



# Monthly Performance Report

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

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## Highlights and Updates



**HUD approved MPHA's application under HUD's Section 18 program** to convert 717 scattered sites to project-based vouchers. The primary benefit to MPHA and community will be a significantly **increased stream of federal funding**, which will allow more repairs and improvements to these homes over the long-term.

MPHA partnered with People Inc. and Minnesota Housing to offer **staff training on de-escalation**, with a focus on **public housing and mental health**. More than 175 MPHA staff attended over two sessions, focused on employees who have direct contact with the public and residents on a regular basis. This class addressed the fundamentals of mental health and trauma to understand the nature of upset encounters, and shared some common mistakes that people make in attempting to diffuse them. The training included practice in verbal and nonverbal techniques to effectively de-escalate without being confrontational.



Across our highrise communities, people gathered to celebrate **National Night Out**. Resident Councils, Project Lookout volunteers, and MPHA property staff devote many hours to planning and executing events that bring together residents and neighbors. Photos taken by MPHA employees are shared in an album on MPHA's Facebook page.



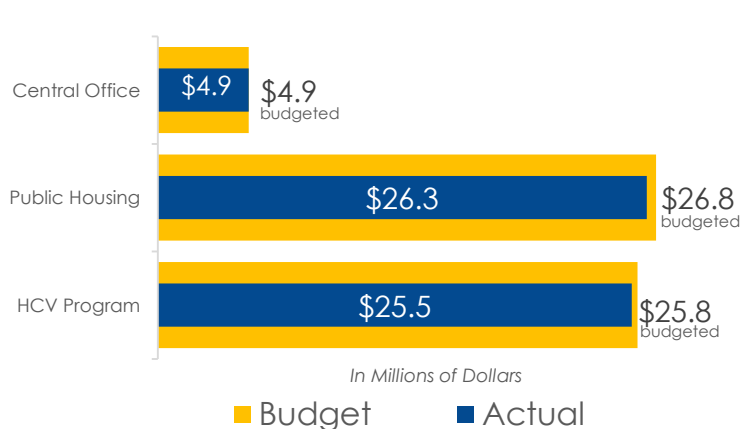
Residents joined with neighbors and local officials for **a tour of community gardens adjacent to Horn Towers**, including the "Youth Farm" garden hosted on MPHA property and another garden lovingly maintained by Horn residents. Community gardens across our highrises are looking incredible due to a lot of hard work by residents. **Ten highrises offer community vegetable gardens** and many are supported by the UMN Extension Hennepin County Master Gardeners.

This month, MPHA grabbed a shovel to **break ground on a 100% affordable housing project in the North Loop**. MPHA is proud to commit 22 project-based vouchers to **The Redwell**—an investment of more than \$6.3 million by MPHA over 20 years—to create units serving very low-income households. The 109-unit, mixed-use project by Schafer Richardson looks to open in September 2020.

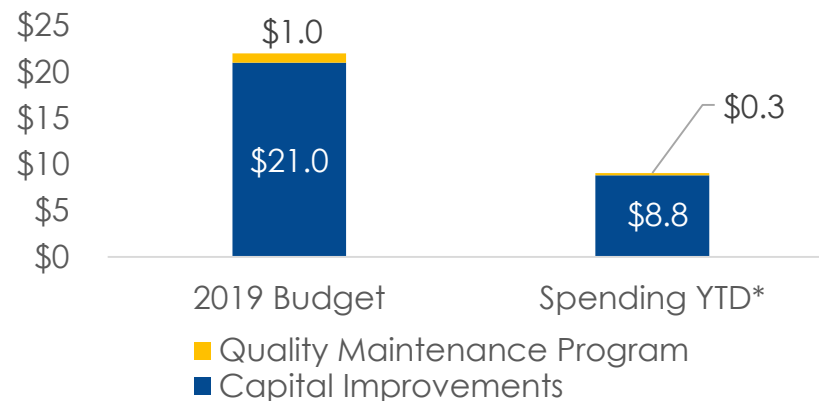
## Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 12,456,381	\$ 12,456,764	\$ 383	0%
Public Housing Operating Subsidy	\$ 12,009,433	\$ 12,500,411	\$ 490,978	4%
HCV HAP Subsidy & Admin Fees	\$ 25,419,048	\$ 24,992,200	\$ (426,848)	-2%
Other Revenues, Fees, & Grants	\$ 1,567,661	\$ 1,692,466	\$ 124,805	8%
Transfers-In	\$ 50,000	\$ 139,333	\$ 89,333	179%
<b>Total Sources</b>	<b>\$ 51,502,524</b>	<b>\$ 51,781,174</b>	<b>\$ 278,650</b>	<b>1%</b>
<b>Uses</b>				
Public Housing Operations	\$ 26,775,829	\$ 26,303,573	\$ 472,256	2%
Housing Choice Vouchers	\$ 25,797,333	\$ 25,486,596	\$ 310,737	1%
MTW Initiatives	\$ 72,208	\$ 35,613	\$ 36,595	51%
Human Services	\$ 175,700	\$ 27,226	\$ 148,474	85%
<b>Total Uses</b>	<b>\$ 52,821,070</b>	<b>\$ 51,853,008</b>	<b>\$ 968,062</b>	<b>2%</b>
<b>Net Sources/(Uses)</b>	<b>\$ (1,318,547)</b>	<b>\$ (71,834)</b>	<b>\$ 1,246,712</b>	<b>95%</b>

