



NOTICE AND AGENDA

November 20, 2019

REGULAR MEETING OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY IN AND FOR THE CITY OF MINNEAPOLIS WILL BE HELD AT 1:30 P.M. AT 1001 WASHINGTON AVENUE NORTH, MINNEAPOLIS, MINNESOTA

The Executive Committee of the MPHA Board of Commissioners will meet at 12:00 Noon, same date and place

The Resident Advisory Board will meet at 12:00 Noon, same date and place

Commissioners:

- Sharmarke Issa, Chair**
- Andrea Brennan, Vice-Chair**
- Mikkel Beckmen, Secretary**
- Abdullahi Isse, Commissioner**
- Cara Letofsky, Commissioner**
- Tamir Mohamud, Commissioner**
- Hon. James Rosenbaum, Commissioner**
- Tessa Wetjen, Commissioner**
- Faith Xiong, Commissioner**

GENERAL:

- Roll Call
- Approval of Agenda
- Minutes of Regular Meeting of September 25, 2019

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

EXECUTIVE DIRECTOR'S UPDATE

RECEIVE AND FILE:

- Monthly Performance Report for September 2019 (Tracey Scott, Interim Executive Director / CEO)
- Monthly Performance Report for October 2019 (Tracey Scott, Interim Executive Director / CEO)



PUBLIC HEARING:

- Proposed Changes to the Public Housing Statement of Policies

Next Regular Meeting:

**Wednesday, December 18, 2019 - 1:30p.m.
1001 Washington Avenue North
Minneapolis, MN 55401**

Notice: *A portion of this meeting may be closed to the public pursuant to Minnesota Statutes Section 13D.03 or 13D.05.*



**MINUTES OF A REGULAR MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
September 25, 2019**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a regularly scheduled meeting at 1:30 P.M. on September 25, 2019, at 1001 Washington Avenue North, Minneapolis, Minnesota, the date, time, and place established for the holding of such meeting.

Roll Call:

The Chair called the meeting to order, the following members of the Board being present:

| | |
|----------------------|--------------|
| Sharmarke Issa | Chair |
| Andrea Brennan | Vice Chair |
| Mikkel Beckmen | Secretary |
| Abdullahi Isse | Commissioner |
| Cara Letofsky | Commissioner |
| Tamir Mohamud | Commissioner |
| Hon. James Rosenbaum | Commissioner |
| Tessa Wetjen | Commissioner |
| Faith Xiong | Commissioner |

The following members of the Board were absent:

The following others were also present:

| | |
|--------------|----------------------------------|
| Tracey Scott | Interim Executive Director / CEO |
|--------------|----------------------------------|

The Chair declared the presence of a quorum.

Approval of Agenda:

Commissioner Letofsky moved approval of the proposed agenda. The motion was seconded by Commissioner Rosenbaum. Upon a voice vote, the Chair declared the motion carried. With one nay vote by Commissioner Wetjen.

Approval of Minutes:

The Minutes of the Regular Meeting of August 28, 2019, were presented for approval. Commissioner Mohamud moved the minutes be accepted as presented. The motion was seconded by Commissioner Xiong. Upon a voice vote, the Chair declared the motion carried.



Resident Advisory Board (RAB)

RAB Vice-Chair Odessa Davis reported that both agenda items were unanimously approved.

Executive Director's Update:

In an effort to keep MPHA Commissioners, staff and the public informed regarding significant activities being addressed by the Agency, Interim Executive Director Scott spoke briefly on the topics shown below, upon which the Board took no official action:

Federal Budget

- The federal budget is still under discussion in committee; however, the House and the Senate budget looks like it will be flat compared to 2019. Congress goes into recess on September 30th. We do not expect that the budget will be approved by then, but we are expecting a continuing resolution until November 21st. The Senate is considering, and the House has already passed a continuing resolution. We don't expect a shutdown like last year and, hopefully, we are not expecting a decrease in the budget.

ACC

- The ACC is the Annual Contribution Contract for which all housing authorities have a contract with HUD for receiving federal funds. Last year HUD changed the terms and conditions of that contract unilaterally, via the computer system where we access our money from the federal government. MPHA's Assistant Finance Director, Heather Pacheco recognized that HUD had changed the terms and conditions of the ACC before she pushed the button to receive our funds. We then raised the flag to other housing authorities across the nation and the industry groups (CLPHA, PHADA and NAHRO) took up the issue. We went to HUD, where the industry groups discussed possibly suing HUD. Through discussions and also engaging elected representatives, we are happy to say, in the Senate's appropriations bill and a version in the House's appropriations bill, the language "prohibits HUD from unilaterally changing the ACC, requires mutual agreement between housing authorities and HUD, and, also requires the Secretary of HUD to not withhold funds to compel mutual agreements". A great victory for all the housing authorities across the nation.

