



# Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending August 31, 2019

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## Highlights and Updates



MPHA joined Project for Pride in Living (PPL) and other partners to break ground on Maya Commons, near Dinkytown in Minneapolis. Named after Dr. Maya Angelou, Maya Commons will provide 50 units of affordable housing, opening next fall. The building incorporates themes of peace and art; the development is oriented around a landmark, former grain elevator tower that will become a 206-foot “**peace pole**.” MPHA has committed four project-based vouchers to subsidize units for extremely low-income families.

MPHA's Assistant Director of Housing Choice Vouchers Brandon Crow was elected to the board of Minnesota NAHRO (National Association of Housing and Redevelopment Officials).



MPHA celebrated the grand opening of The Louis, an affordable housing development by Aeon in Prospect Park. MPHA has 10 project-based vouchers in the 70-unit building—an estimated investment of more than \$3 million by MPHA over the next 20 years. **Sixty-three of The Louis's units are** affordable, with 17 units affordable to those making below 30 percent of AMI. Aeon had more than 600 applicants for the building.



In collaboration with the City of Minneapolis Health Department and the Minneapolis Highrise Representative Council, MPHA was awarded a grant for \$25,000 from Data Across Sectors for Health to create a dashboard of health indicators for the highrise resident population. Residents from the Active Living Advisory Committee will oversee the dashboard development process.

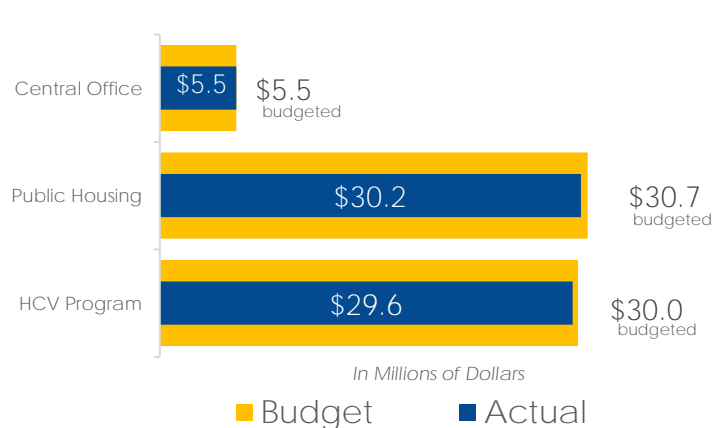
MPHA Interim Executive Director Tracey Scott has been appointed to the board of the MTW Collaborative, the organization that represents the interests of the **country's current and future** Moving to Work (MTW) housing authorities and advocates for the MTW program.

Ms. Scott was also appointed to the Advisory Board of the Opportunity and Inclusive Growth Institute at the Federal Reserve Bank of Minneapolis.

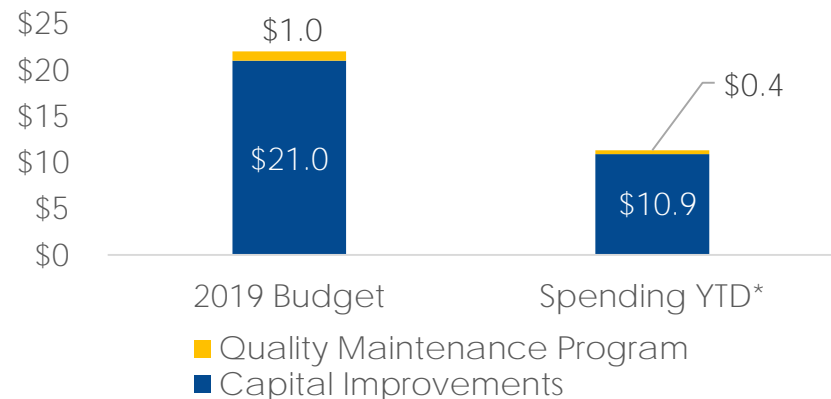
## Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