### Year to Date (YTD) Expenses



### MTW Capital Fund Program

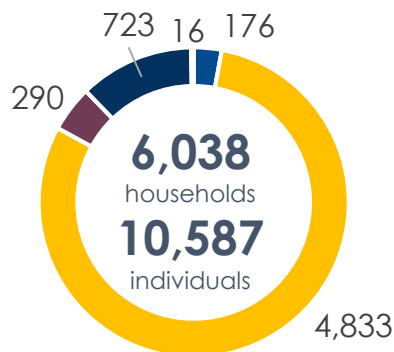


\*An additional \$12.3 million is under obligation for capital projects YTD

# Public Housing Programs



## Occupied Units\*

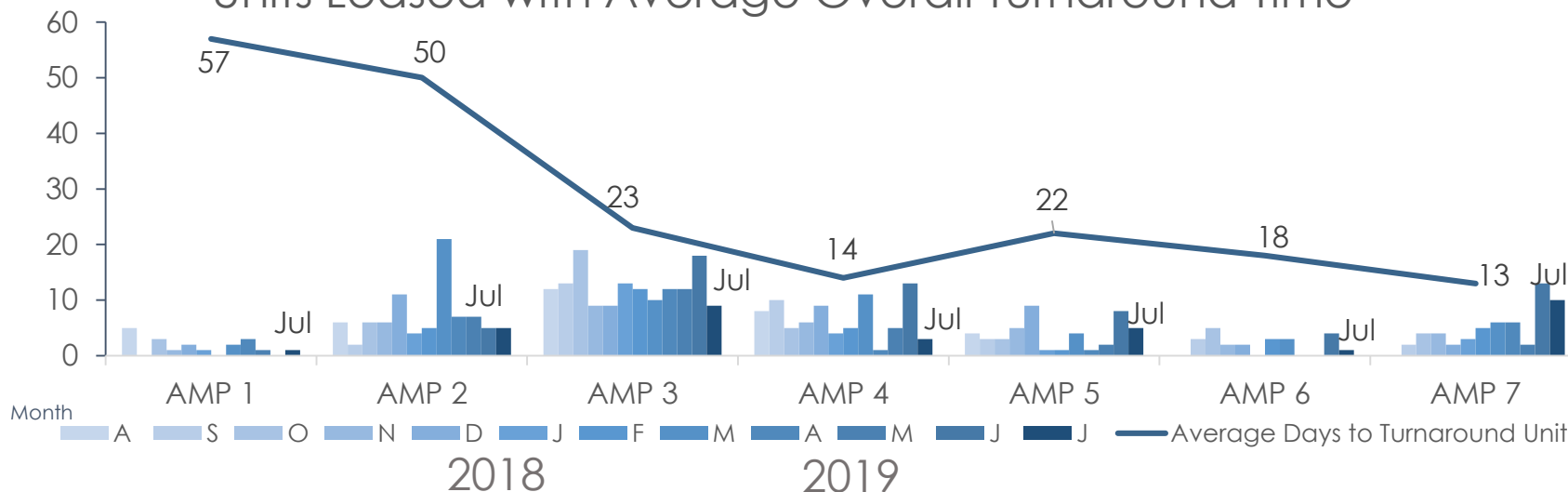


- Glendale
- MHOP\*\*
- Minnehaha Townhomes
- Highrise
- Scattered Sites

34  
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)