The Chair of the Audit Committee, Commissioner Letofsky, announced that MPHA received a clean audit for FY2018 from the Minnesota State Auditor.

Item No. 1: Approval of 2020 Moving to Work Annual Plan

After a presentation by staff and discussion, Commissioner Rosenbaum moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Isse seconded the motion. Upon a roll call vote, nine Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Xiong, Wetjen and Chair Issa) and no Commissioner voted "nay". The Chair declared the motion carried. [See Document No. 2019-37] [See Resolution No. 19-190]



Item No. 2: Approval of the Rental Assistance Demonstration Amendment to MPHA's 2019 Moving to Work Annual Plan

After a presentation by staff and discussion, Commissioner Letofsky moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Isse seconded the motion. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Xiong, and Chair Issa) and one Commissioner voted "nay" (Commissioner Wetjen). The Chair declared the motion carried. [See Document No. 2019-38] [See Resolution No. 19-191]

Receive and File Items:

The following items were received and filed by the Board:

- The Monthly Performance Report for August 2019. [See Document No. 2019-39]

Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 2:15 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending September 30, 2019

Contents

1. Highlights and Updates
2. Financials
3. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
4. Building Improvement and Development Projects
 - Update on Elliot Twins RAD Conversion and Scattered Sites Section 18 Process
5. Inquiry Response and Social Media
6. Attachments

Highlights and Updates



MPHA staff joined residents, Council Member Cam Gordon, city health staff, and Prospect Park neighbors for a workshop and walking tour focused on how to make Glendale a safer, more welcoming zone for pedestrians. MPHA staff has received a **Walkable Communities grant to develop and apply an action plan for Glendale**, stemming from the opening workshop.

During National Breast Cancer Awareness Month, the **Cora McCorvey Health and Wellness Center** held its annual event with free mammograms and health screenings.

The Minneapolis Highrise Representative Council (MHRC) and highrise resident leaders have been working to convince the Hennepin County Board of Commissioners to reject a 30 percent **proposed cut in the county's budget for Volunteers of America-Minnesota social workers** in MPHA highrises. The county's support for VOA in public housing goes back more than 40 years, providing an essential resources for the many vulnerable adults served by MPHA. VOA estimates the 30 percent cut would mean 700 fewer residents assisted each year. MPHA Interim Executive Director Tracey Scott joined residents to speak against the cuts at the county's public hearing on the budget.



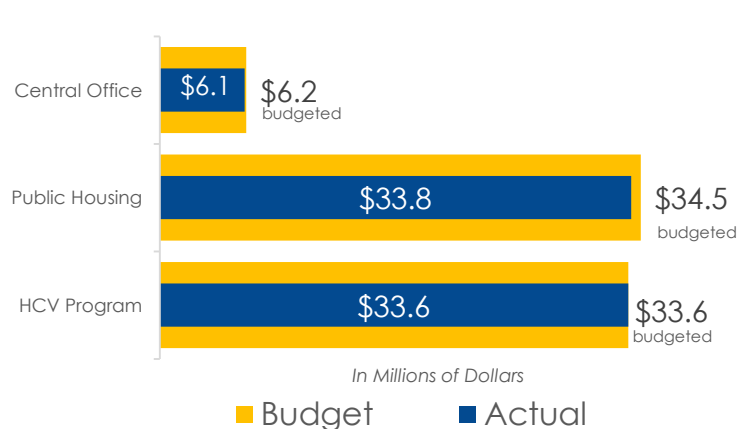
The MHRC held its **Annual Highrise Celebration**, featuring MPHA Interim Executive Director Tracey Scott and Minnesota Attorney General Keith Ellison. MHRC representatives took their oath of office and celebrated specific leadership achievements by residents during the year.