| Sources                          | YTD Budget            | YTD Actual           | Favorable<br>(Unfavorable)<br>Variance | Variance %  |
|----------------------------------|-----------------------|----------------------|--|-------------|
| Tenant Revenue -Rents & Other    | \$ 14,235,864         | \$ 14,236,008        | \$ 144                                 | 0%          |
| Public Housing Operating Subsidy | \$ 13,725,067         | \$ 14,282,402        | \$ 557,335                             | 4%          |
| HCV HAP Subsidy & Admin Fees     | \$ 29,543,624         | \$ 29,059,294        | \$ (484,330)                           | -2%         |
| Other Revenues, Fees, & Grants   | \$ 1,808,688          | \$ 2,359,567         | \$ 550,879                             | 30%         |
| Transfers-In                     | \$ 50,000             | \$ 161,667           | \$ 111,667                             | 223%        |
| <b>Total Sources</b>             | <b>\$ 59,363,243</b>  | <b>\$ 60,098,938</b> | <b>\$ 735,695</b>                      | <b>1%</b>   |
|                                  |                       |                      |  |             |
| Uses                             |                       |                      |  |             |
| Public Housing Operations        | \$ 30,698,772         | \$ 30,198,227        | \$ 500,545                             | 2%          |
| Housing Choice Vouchers          | \$ 29,968,682         | \$ 29,606,967        | \$ 361,715                             | 1%          |
| MTW Initiatives                  | \$ 79,667             | \$ 39,681            | \$ 39,986                              | 50%         |
| Human Services                   | \$ 200,800            | \$ 38,281            | \$ 162,519                             | 81%         |
| <b>Total Uses</b>                | <b>\$ 60,947,921</b>  | <b>\$ 59,883,156</b> | <b>\$ 1,064,765</b>                    | <b>2%</b>   |
|                                  |                       |                      |  |             |
| <b>Net Sources/(Uses)</b>        | <b>\$ (1,584,678)</b> | <b>\$ 215,782</b>    | <b>\$ 1,800,460</b>                    | <b>114%</b> |