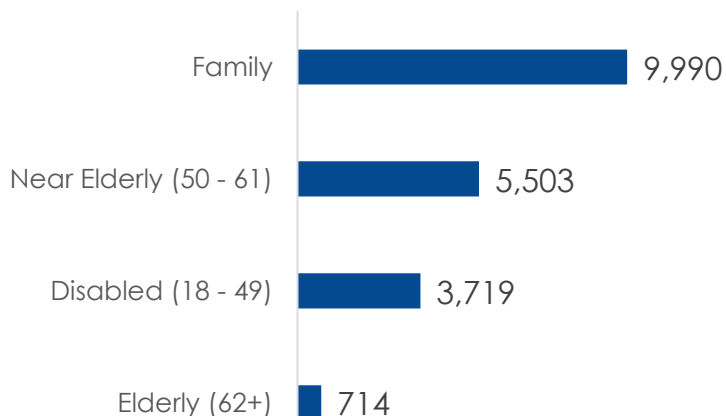
\*\*\*Excluding unit transfers

## Public Housing Programs

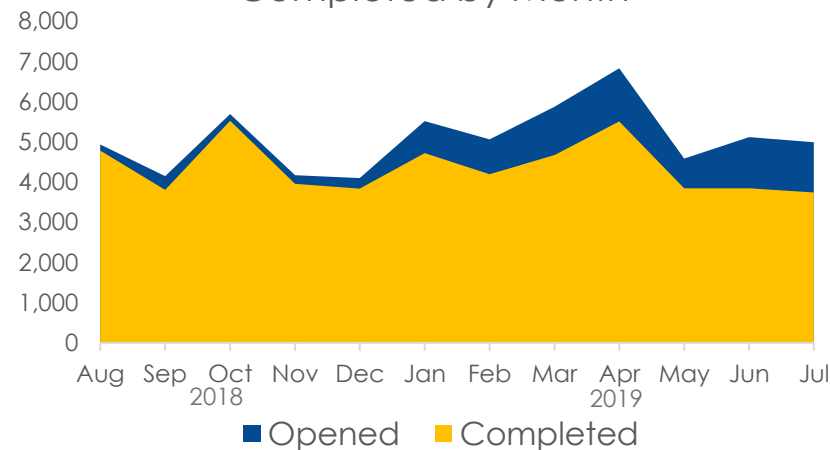


Reason for Vacating Unit	Count
Death	10
Dislike Unit	10
Moving Out of Town	8
Evicted - Non Payment	6
Moving in with/closer to family	5
Mutual Agreement	4
Dislikes Neighborhood	3
Other	3
To Nursing Home	2
Received HCV voucher	2
Change in family composition	1
Purchased Home	1
Illness	1

### Applicants on Waiting List



### Work Orders Opened and Completed by Month

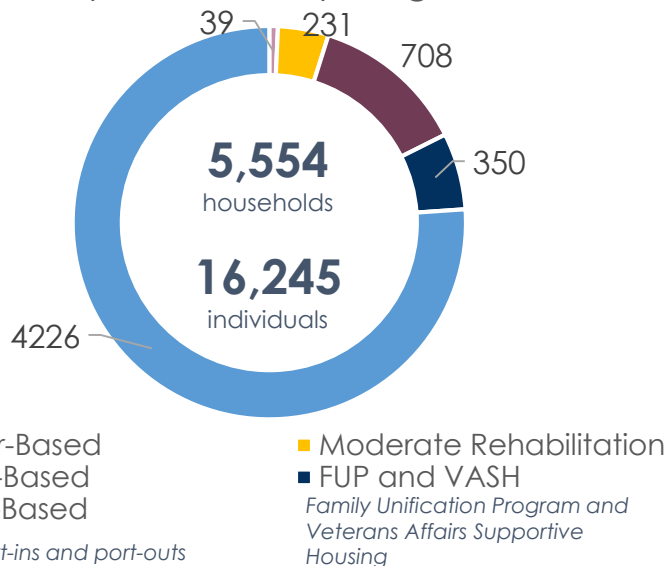


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	53	96%	0
Urgent: 1 Day	618	87%	3
After Hours Non-Emergency: 2 Days	2	100%	0
Important: 3 Days	806	79%	8
Routine: 10 Days	1,336	69%	30
Non-Routine: 20 Days	48	58%	84
Pest Control	878	100%	9

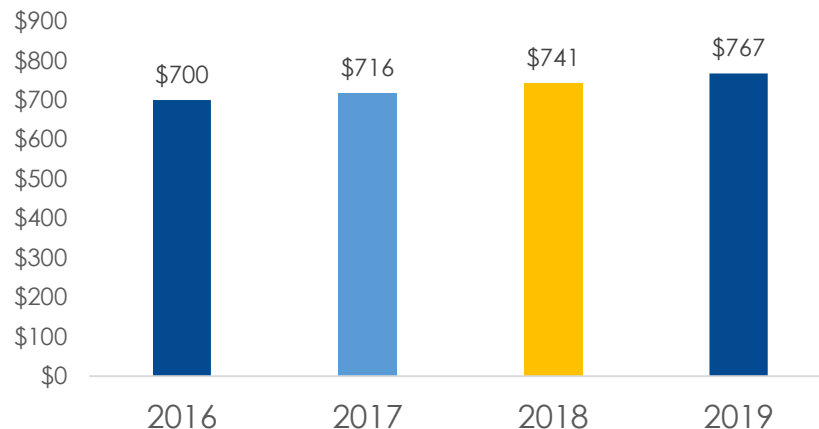
# Housing Choice Voucher Programs



People Served by Program\*



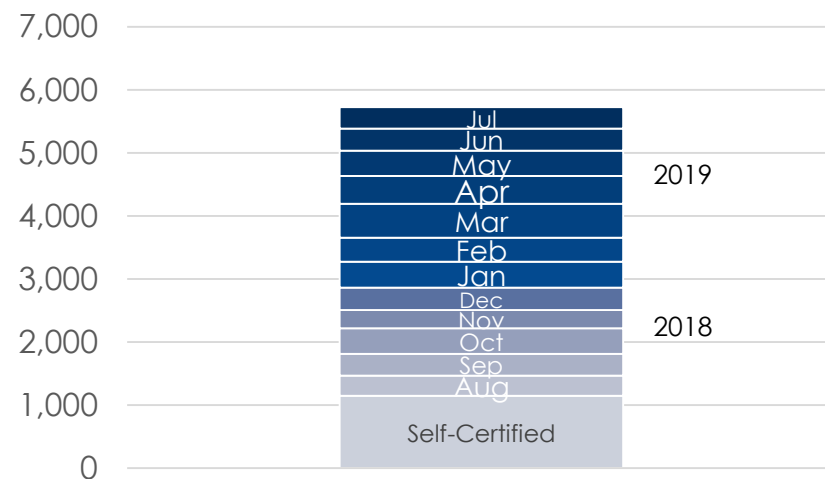
Average Housing Assistance Payment per Unit, Year to Date