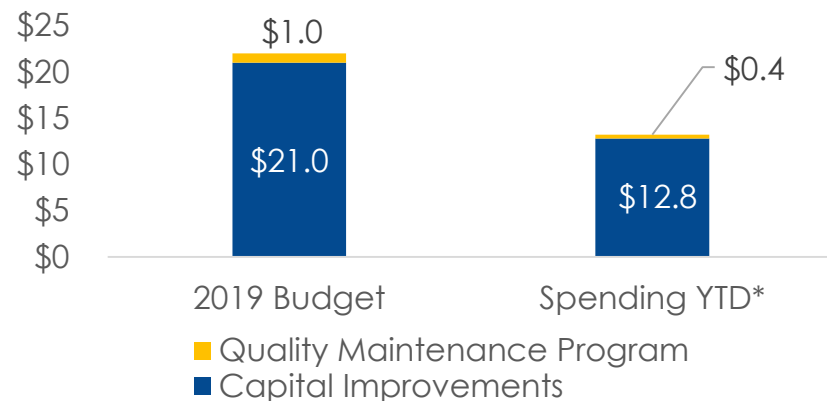
Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

| Sources | YTD Budget | YTD Actual | Favorable (Unfavorable) Variance | Variance % |
|----------------------------------|-----------------------|----------------------|--|-------------|
| Tenant Revenue -Rents & Other | \$ 16,015,347 | \$ 16,016,516 | \$ 1,169 | 0% |
| Public Housing Operating Subsidy | \$ 15,440,700 | \$ 16,064,388 | \$ 623,688 | 4% |
| HCV HAP Subsidy & Admin Fees | \$ 33,204,389 | \$ 32,975,185 | \$ (229,204) | -1% |
| Other Revenues, Fees, & Grants | \$ 2,103,627 | \$ 2,639,214 | \$ 535,588 | 25% |
| Transfers-In | \$ 50,000 | \$ 184,000 | \$ 134,000 | 268% |
| Total Sources | \$ 66,814,063 | \$ 67,879,303 | \$ 1,065,240 | 2% |
| Uses | | | | |
| Public Housing Operations | \$ 34,538,757 | \$ 33,803,731 | \$ 735,026 | 2% |
| Housing Choice Vouchers | \$ 33,638,304 | \$ 33,629,246 | \$ 9,058 | 0% |
| MTW Initiatives | \$ 87,125 | \$ 60,578 | \$ 26,547 | 30% |
| Human Services | \$ 225,900 | \$ 47,772 | \$ 178,128 | 79% |
| Total Uses | \$ 68,490,085 | \$ 67,541,327 | \$ 948,759 | 1% |
| Net Sources/(Uses) | \$ (1,676,022) | \$ 337,977 | \$ 2,013,999 | 120% |