### Year to Date (YTD) Expenses



### MTW Capital Fund Program

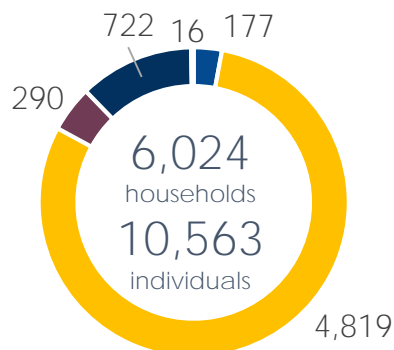


\*An additional \$10.5 million is under obligation for capital projects YTD

# Public Housing Programs



## Occupied Units\*

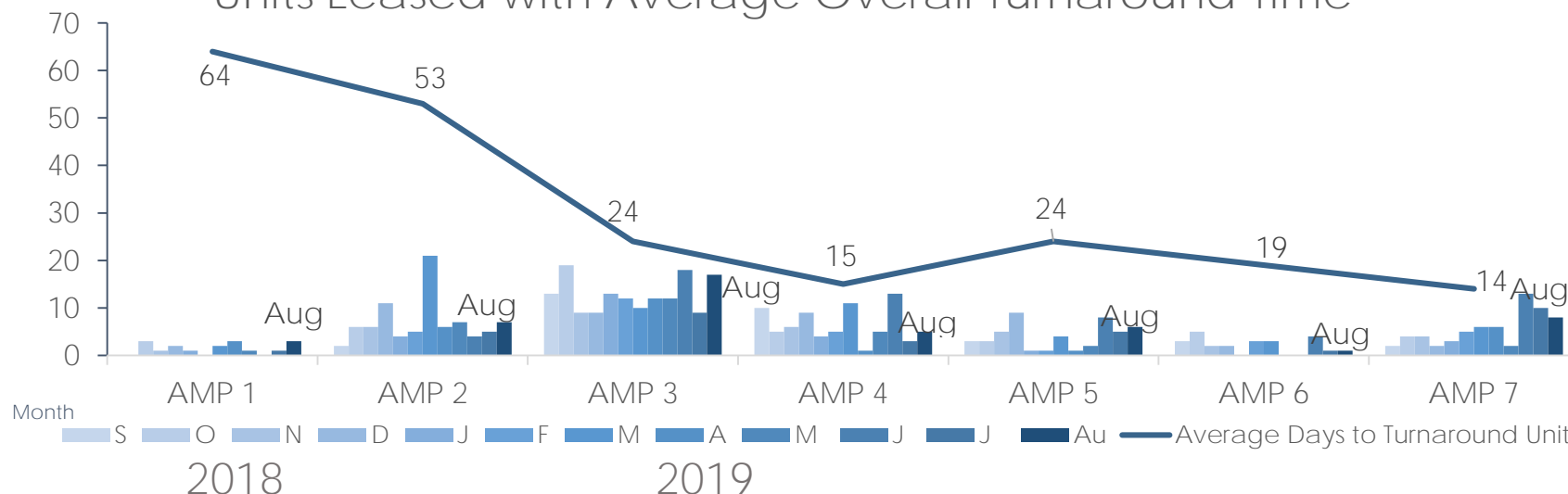


- Glendale
- MHOP\*\*
- Minnehaha Townhomes
- Highrise
- Scattered Sites

47  
new units leased  
during month

98.7%  
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

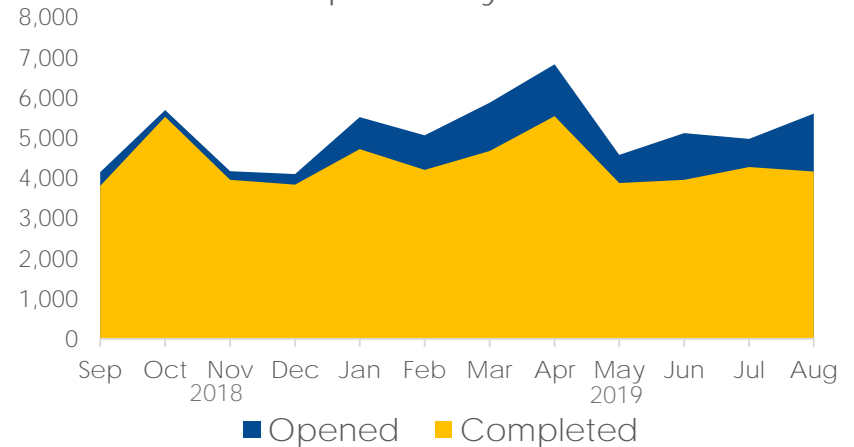


| Reason for Vacating Unit        | Count |
|---------------------------------|-------|
| Dislike Unit                    | 16    |
| Death                           | 14    |
| Moving Out of Town              | 8     |
| To Nursing Home                 | 4     |
| Moving in with/closer to family | 4     |
| Mutual Agreement                | 4     |
| Evicted - Non Payment           | 3     |
| Purchased Home                  | 3     |
| Illness                         | 3     |
| Other                           | 2     |
| Eviction – Criminal Acts        | 2     |
| Evictions – Other               | 2     |
| Change in family composition    | 1     |
| Skip                            | 1     |

### Applicants on Waiting List

|                        |       |
|------------------------|-------|
| Family                 | 9,999 |
| Near Elderly (50 - 61) | 5,521 |
| Disabled (18 - 49)     | 3,725 |
| Elderly (62+)          | 666   |

### Work Orders Opened and Completed by Month

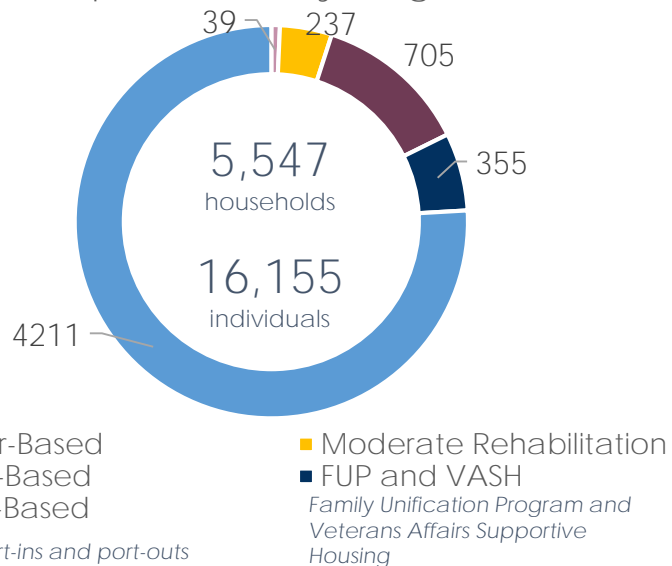


| Goal                              | Total Completed | % Completed within Goal | Average Days Open |
|-----------------------------------|-----------------|-------------------------|-------------------|
| Emergency: 24 Hours               | 162             | 100%                    | 0                 |
| Urgent: 1 Day                     | 501             | 90%                     | 3                 |
| After Hours Non-Emergency: 2 Days | 10              | 100%                    | 0                 |
| Important: 3 Days                 | 748             | 79%                     | 6                 |
| Routine: 10 Days                  | 1,286           | 70%                     | 27                |
| Non-Routine: 20 Days              | 47              | 34%                     | 76                |
| Pest Control                      | 1,415           | 100%                    | 9                 |