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	Re-bidding in early 2020
Cora McCorvey Center/1015 4 <sup>th</sup> Ave N	HVAC system upgrades	Planning

## Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Site	Energy pilot project: single-family new construction	Planning
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
315 Lowry	Façade repairs	In progress
901 4th Ave N	Generator replacement	In progress
Horn Towers & 1627 S 6th St	Elevator modernization	In progress
Cedars Lowrises	Roof replacement	In progress
828 Spring Street NE	Heating system upgrades	In progress
2121 Minnehaha, 2728 E Franklin & 311 University	Main electrical switch gear & generator replacement	In progress
1515 Park Ave S	Plumbing & shower 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
2121 Minnehaha Ave	Plumbing & fire alarm system replacement	Substantially complete
Horn Towers, 314 Hennepin, 1717 Washington, Hiawatha Towers, Elliot Twins, 630 Cedar	Fire alarm system replacement	Substantially complete



# Elliot Twins RAD Conversion & Building Renovation



- RAD conversion with LIHTC/debt financing
- Address deferred maintenance, **plus** unit improvements, community link addition, envelope enhancement, new HVAC system, addition of 10 fully accessible units
- Projected 38% reduction in utilities
- Hard costs: \$21.7M
- Ongoing resident engagement on design & relocation rights

## Timeline (subject to change)



# Scattered Site Section 18 Process

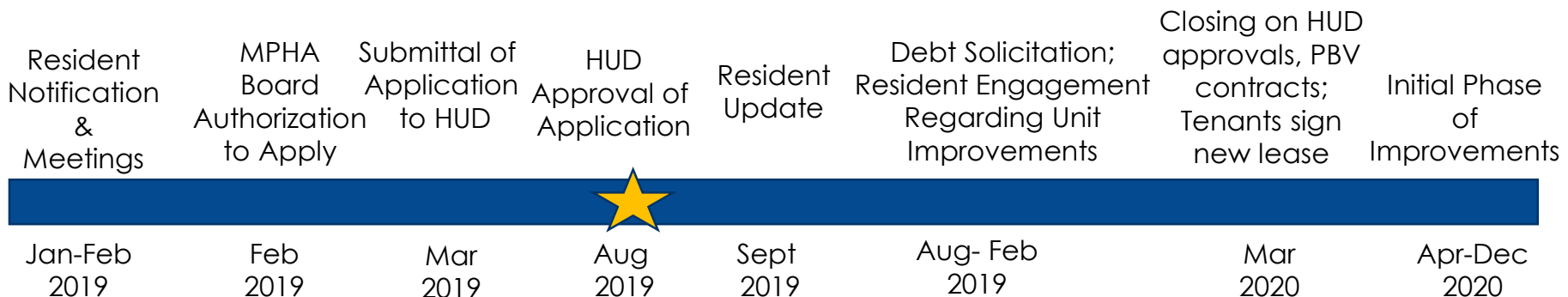


## Section 18 with debt financing



- **MPHA received HUD approval of the disposition in August**
- Debt will support investments in deferred maintenance and ongoing unit needs as well as potential replacement/addition of units
- Ongoing resident engagement on reinvestment strategy, design, and Section 18 conversion

## Timeline (subject to change based on timing of HUD approvals)



# Inquiry Response/Social Media Reporting



July 2019

83

Formal inquiries  
received and  
addressed

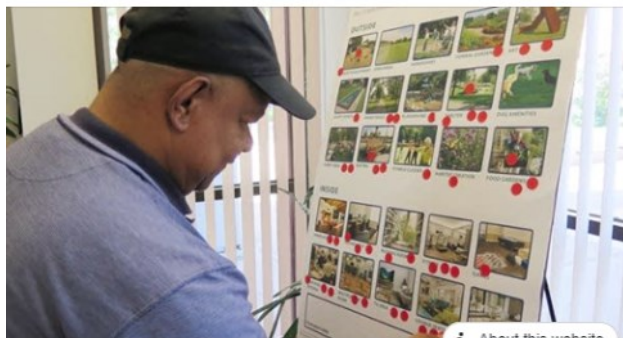
(Channels include  
media, social  
media, and website  
contact forms)



MPHA on Facebook

Top Performing Post (5,400 views)

Public housing nationwide is generally decades old and needing repair. MPHA is no exception and joins many other housing authorities in utilizing a federal program that provides a boost to funding for improving and preserving our housing. [MPR News](#) dives into how the Rental Assistance Demonstration (RAD) program works and visits MPHA's Elliot Twins to speak with residents about the proposed renovations that are taking shape for some of our oldest towers.



MPRNEWS.ORG

**Controversial program boosts funding for scarce public housing | MPR News**

[Learn More](#)



8

Posts for the Month

4,258

Followers



MPHA on Twitter

Top Performing Post (2,429 views)

Public housing nationwide is decades old & needing repair. [@MPRnews](#) dives into how a federal program to boost funding for housing works & visits MPHA's Elliot Twins to speak with residents about the proposed renovations that are taking shape:

[buff.ly/2LPsQnf](https://buff.ly/2LPsQnf)

[pic.twitter.com/8mCxE94z](https://pic.twitter.com/8mCxE94z)



3 2 11



7

Posts for the Month

473

Followers

July 2019



# Controversial program boosts funding for scarce public housing

 [origin-www.mprnews.org/story/2019/07/30/controversial-program-boosts-funding-for-scarce-public-housing](https://www.mprnews.org/story/2019/07/30/controversial-program-boosts-funding-for-scarce-public-housing)



Elliot Twins tenant Jonathan Martin picks the elements of the planned renovation that matter most to him on July 11, 2019.