Year to Date (YTD) Expenses



MTW Capital Fund Program

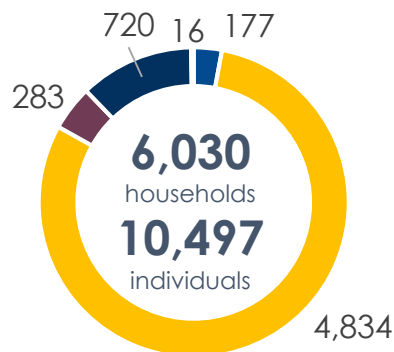


*An additional \$9 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*

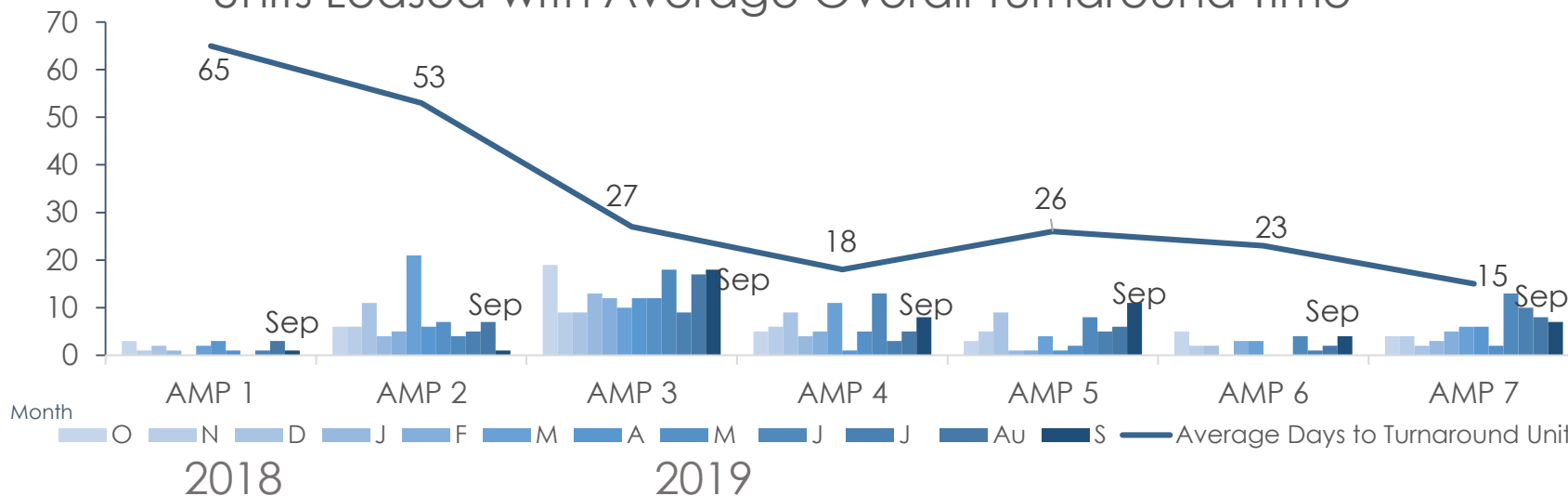


- Glendale
- MHOP**
- Minnehaha Townhomes
- Highrise
- Scattered Sites

50
new units leased
during month

98.9%
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)

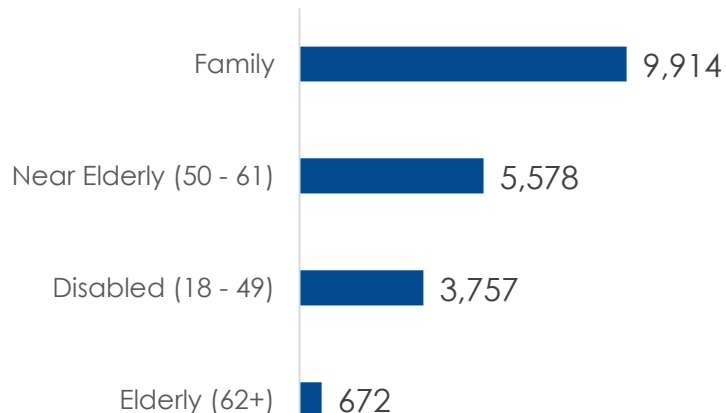
***Excluding unit transfers

Public Housing Programs

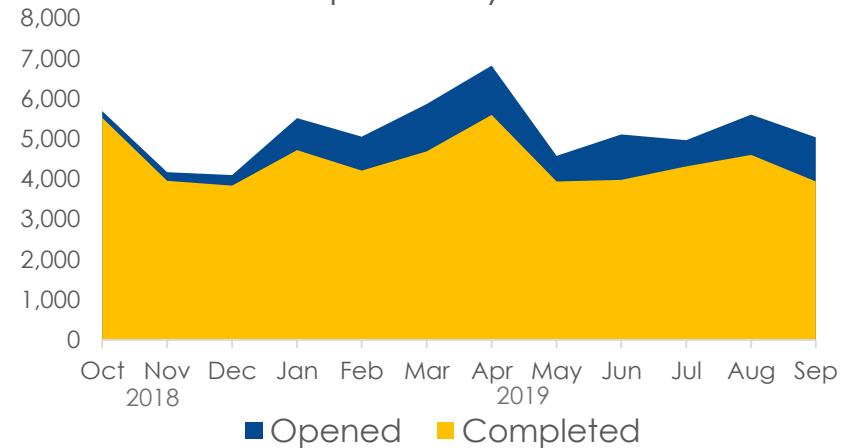


| Reason for Vacating Unit | Count |
|------------------------------------|-------|
| Moving Out of Town | 8 |
| Death | 7 |
| Evicted - Non Payment | 6 |
| To Nursing Home | 3 |
| Dislike Unit | 2 |
| Moving in with or closer to Family | 2 |
| Change in Family Composition | 1 |
| Purchased Home | 1 |
| Evicted - Criminal Acts | 1 |
| Evicted - Drugs | 1 |
| Mutual Agreement | 1 |
| Skip | 1 |
| Dislikes Neighborhood | 1 |
| Other | 1 |
| Illness | 1 |