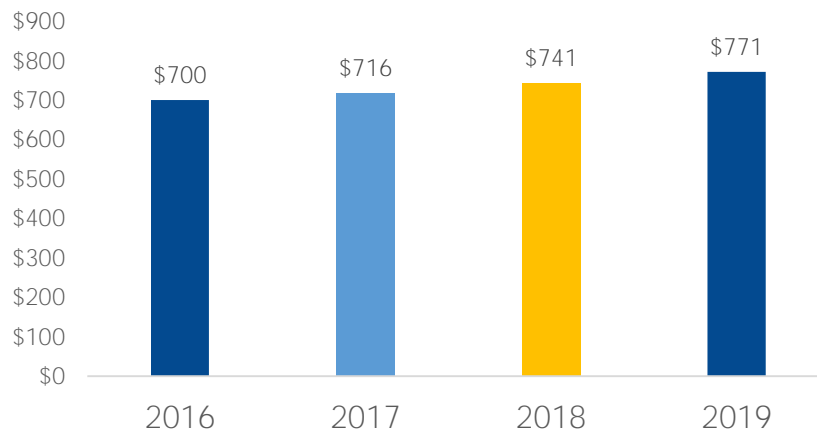
# Housing Choice Voucher Programs



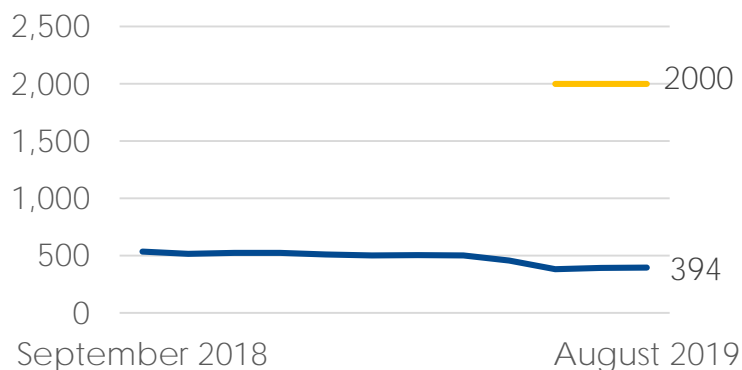
People Served by Program\*



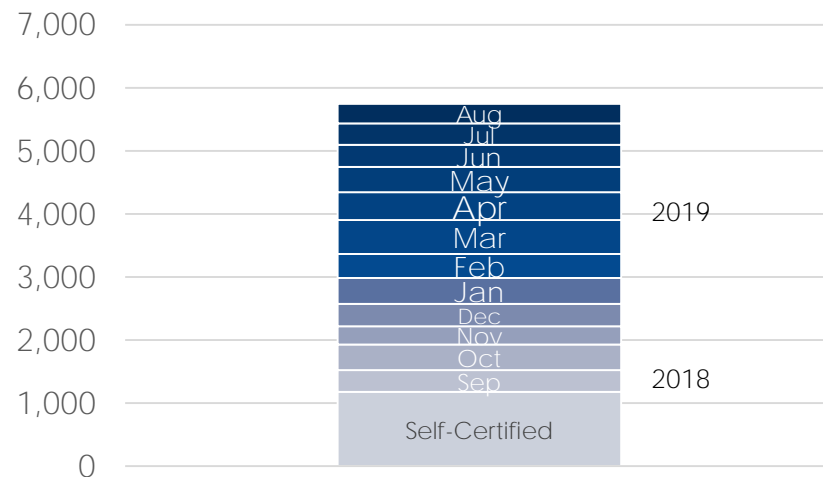
Average Housing Assistance Payment per Unit, Year to Date



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   | HVAC system upgrades   | Planning                 |
| 600 18 <sup>th</sup> Avenue North                                  | Window replacement   | Planning                 |
| 1707 3 <sup>rd</sup> Ave S/1611 S 6 <sup>th</sup> St/2728 Franklin | Elevator modernization   | 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



- 50% Design Development Completed
- 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)



# Exterior Renderings



# Exterior Renderings



# Scattered Site Section 18 Process

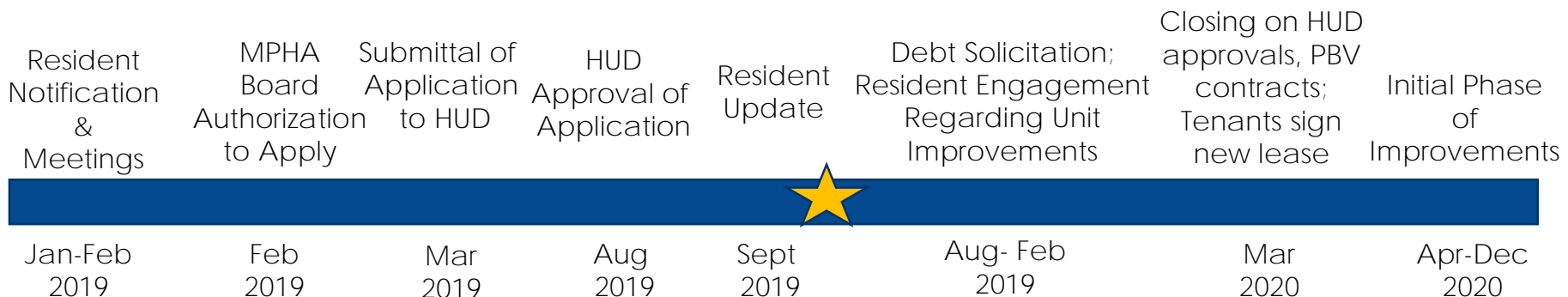


## Section 18 with debt financing



- Scattered Site Residents sent update in early September
- 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 and Social Media



## MPHA on Facebook

Top Performing Post (5,848 views)

The community gardens at many of the highrises are looking incredible due to a lot of hard work by residents! Thanks to Annie, Tamir, Adam, Sharif, and Ahmed for showing us their bounty of okra, tomatoes, zucchini, beets, beans, and so much more. Ten highrises offer community vegetable gardens and many are supported by the UMN Extension Hennepin County Master Gardeners and receive donated plants from the Minnesota State Horticultural Society's MN Green Program. These great partnerships lead to great collaborations: this year our 5th Avenue highrises added two raised beds through a Master Gardener grant that paid for the lumber and MPHA staff built the beds and provided the soil!