Martin Moylan | MPR News

The Elliot Twins high-rise apartments, not far from U.S. Bank Stadium, are on track for \$22 million rehab, starting next year. The 12-story buildings are among the Minneapolis Public Housing Authority's oldest properties, built back when John F. Kennedy was president.

To help finance the Elliot Twins and future renovation projects, the housing authority will change how it receives much of its federal funding, switching to a program expected to provide a more stable flow of money. The move also allows the organization to raise money

from investors and other private-sector sources to fund building repairs and renovations.

Public housing serves the poorest of the poor, including many households making less than \$15,000 a year. Virtually no new public housing has been built in decades and federal funding has been inconsistent, leaving many public housing authorities with huge backlogs of deferred maintenance.

The Minneapolis Housing Authority's 6,000 homes and apartments currently need about \$175 million in work.

Resident Jonathan Martin has lived in Elliot Twins since 2006. He likes the new kitchens and bathrooms and other planned improvements.

"This will be a nice place for residents to reside and look forward to coming home to," he said.

Resident Osman Omar also likes what is in the works. Among other things, the buildings will be joined by a first-floor community center.

"It is great," he said. "It is a good investment for the community."

Omar said some residents have worried that they could lose their housing. But he said such fears are unfounded.

"Some elderly ... interpret they will be evicted. And that's not true," he said. "This process, it will help the community."

A few of the 10,500 residents of Minneapolis Public Housing properties regularly protest that the housing authority is on a path to "privatize" public housing, evicting tenants and raising rents, which average \$245 a month. The average rent for a one-bedroom Minneapolis apartment was \$1,566 as of last April, according to the website Rentjungle.com.

The housing authority vows tenants cannot lose their housing and that rental rates are capped at 30 percent of income.

Mary McGovern, an Elliot Twins tenant and president of the council that represents 5,000 residents of the authority's high-rise apartments, trusts tenants will be protected.

"Nobody is going to lose their housing," she said. "No way."

- June 27Mpls. public housing tenants fear losing homes as city courts private money
- Your housing storyWhat do we need to look into when it comes to housing in MN?

What's fueling the controversy and making the renovations possible is a big change in how the Minneapolis housing authority gets some federal money. The city is using a program called Rental Assistance Demonstration. The program not only provides greater stability in federal funding dollars, it allows housing authorities to borrow money, which they can't otherwise, and use tax credit programs and other financing tools to raise money to repair and improve properties. Minneapolis is starting with Elliot Twins, said Tracey Scott, the Minneapolis Housing Authority's interim executive director.



Tracey Scott poses for a portrait on July 22, 2019.

Martin Moylan | MPR News

Housing authorities around the country have used the Rental Assistance Demonstration funding program to preserve about 100,000 units of public housing. And Congress has been expanding the program.

"It absolutely is transformative. It's really one of the few things left with [the Department of Housing and Urban Development] that allows us to get more funding," Scott said.

The program allows the housing authority to sell tax credits to investors. Scott said those investors would have ownership stakes in authority properties, but only for 15 years.

"And they don't control or operate the property. It's just their investment that allows them to take the tax credit," she said.

It's smart to allow housing authorities to use tax credits and other tools long employed by developers of low-income housing, said Matt Murphy, executive director of New York University's Furman Center, which fosters research and debate on housing.

"The way public housing operates and the way it can receive money is just outdated," he said. "Public housing authorities need to be able to access these forms of financing to be able to do the scale of repairs that they need to do and introduce the quality of life that tenants deserve."

A lot of public housing dates back as much as 70 years, Murphy said. "And in many cases, cities tore down public housing and replaced it with mixed-income housing in the '90s. Now what you're seeing is the next generation of how to modernize the public housing stock," he said.

The National Housing Law Project — a tenants' rights organization — said the Rental Assistance Demonstration program is a useful tool to increase funding for public housing and includes many strong tenant protections.

"[Rental Assistance Demonstration] is the only game in town right now for the rehabilitation and preservation of this housing. That is absolutely true," said law project attorney Deborah Thrope.

But Thrope said Rental Assistance Demonstration programs have not always gone well for tenants. Thrope's organization is concerned about HUD's oversight of the program, as well as housing authorities' respect for tenant rights and their long-term commitment to keep apartments affordable for the poorest people.

"It might be that the next person that fills that unit, they're not in fact an extremely low-income family," said Thrope.

- Study Twin Cities housing spendy and scarce, better than some metros
- More on housing Are rent controls the solution to the affordable housing shortage?





Abdi Ali, a community engagement consultant, and architect Lydia Major, right, present plans for the Elliot Twins renovation to tenants on July 11, 2019, in Minneapolis.

Martin Moylan | MPR News

Minneapolis Housing Authority promises that won't happen and it will remain true to its mission of serving the poorest renters.