Applicants on Waiting List



Work Orders Opened and Completed by Month

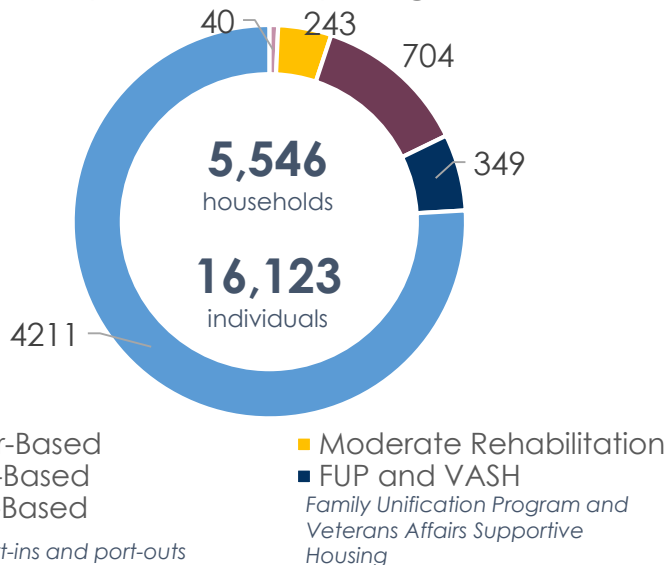


| Goal | Total Completed | % Completed within Goal | Average Days Open |
|-----------------------------------|-----------------|-------------------------|-------------------|
| Emergency: 24 Hours | 65 | 100% | 0 |
| Urgent: 1 Day | 574 | 87% | 3 |
| After Hours Non-Emergency: 2 Days | 13 | 92% | 0 |
| Important: 3 Days | 858 | 79% | 10 |
| Routine: 10 Days | 1,241 | 66% | 39 |
| Non-Routine: 20 Days | 48 | 69% | 32 |
| Pest Control | 1,145 | 100% | 7 |

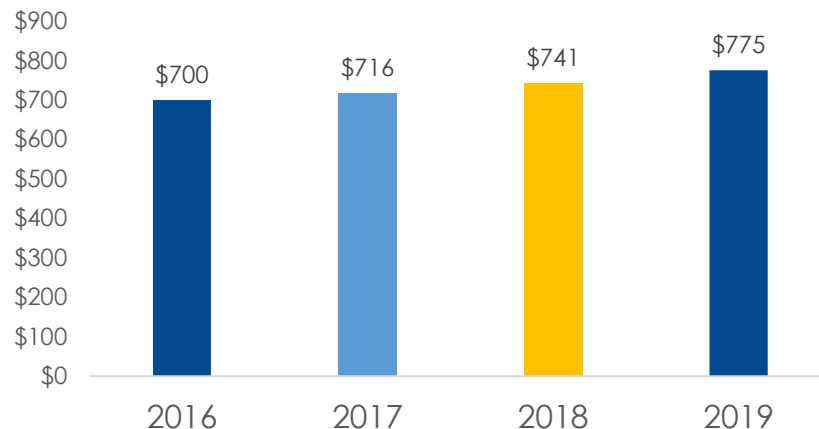
Housing Choice Voucher Programs



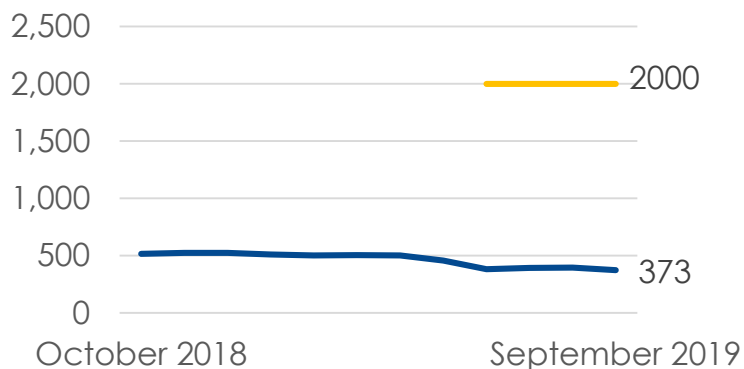
People Served by Program*



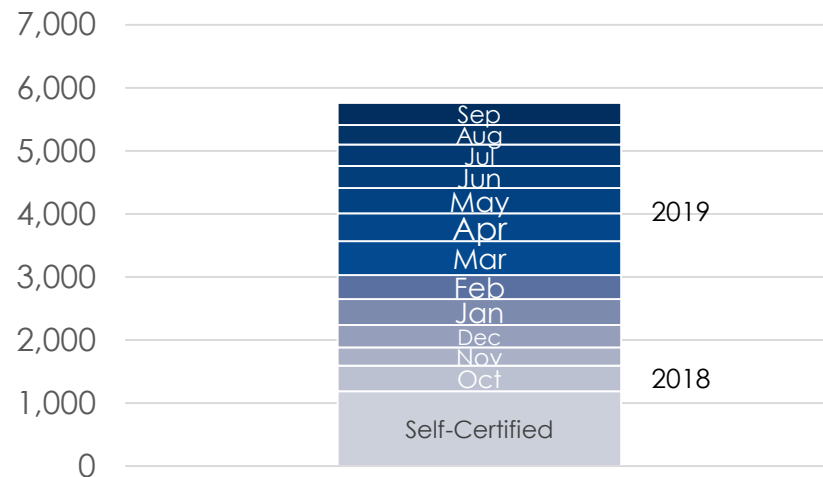
Average Housing Assistance Payment per Unit, Year to Date