10

Posts for the Month  
4,361 Followers



## MPHA on Twitter

Top Performing Post (1,151 views)

Neighbors gathered near Horn Towers last night to tour and celebrate a number of community-maintained gardens that work together to create a magical, green space. Thanks to everyone who helps keep things lush and beautiful, including resident leader Lisa Anderson! [pic.twitter.com/bTtDt8eF0m](https://pic.twitter.com/bTtDt8eF0m)



11

Posts for the Month  
493 Followers

August 2019

47

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

# Mpls. housing agency gets \$3M for repair work

New funds will pay for upgrades at hundreds of houses across city.

By MARISSA EVANS  
marissa.evans@startribune.com

More than 600 single-family houses owned by the Minneapolis Public Housing Authority (MPHA) are slated for repairs after the federal government approved transferring their ownership to an agency-run nonprofit.

The Minneapolis agency is estimating it will receive an additional \$3 million toward repairing roofs, bathrooms, kitchens, heating systems and plumbing in 640 “scattered site” houses in the city.

The Housing Authority applied to the U.S. Department of Housing and Urban Development (HUD) earlier

this year for the houses to be put under the Section 18 program, which allows local housing authorities to dispose of or demolish public housing.

MPHA officials say transferring ownership of the houses to a nonprofit would allow it to accept funding from other nonprofits and banks. They have said none of the 3,430 residents living in the houses will be displaced — the repairs could happen while they’re living there, or would only require displacement of three weeks or less.

The authority is proceeding despite criticism from some who say residents could be displaced and haven’t had adequate notice or opportunity to object. The scattered site housing hasn’t had a resident council in four years.

The application helps the

agency with “preserving and investing” in the houses while also getting off the “year to year roller coaster” that comes with relying on Congress to approve funding for public housing repairs, said Jeff Horwich, director of policy and external affairs for the MPHA.

“We’ve been baffled by the energy put into generating fear around this program,” Horwich said. “This is not designed or anticipated to be disruptive to families.”

Horwich said the agency would have preferred to work with a resident council before submitting the application. The application spurred a new council recruiting campaign but fewer than 10 people have expressed interest in reviving it. About 75 people attended three community meetings held to present the

plan.

Nichole Buehler, executive director of the Harrison Neighborhood Association, called the authority’s lack of community engagement “kind of a shady way of doing business.” She said there are 18 scattered site houses in Harrison.

Buehler said many didn’t know what was happening, while others attended meetings and still left confused about how the program would work and whether they would have to move.

“We’re fearful that folks are going to be displaced from these homes, especially given that these ... scattered site units represent some of the only remaining affordable housing left in Minneapolis,” Buehler said.

Minneapolis Mayor Jacob Frey and City Council Presi-

dent Lisa Bender expressed their support for the application in a letter to HUD.

Earlier this year, City Council Member Cam Gordon, chairman of the Housing Policy and Development Committee, sent a letter to HUD asking that the agency not move forward with the application until after a resident council is set and the 2020 election. He said Wednesday he has the same concerns as he did months ago, and also hopes to see a permanent MPHA executive director in place to oversee the plan.

The MPHA having residents “engaged along the way” is important “so it ends up the residents are rolling out a plan, as much as it is the public housing authority rolling out a plan,” Gordon said.

# MPLS program tackles housing instability among public school students

 [mndaily.com/article/2019/09/n-city-program-tackles-housing-instability-among-minneapolis-students](https://mndaily.com/article/2019/09/n-city-program-tackles-housing-instability-among-minneapolis-students)



An initiative aimed at promoting housing stability among Minneapolis Public Schools students entered its first full academic year as classes started this week.

The Stable Homes Stable Schools program assists families with children enrolled at one of 15 Minneapolis schools with paying rent and maintaining stable housing. The program, slated to receive more than \$3 million in Mayor Jacob Frey's recently proposed budget, is partnering with University of Minnesota researchers to measure its impact among students and their families.

Addressing student homelessness and housing instability is necessary to promote achievement in Minneapolis, Frey said.

"We can't expect our students to learn and succeed in the classroom if they don't have a room to rest their head at night. That's what Stable Homes Stable Schools is all about," Frey said.

Although the Minneapolis Public Housing Authority and Minneapolis Public Schools have previously discussed student homelessness, they did not have the resources to develop a program, said MPHA Director of Policy and External Affairs Jeff Horwich.