"Our mission is quality, well-maintained homes for people of limited means, and we are doing everything we can to make sure folks know that we're not wavering from that mission," said Scott.

The St. Paul Public Housing Authority said it doesn't have the backlog of maintenance issues that Minneapolis has. But the organization still finds HUD's Rental Assistance Demonstration program appealing. It will put most of its 4,300 housing units under the program, expecting the move will boost the money coming in from the feds.

"We are simply doing [Rental Assistance Demonstration] to lock in better money," said executive director Jon Gutzmann. "We are going to have it locked in place for 20 years, and it will get inflation adjustments — something public housing has never seen."

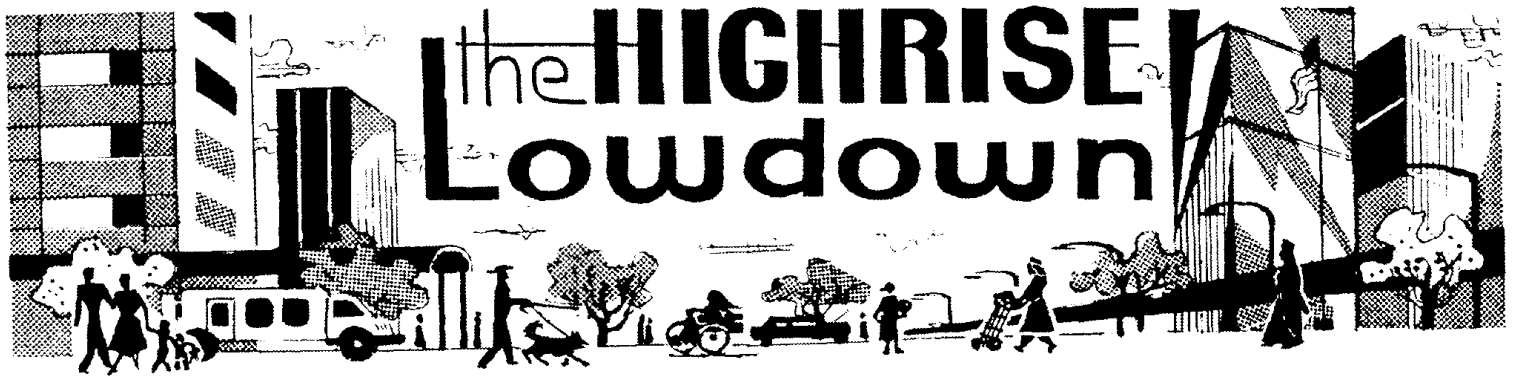


He applauds Congress for providing the money, overcoming the Trump administration's efforts to slash funding for housing.

With Rental Assistance Demonstration, he said, the authority may be financially strong enough to build more low-income housing.

Gutzmann said the authority's housing will remain publicly owned and managed. And rents will remain the same.

"The one thing we've assured residents is: nothing changes in their world," he said.



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## Voice of the Five Thousand

### Residents say 'Yes!' to voter engagement at MHRC board meeting



MHRC President Mary McGovern gave an impassioned plea at the July 18 MHRC board meeting last month for residents to be heavily involved in voter education, registration and get-out-the-vote activities in preparation for the 2020 election. Not only will Minnesotans help elect a president, but they'll also be electing a U.S. senator, eight U.S. representatives, as well as State legislators. All of these elected officials are involved in decision making that greatly impacts individuals and communities. McGovern told board members "We have plenty to say and our voices must be heard!"

As a starting point, the MHRC Board voted to participate in National Voter Registration Day, September 24. The MHRC will organize an event and will support events at individual highrises. If your resident council wants to be involved with National Voter Registration Day or you are interested in being a voter registration volunteer in your building, please contact the MHRC at (612) 342-1330.

### Said leaves MHRC



MHRC Community Organizer Abdirizak Said, pictured above with MHRC Office Coordinator Laura Murphy (left) and MHRC Executive Director Barb Harris (right) recently announced his resignation from the city-wide highrise tenant organization after nearly 15 years of dedicated service. He has been a trusted ally to many residents and has served residents with respect and compassion. He will be missed. The MHRC will seek a replacement for Abdirizak who will serve residents and this organization equally well.

Hay'adda MHRC waxay idinku wargalinaysaa in Cabdirisaaq Said, oo muddo 15 sano ah u shaqeenayay hay'adaan inuu ku wargaliyay in uu iska casilay. Haddaba sawirka kore waa isku duburidaha xafiiska hayadda MHRC oo magaceeda layiraahdo Laura Murphy (dhinaca midig) iyo hoogaamiyaha hayadda MHRC oo magaceeda la yiraahdo Barb Harris (dhinaca bidix), Oo Cabdirisaaq ku wargaliyay inuu ka fariisanayo howshii uu hayay.

Abdirisaaq waxaa uu ahaa shaqsi howshiisaa aad u gudan jiray isagoo ababuli jiray dega-



➡ nayaasha degan guryaha dhaadheer ee ku yaala magaladaan Minneapolis ee Minnesota. Wuxuuna aha shaqsi aad ay u ixtiraami jireen dhamaan deganaysha, waana aan tabi toonaa howshii cuslayd ee uu muddo 15 sano u soo hayay hay'adda MHRC iyo deganayashaba mustaqbalka. Haddaba hayddu waxay raadinaysaa ruuxii baddeli lahaa mustaqbalka dhow ruxaasoo la rabo inuu sidii Cabdirisaak u noqdo ruux si siman oo cadaalad ah ugu shaqeeya haydaan MHRC iyo deganayaashaba.