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 th Avenue North | Window replacement, masonry repairs & HVAC systems replacement | Planning |
| 1707 3 rd Ave S/1611 S 6 th 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 |
|--|--|------------------------|
| 901 4th Ave N | Generator replacement | In progress |
| Horn Towers & 1627 S 6th St | Elevator modernization | In progress |
| Cedars Lowrises | Roof replacement | 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 |
| 315 Lowry Avenue North | Façade repairs | Substantially complete |
| 828 Spring Street NE | Heating system upgrades | Substantially complete |

Building Improvement & Development Projects - Complete

| ADDRESS | DESCRIPTION OF WORK | STATUS |
|--|--|----------|
| 2121 Minnehaha Ave | Plumbing & fire alarm system replacement | Complete |
| Horn Towers, 314 Hennepin, 1717 Washington, Hiawatha Towers, Elliot Twins, 630 Cedar | Fire alarm system replacement | Complete |

Elliot Twins RAD Conversion & Building Renovation



- **Construction phasing finalized; all residents will be offered on-site relocation**
- **Debt/equity solicitation issued; tax-exempt bond application submission to Hennepin County in October**
- 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

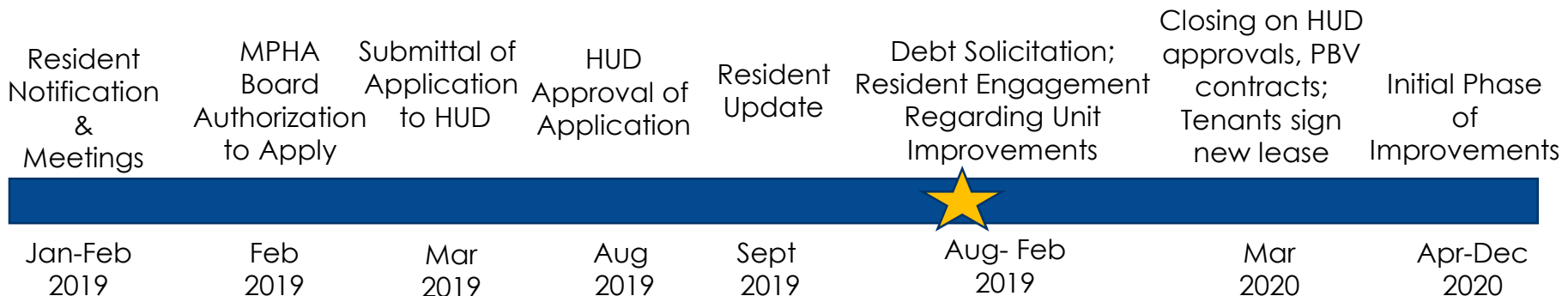


Section 18 with debt financing



- 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)

What a beautiful day it was to celebrate the opening of Aeon's "The Louis" in Prospect Park! - w/ Mayor Jacob Frey, Cameron Gordon, Mohamud Noor, Minnesota Housing, and other partners. The building is gorgeous. MPHA's project-based vouchers support 10 of the 63 affordable units at The Louis, assuring they are available for families below 30 percent of AMI.



10

Posts for the Month
4,428 Followers



MPHA on Twitter

Top Performing Post (2,471 views)

Big news we have been waiting for! 🎉
MPHA's approval under this HUD program will bring \$3 million annually--maybe even more--in new federal subsidies to Mpls to make needed repairs to our single-family homes all around the city! 🏠
startribune.com/minneapolis-ho...



16

Posts for the Month
503 Followers

Sept. 2019

38

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

Pedestrian safety improvements coming to Prospect Park

 mndaily.com/article/2019/10/n-pedestrian-safety-improvements-coming-to-prospect-park



Prospect Park residents and local officials gathered Friday to discuss improvements to pedestrian accessibility near the Glendale Townhomes.

The Walkable Community Workshop, hosted by the Minnesota Department of Health, addressed resident concerns about unsafe intersections and pathways throughout the community. The Glendale Townhomes was one of four communities across Minnesota selected to host a workshop. The community will also receive up to \$5,000 from the Department of Health to implement safety improvements, which could include adding walkways and traffic signage.

The Minneapolis Public Housing Authority, which manages Glendale, and the Minneapolis Health Department applied to hold the workshop and secure the funding.