"The City's primary role is in funding the program, which is no small thing," Horwich said.

As the initiative progresses, University researchers will collaborate with city and school officials, among others, to gather data and evaluate the program's effectiveness.

The City's partnership with University researchers stems from their work on Homework Starts with Home, a statewide program that aims to promote housing stability among homeless and highly mobile families.

Ann Masten, a professor at the University's Institute of Child Development, co-leads an interdisciplinary team of researchers and officials working on the Homework Starts with Home initiative. For Masten, it made sense for researchers to partner with Stable Homes Stable Schools because the two programs investigate similar social problems.

"They're interested in such similar questions as we are...it made a lot of sense for us to use similar strategies to help them," Masten said.

Researchers will use information compiled by Minnesota-Linking Information for Kids, or Minn-LInK, a system based out of the University's School of Social Work that gathers administrative data from governments, public schools and other entities across Minnesota.

Because Stable Homes Stable Schools is a new program, it will take time to collect the data needed to analyze the program's success. Even a few years into the initiative, it could be difficult to gauge certain measures of success, Masten said.

"It takes time to really promote resilience in families and kids. However, you can get early indicators," she said. "Early signs of change would be improved attendance, improved engagement in school [and] students who are moving from school to school less often."

Frey said he hopes to use the data and evaluations generated by researchers to develop a "data-oriented and results-driven" program.

As of last week, Stable Homes Stable Schools had enrolled 125 families with 396 children, according to Frey, and he estimates the initiative could eventually enroll more than 600 students.

Frey said he expects the initiative to reach far beyond promoting educational achievement.

"We should be doing everything possible to ensure that students and kids in our city have the opportunity to succeed," he said. "That opportunity is hamstrung without stable housing."

# Minneapolis program aims to address student housing insecurity

 [educationdive.com/news/minneapolis-program-aims-to-address-student-housing-insecurity/562465](https://educationdive.com/news/minneapolis-program-aims-to-address-student-housing-insecurity/562465)

Shawna De La  
Rosa



## Dive Brief:

- The Stable Homes Stable Schools initiative — launched in May to help Minneapolis Public Schools students and their families pay rent and maintain consistent housing while also offering wraparound services — already has 125 families with 396 children enrolled in the program and hopes to attract more than 600 students, the Minnesota Daily reported.
- The three-year pilot program is a partnership of the school district, the City of Minneapolis, the Minneapolis Public Housing Authority (MPHA) and Hennepin County. According to the housing authority, the district found 5,002 students experiencing homelessness in the 2017-2018 school year.
- The program is set to receive more than \$3 million from Mayor Jacob Frey's proposed budget, \$1.4 million from MPHA and \$500,000 from the Pohlada Family Foundation for the Housing Stability Fund's first two years. It was announced last week that Minneapolis is working with the University of Minnesota to collect data to gauge the initiative's performance.

## Dive Insight:

The growing affordable housing crisis often forces students and their families to move, and

causes students to leave the schools they are attending and the stability consistent enrollment provides. In an effort to create more stability for students and allow them to remain in familiar environments, districts around the country are launching housing-based initiatives.

For instance, Tacoma Public Schools in Washington teamed up with the Tacoma Housing Authority to create options to do just that.

Situated in a gentrifying neighborhood, the district's McCarver Elementary School in Tacoma now provides five-year housing vouchers so students can continue to attend the school. In exchange, parents must attend all parent-teacher conferences and participate in education-related school events.

Results show the turnover rate for students in the voucher program is 23.3%, which is below the district average of 57%. In addition, the percent of students who could read at grade level shot up from 35.8% to 68.8%.

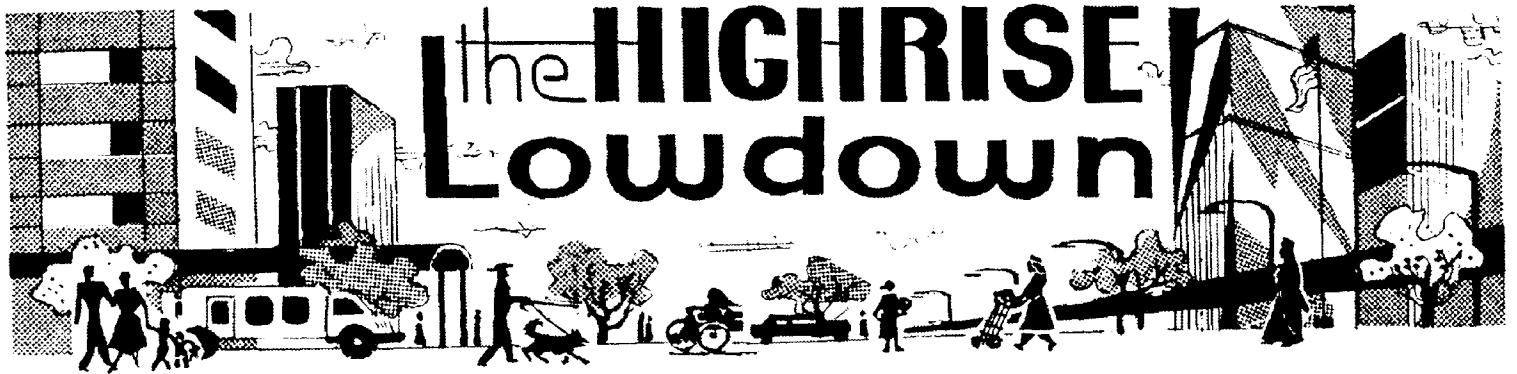
The Tacoma Housing Authority also helps provide stable housing for formerly homeless college students. Students that qualify for the program can stay in the affordable apartments for four years, even if they graduate before the four years expires. In 2014, 14% of University of Washington Tacoma's students were housing insecure, which means they lived in overcrowded apartments, were unable to pay rent or utilities, or were homeless.