## MPHA partners with U of M to combat pests



Dr Stephan Kells, an entomologist with the University of Minnesota (right, in photo with MPHA Operations Director Mary Boler) has been collecting data on pest infestations and MPHA treatment practices and recently attended the MHRC board meeting to share his results and discuss plans for improving pest control in the highrises.

Kells has been advising the MPHA as they have begun intensified prevention service in highrises with high infestation rates, including bedbugs, cockroaches and mice. Through data collection they have been able to identify “risk areas” in buildings and focus efforts in those areas. He said an additional twenty work order codes have been created to help target treatment and follow-up.

He stressed the importance of early reporting of infestations and asked board members to spread the word within their highrise communities. New signage is also going up in the highrises. He discouraged the use of over-the-counter products like Raid and said they can actually be counter-productive.



## MHRC Board Meeting Wrap-up

The MHRC Board meeting was held July 18 at 1015 4th Ave. N. Board action included:

- ◆ Review of MHRC priorities #9 regarding promoting community events and leadership recognition, #10 regarding improving the community perception of MPHA residents and MHRC, #11 regarding work and work-related training and #12 regarding increasing participation among under-represented groups;
- ◆ Discussed resident civic engagement in preparation for the 2020 presidential election and efforts at the City to restore the tax levy for public housing;
- ◆ Discussed the upcoming Annual Highrise Celebration;
- ◆ Recognized out-going MPHA Executive Director/CEO Greg Russ and received a greeting from Interim Executive Director/CEO Tracey Scott (right);
- ◆ Accepted nominations for MHRC officer and at-large positions; and
- ◆ Heard a presentation and participated in a discussion with University of Minnesota Entomologist Dr. Stephan Kells about new efforts to address pest control in the highrises.



MHRC President Mary McGovern presents out-going MPHA Director/CEO Greg Russ with a Project Lookout T-shirt and hat at the July 18 MHRC Board meeting at the Cora McCorvey Health and Wellness Center.





## Active Living Update

### On-site Services Available to Residents

Did you know that there are Community Health Workers from Volunteers of America (VOA) who work in the MPHA buildings? They are here to help you with health needs.

The services VOA Community Health Workers provide include: intake and goal setting; referrals to services, health care, and other social service providers; health-related screenings (such as blood pressure checks); understanding doctors' orders; going with residents to doctors' visits; assisting with medication management; education on health issues (such as diabetes or hypertension); and support for people interested in quitting smoking (such as counseling, referrals, or information on nicotine replacement therapy options). Their services are available in most languages with the aid of language line interpreters.



**Ayane Manik**

Ayane works in 630 Cedar, 620 Cedar, 1627 6<sup>th</sup> St, 1611 6<sup>th</sup> St, 2419 + 2433 5<sup>th</sup> Ave S, 2121 Minnehaha, 1815 Central Ave NE  
Contact Ayane at [ayane.manik@voamn.org](mailto:ayane.manik@voamn.org) or 612-849-2435



**Rebekah Floyd**

Contact Rebekah at [Rebekah.floyd@voamn.org](mailto:Rebekah.floyd@voamn.org) or 612-346-6364  
Rebekah works in 600 18<sup>th</sup> Ave, 1314 44<sup>th</sup> Ave, 1815 Central Ave NE



**Carrie Harris**

Carrie works in 3116 Oliver Ave N, 2121 Minnehaha, 1314 44<sup>th</sup> Ave N, 600 18<sup>th</sup> Ave N  
Contact Carrie at: [carrie.harris@voamn.org](mailto:carrie.harris@voamn.org) or 952-945-4183)

Dhamaan deganayaasha Guryaha dhaadheer waxaa lagu wargalinayaa in ay idiin diyaar yihiin shaqaale ka socda hayadda ka socota VOA qaybteeda caafimaadka oo ku hadla luqadda Soomaaliga.

Lyagoo idinka caawinaya dhamaan adeegyada kala ah inay idiin dajinaya qorshayal ah iany idiin dooraan, adeega, caafimaadka,iyo waxa la xidhiidha oo aad u baahataan sida raadinta gargaarayaal caafimaad sida in lagaa caabiro dhiig karka,iyo sida ad u fahmi lahayd waxyaabah uu dhaqtarkaagu ku soo faro ee xagaa

caafimaadkaga ama daawooyinkaaga si laguugu sharxo habka aad daawada u qaadan lahayd. Laguna baro caafimaadkaga sida sonkorta iyo isku buuqidda ama waxa loo yaqaan buufiska iyo wali-ba sida laggaga caawinlahaa sida aad u joojin lahayd sigaarka isagoo aan caafimaadkaaga u fiicnayn.

Lyadoo waliba ay kuu dheertahay quburo aqoon u leh joojinta cabidaa sigaarka, iyadoo lagu badde-layo daawo jirkaaga ka saarta sigaarka iyadoo lagu beddelayo jimicsi .