Glendale was selected because of its commitment to implementing pedestrian improvements, said Ellen Pillsbury, an active transportation coordinator at the Minnesota Department of Health who co-led the workshop.

"We were really looking at [the] community's readiness and capacity to work on this once the workshop is over," Pillsbury said. "The workshop is really a starting off point usually. It helps get people organized and excited, but then the real work happens ... "

Some residents attribute safety concerns to an increase in traffic brought on by new student apartments along Delaware Street SE. Current signage and other safety measures have not kept up with the area's increasing density, said Ladan Yusuf, a Glendale resident and community organizer.

"We're just here trying to make sure that we're not taken over by cars and we can walk down the street without getting hit," Ladan Yusuf said. "[The neighborhood] was low density and now it's high density. So that has to be accommodated."

Malik Yusuf, an assistant property manager at Glendale, said traffic poses a risk to young students who cross Delaware Street SE and other intersections daily to catch the school bus or walk to nearby schools.

"There isn't something flashing telling vehicles, 'hey, kids are crossing.' There is no stop sign," he said.

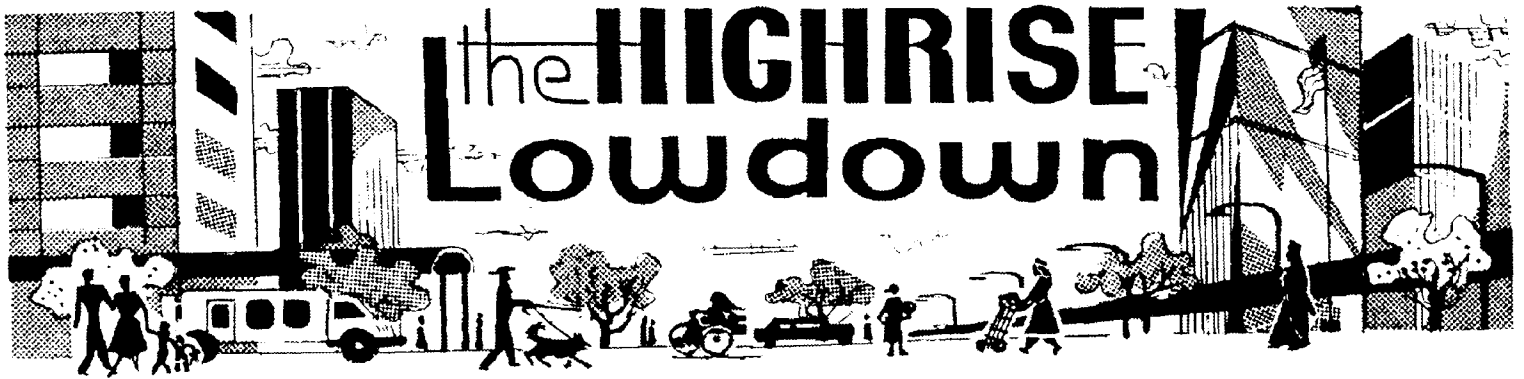
Residents also expressed concerns about a walkway, referred to as the Arthur-Williams cut through, which connects the Glendale Townhomes with Prospect Park. Currently the entrance is fenced off due to a crumbling retaining wall nearby. This creates a divide between Glendale and the rest of the neighborhood, said Ward 2 City Council member Cam Gordon.

"There's a major barrier between public housing here in Prospect Park and the rest of the neighborhood," Gordon said. "Generally a lot of people want to improve the connections and get rid of this barrier and [the] feeling that they're separate neighborhoods from each other."

The cut through provides a connection between the neighborhood and makes it easier and safer for Prospect Park residents to safely walk to Stadium Village and the University of Minnesota, said Evan Roberts, chair of the Prospect Park Association's transportation and safety committee.

Moving forward, residents will work with the Minneapolis Public Housing Authority and the Minneapolis Health Department to implement the improvements using the funding. Despite the group's relatively limited budget, small changes to the area's current infrastructure can promote pedestrian safety and community connections, Roberts said.

"Where can we improve incrementally based on what's already on the ground?" he said. "Small things can make a huge difference."