A University of Washington Tacoma survey found that the students enrolled in this program report improved mental health, a better sense of financial well-being and had a better quality of life.

## Recommended Reading:

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 [Minnesota Daily MPLS program tackles housing instability among public school students](#) 



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September 2019

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## Voice of the Five Thousand

### MPHA steps up focus on resident health and human services needs



In May of 2018, the MPHA Board of Commissioners approved a Strategic Vision and Capital Plan. One of the three main initiatives included in the plan is Education, Employment and Health. Newly-hired MPHA Assistant Director of Human Services Kelly Zelenka attended the MHRC executive committee meeting in August to give an update on the initial work in these areas and to ask for feedback to help with ongoing planning.

Zelenka said she has been meeting with a variety of groups and individuals, as well as studying data to better understand resident needs and help focus her work where there can be the greatest impact on the most people. Executive committee members affirmed what Zelenka has already begun to identify as top concerns, namely the

**continued page 3**



### Council meetings back in full swing

About half of the highrise resident councils will be resuming meetings this month after having the summer off. Many councils have new officers who received training in May on running effective and democratic meetings, planning events, and promoting the involvement of all residents in the councils. All residents are members of their highrise resident councils and are encouraged to attend meetings, bring up concerns, vote on important building matters, and volunteer to help out with activities. Look for postings in your building of resident council meeting times or call

**continued on page 4**

### Residents & neighbors turn out for National Night Out



Highrise residents have a proud history of participating in National Night Out. On August 6, residents from across the city enjoyed National Night Out block parties with their neighbors (828 Spring St. NE pictured above). (See more photos of the festivities on page 2!)



Many thanks to MPHA staff for photo contributions.



Residents at 2419/33 5th Avenue S. (above) select fresh organic produce from the Urban Ventures mobile farmers market. Urban Ventures operates an organic farm in Farmington, MN and sells produce picked in the morning inexpensively at several south Minneapolis sites. Their mission is to help get healthy food to people who need it. A pilot project at the 5th Avenue highrises began in August and will continue every Thursday from 3:15-4:30 p.m. through mid-October. Stop by and check out their great offerings!



Residents at Hamilton Manor, 1314 44th Ave N, (photo above, left) share concerns about proposed bus stop changes with District #2 Hennepin County Commissioner Irene Fernando (photo above, right) and Metro Transit staff Cody Olson and Katie Roth (not pictured). Discussions will continue regarding the new Metro Transit D Line, construction scheduled to start in 2020-



2021. Photo left: Resident gardeners at Elliot Twins highrises display an initial harvest from their community vegetable gardens to be shared among residents.

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

## MPHA human services continued...

physical and mental health of residents. She told committee members that MPHA wants to identify new services and programs to address these needs and continue to support those services that already exist, such as the crisis intervention services now provided by VOAMN social workers.

Executive committee members cited the need for more on-site health services to support residents in monitoring and maintaining their physical well-being, particularly for residents who may be isolated in their apartments. Committee members also discussed the need for more education for residents about mental illness and constructive ways they can support neighbors who are experiencing concerns in this area.

Regarding training and employment, executive committee members suggested more promotion of senior job training opportunities and connecting residents to free computer training.

Zelenka said MPHA is working to connect and coordinate with other human services providers and as well as seeking additional funding to support new initiatives. Zelenka said MPHA understands that in addition to providing housing, it is also important to provide services that “contribute to wellbeing and the ability to thrive.”

## MPHA presents draft MTW plan



MPHA Director of Communications and External Affairs Jeff Horwich (standing) presents MPHA's draft annual Moving To Work (MTW) plan which details proposed new MPHA initiatives and reviews progress on previously adopted initiatives. A public hearing on the plan was held August 28 and the MPHA board will vote on the plan this month. Go to [mphaonline.org](http://mphaonline.org) to review the plan in detail. Contact the MHRC at 342-1330 or at [info@mplshighrise.org](mailto:info@mplshighrise.org) to request a copy of MHRC's comments on the draft plan.



