, North AMP	48

# 2020 Investments: MPHA's People and Processes



New, **agency-wide software system** for public housing, Section 8, and Finance.



Renewed focus on:

- Recruitment
- Training
- Development
- Agency Culture



*To serve our mission, MPHA intends to attract, train, and keep the best employees.*



# 2020 MPHA Budget

**Total Estimated Agency Budget: ~\$135M**

## *Estimates of Federal Underfunding*

Housing Choice Vouchers: *Fully Funded*

Voucher Administration: *\$750,000 Under*

Public Housing Operating Subsidy: *\$200,000 Under*

Public Housing Capital Subsidy:

Capital  
Funding  
Estimate:  
**\$15M**



**PORTFOLIO STRATEGY!**

Estimated  
Capital  
Need (2020):  
**\$152M**



# 2020 Capital Investments

## MPHA highrises:

- Elevator modernization
- Window replacement; building systems replacement
- Comprehensive building modernization

## MPHA family sites:

- Roofing, siding, and other exterior upgrades
- Kitchen & bathroom improvements
- New construction

# 2020 Capital Investments

## Comprehensive Building Modernization at Elliot Twins

- Apartment renovation
- Building systems upgrades
- Energy efficiency improvements (new roofs, windows & exterior envelope)
- New single-story community-link addition
- Common area/site enhancements
- Addition of ten fully accessible units





# Elliot Twins RAD Amendment

- Amends the 2019 MTW Annual Plan.
- Standard form and attachments; required by HUD with any RAD conversion.
- Does not signal any change or update to the RAD process at the Elliot Twins.
- Reflects basic parameters of the conversion (including potential addition of 10 units).
- Comments welcome today, at public hearing, or to [PublicComment@MplsPHA.org](mailto:PublicComment@MplsPHA.org) (by August 30)

# Time for your questions and comments!

- We will call your number.
- You may still sign up.
- Three-minute comments; one person at a time.
- Respect other speakers; don't interrupt. Avoid personal attacks on staff or others guests.
- MPHA staff will answer *questions* if we can do so quickly.
- Leave additional comments on comment cards or send to [MTW@mplspha.org](mailto:MTW@mplspha.org) (by Aug. 30).