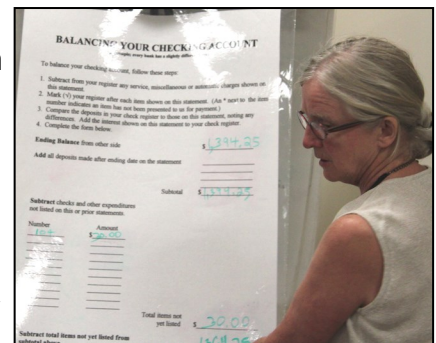
Haddaba howlwadeenadan waxay diyaar ku yihiin iyagoo luqadda soomaaliga iyo luqado kale kuu diyaarinaya.

## MHRC trains resident council treasurers



Newly-elected resident council treasurers participate in a MHRC training to learn many of the skills needed to manage their resident council's finances and complete the reports necessary to keep the funds coming in.

Resident council treasurers have the important task of keeping track of and reporting on resident council funds. Not as easy as one might think considering there are at least three separate funding sources for resident councils (Laundry Project, HUD Resident Participation funds, and vending machines), not to mention quarterly reporting requirements in order to receive most of these funds. In addition, treasurers are expected to write checks and collect receipts for purchases authorized by votes of the resident council and provide monthly reports at each resident council meeting.



MHRC Executive Director Barb Harris goes over the finer points of reconciling a check book at the treasurer training in July.



## National Night Out is August 6

Hopefully, your resident council has voted to hold a National Night Out block party on August 6 and your planning committee has been at work! This is a time when neighbors across the country join together to show their support for safe communities. Highrises are encouraged to register their events at [www.ci.minneapolis.mn.us/nno](http://www.ci.minneapolis.mn.us/nno) or by calling 311.



## 23rd Annual Food Drive Competition starts August 1

### *Residents invited to support their favorite team*

The MHRC-sponsored Annual MPHA Food Drive Competition is set to start. Like last year, the race to see who can collect the most food for local food shelves is between MPHA's Asset Management Projects (AMPs). The 1001 Washington team will also collect food, which will be divided evenly among the AMPs. Residents are invited to support their favorite MPHA team and may drop off non-perishable food items with their property manager. The food drive competition is sponsored annually by the Minneapolis Highrise Representative Council and has resulted in many thousands of pounds of food being collected for the Eastside Neighborhood Service Food Shelf. The winning MPHA team will be announced at the Annual Highrise Celebration.



## "Make a Difference" nominations due August 15

The MHRC is requesting nominations for "Make a Difference Awards." Is there a special volunteer in your building who goes "above and beyond" in service to others and are you proud of a particular program or event sponsored by your resident council? Nominate this individual or program to receive 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 in October. **Send in your nominations today!** Contact MHRC to request a form or write or send an email stating what resident council activity or individual resident you are nominating and why you think your nominee should receive a "Make a Difference" Award. Provide as much detail as possible along with your contact info. 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).

The Highrise Lowdown is a publication of the Minneapolis Highrise Representative Council, 1015 4th Ave. N., Mpls, MN 55454. (612) 342-1330. The Lowdown will print reader responses as space permits; we reserve the right to edit all submissions.



## Attend MPHA's Moving to Work (MTW) informational meeting August 21

All residents are strongly encouraged to attend MPHA's Annual MTW informational meeting (formerly, called Advance meeting) Wednesday, August 21 at 1015 4th Ave. N. to learn about and respond to MPHA's draft Moving to Work (MTW) Plan. A copy of the draft plan is available for review at [MPHAOnline.org/MTW](http://MPHAOnline.org/MTW).

New proposed MTW Activities for 2020 include: 1) Inspections and Rent-Reasonableness (regarding rent determinations and inspections where MPHA places project-based vouchers at properties they own); 2) Affordable Housing Creation and Preservation Toolkit (more flexibility in creating and preserving housing); and 3) Flexible Subsidy for Community Priorities (for flexibility in responding to housing needs). Proposed changes to MPHA's Statement of Policies will be presented later this fall. Residents can choose to attend one of two MTW informational meetings on August 21 at either 1-3 p.m. or 5-7 p.m. A \$10.00 cash transportation stipend will be provided to all residents. Notices were sent out with August rent statements.



MHRC board members had a chance to participate in the Water Magic game and win a free water bottle. The activity is designed to encourage people to drink City water.



## August events

**Thursday, August 1, 9:30 a.m.:** Executive Committee meets at 1015 4th Ave. N.

**Tuesday, August 6: National Night Out**

**Tuesday, August 13, 1:00 p.m.:** Laundry Project Committee meets 1015 4th Ave. N.

**Tuesday, August 20, 1:30 p.m.:** MMM Committee meets at 1015 4th Ave. N.

**Wednesday, August 21, 1:00-3:00 p.m. or 5:00-7:00 p.m.:** MPHA MTW Informational Meeting at 1015 4th Ave. N. (see above)

**Friday, August 23, 9:30 a.m.:** Security Advisory Committee meets at 1015 4th Ave. N.

**Monday, August 26, 9:30 a.m.:** Active Living Advisory Committee meets at 1015 4th Ave. N.

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

**Wednesday, August 28:** Resident Advisory Board meets at 1001 Washington Ave. N. at 12:00 p.m.; MPHA Board meets at 1:30 p.m.