## September 24 is National Voter Registration Day! Are you regis- tered to vote?

September 24 is National Voter Registration Day. In 2020 Minnesotans will help elect a president, a U.S. Senator, eight U.S. Representatives, as well as state legislators. The MHRC will organize an event and will support events at individual highrises (watch for notices posted in your building). However, you don't have to wait until then! Contact the MHRC (612-342-1330) to request a voter registration application as well as an absentee ballot application. You must register to vote if you have not voted in the past 4 years, moved since you last voted (even to another apartment in the same building), changed your name since you last voted or have never registered to vote. You may also register on line at <https://nvotes.sos.state.mn.us/VoterRegistration/VoterRegistrationMain.aspx>

### ***Resident councils continued...***

the MHRC at 342-1330 to find out when your council meets. Your voice matters!

Shirarkii Golayaasha Dadweynaha oo Dib  
Si Buuxda u Bilaabandoona Bisha  
Sebteembar

In ka badan qeyb golayaasha guryaha  
dadweynaha ayaa dib u bilaabaya shirarkii billaha  
ahaa kadib markii ay ku maqnaayeen fasaxii sam-  
marka. Qaar badan baa doortay saraakiil cusub oo  
lasoo tababaray bishii May sida loo hogaamiyo ku-  
lan wax ku'ool ah oo tayo hogaan wacan leh. Dha-  
maan dadka dean waxy artisan within galah garage  
waxen lag dire calisaya inlay ka qeyb glean  
shitakes guryaha oo billaha ah. Tasso ah mesh  
dadweynaha ion macula garage ay ku kale quat-  
rain warbixinta guud. Waxaa kaloo lagu doortaa  
waxii boos ah oo ka banaan gollaha. Waxaad ka  
ogaaneysaa jagooyinka iskaa wax uqabsada ee  
aad qaban kartid iyo kuwa baqshiishka leh. Laso-  
co shirka soo socda bisha Sebteembar adigoo ee-  
gaya meesha lagu soo dhajiyo ogaysiiska gurigaa-  
ga. Waxaad kaloo soo wici kartaa xafiiska MHRC  
oo ah 612-342-1330 si'aad u ogaatid shirka soo  
socda. Husuusnoow codkaagu waa muhiim ee  
hadayicin!!!

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.

## JOB OPENING

**Community Organizer (Bilingual-Somali)**  
The Minneapolis Highrise Representative Council (MHRC) has an opening for a full-time bilingual/Somali community organizer to support strong highrise resident organizations and resident security efforts and health and wellness initiatives.

### Duties include:

- ♦ Training and on-going support of Somali and English-speaking resident council officers and MHRC Board members with a focus on democratic procedures and the functioning of resident organizations.
- ♦ Training, recruitment and support of Project Lookout volunteers and advocacy on behalf of resident security concerns.
- ♦ Support for resident health and wellness initiative.
- ♦ Translation of MHRC board, resident council and Project Lookout program materials and Interpretive services at resident council, Area and MHRC Board meetings and at other meetings as needed.

The person selected for this position must have excellent communication skills and the ability to work with a broad diversity of people. Additional preferred qualifications include a B.A. and community organizing and volunteer recruitment and training experience. They must also be able to work some evening hours and have a private vehicle for work. Strong computer skills are also desired.

Cover letters and resumes accepted until position is filled. Send to [bharris@mplshighrise.org](mailto:bharris@mplshighrise.org) or to MHRC 1015 4<sup>th</sup> Ave. N., Suite 203, Mpls., MN 55405

MHRC is an Equal Opportunity/Affirmative Action Employer. Highrise residents, people of color, women and persons with disabilities are encouraged to apply.



## **September Events**

**Thursday, September 5, 9:30 a.m.** MHRC Executive Committee meets at 1015 4th Ave. N.

**Monday, September 16, 2:00 p.m.:** MHRC Diversity Committee meets at 1015 4th Ave. N.

**Tuesday, September 17, 1:30 p.m.:** Maintenance, Modernization and Management (MMM) Committee meets at 1015 4th Ave. N.

**Thursday, September 19, 9:30 a.m.:** MHRC Board meets at 1015 4th Ave. N.

**Friday, September 20, 9:30 a.m.:** Security Advisory Committee meets at 1015 4th Ave. N.

**Monday, September 23, 9:30 a.m.:** Active Living Committee meets at 1015 4th Ave. N.

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

**Wednesday, September 25:** Resident Advisory Board meets at 1001 Washington Ave. N. at 12:00 p.m.; MPHA Board meets at 1:30 p.m.

**Thursday, September 26:** Annual Highrise Celebration, 10:00 a.m. –1:30 p.m (transportation information will be sent to eligible registered residents)