Published Monthly by the Minneapolis Highrise Representative Council

October, 2019

Vol. 29, No. 10

Voice of the Five Thousand

Annual highrise celebration highlights resident action



The theme of MHRC's Annual Highrise Celebration, held September 26 at the Profile Event Center in Minneapolis, was "Resident Leaders in Action—We Count, We Vote, We Work for Change!" The event, attended by nearly 200 past and current resident leaders served to recognize and thank outgoing resident council officers and MHRC board members and inspire newly-elected resident leaders from across the city. In the keynote address, Minnesota Attorney General Keith Ellison (photo above, left) told guests "The challenges before us require leadership—your leadership! Your family members rely on you for what to do." He said "2020 may be the biggest election in history. You absolutely have to vote, you have to make a choice, and you have to find out who stands up for public housing. Not voting is not a protest, it's a surrender." Ellison told guests "The money [for housing] is there. We just have to demand a fair share of it!" Ellison also urged guests to make sure everyone they know fills out the 2020 Census, reminding them that there is a direct link between the census and funding for services. Also at the event, MHRC Board member Mattie Henderson (photos below, right) led guests in a direct action by demonstrating a phone call to Hennepin County Commissioners urging the restoration of a proposed 30% cut in VOAMN

Celebration continued on page 3





The 2019
MHRC Annual Highrise
Celebration



Congratulations to this year's Make A Difference Award recipients ! One resident (exception: 2 from north area because of a tie vote) from each of the four geographic areas of the city, nominated by their peers, received Make A Difference Awards for their significant volunteer contributions to their highrise communities at the September 26 Highrise Celebration. Pictured above, left to right above: Ali Ali, 2019 16th Ave. S.; Hirs Mohamed, 3121 Pillsbury Ave. S.; Michael Russell, 2415 N 3rd St.; Carol Brown, 1710 Plymouth Ave N; and Gloria Coles, 314 Hennepin Ave.

Active Living Update



There was a record number of highrise community vegetable gardens entered in the annual garden contest this year. Attendees at the Annual Highrise Celebration had a chance to view photos of the gardens and vote for their favorites!



Receiving 1st place votes this year (pictured, top to

bottom) were the gardens from 1710 Plymouth Ave. N., 350 Van White Mem. Blvd. N, and the Elliot Twins. Congratulations and thank you to all of the highrise community vegetable gardeners for helping to raise healthy food for your communities!



Congratulations to all Make A Difference Award nominees!

In addition to the recipients of this year's Make A Difference Awards, congratulations to the following residents who were also nominated because of their exemplary volunteer service: Suleiman Edi, 1700 E 22nd St.; Yong Tae Yi, 630 Cedar Ave. S.; Kelly Day, 1707 3rd Ave. S.; Abdirizak Ali, 2419 5th Ave. S; James Johnson, 3110 Blaisdell Ave. S; Debra Jackson, 1707 3rd Ave S; Shirley Vincent, 350 Van White Mem. Blvd. N; Belinda Perkins, 2415 N 3rd St.; JoAnne Timberlake, 2415 N 3rd St.; Janis Murray, 600 18th Ave. N; Kathleen Dixon, 2415 N 3rd St.; Flo Castner, 800 5th Ave. N; Debbie Brunner, 1314 44th Ave. N; Willie Daniels, 1710 Plymouth Ave. N; Rosezetta Williams, 828 Spring St. NE; Cynthia Thomas, 809 Spring St. NE; Irma Mocerino, 1815 Central Ave. NE.

Resident Council Winners!

Several resident councils and council activities were also recognized with Make A Difference Awards at the Highrise Celebration: Southeast Area: the National Night Out event at Hiawathas; Southwest Area: the resident council arts and crafts program at 1707 3rd Ave. S.; North Area: The Project Lookout program at 1710 Plymouth Ave. N.; and Northeast Area: the Project Lookout program of 828 Spring St. NE. Good work, all!

ACTION ALERT

Stop huge cuts in highrise social services!

Hennepin County is proposing a 30% cut in funding to Volunteers of America-Minnesota (VOA-MN) for highrise social services, resulting in social services providers being laid off, fewer service hours in the highrises and fewer residents being served.



You can help stop the cuts!

Call all the Hennepin County Commissioners today! Tell them that seniors, disabled people and others can not afford to lose the VOA Social Services in the highrises! Restore the cuts!

- Irene Fernando—612-348-7882 • Mike Opat—612-348-7881
- Marion Greene—612-348-7883 • Jan Callison—612-348-7886
- Angela Conley—612-348-7884 • Jeff Johnson—612-348-7887
- Debbie Goettel—612-348-7885

E-mail: firstname.lastname@hennepin.us

Attend the Hennepin County Budget Hearing and speak out about the cuts or just be there in a show of support!

Thursday, October 17, 1-4 p.m., A2400 Henn. Co. Govt. Center-300 South 6th

Call the MHRC at (612)342-1330 for more information

Attend your Area meeting in October!



Residents are encouraged to attend the Area Meetings this month. Topics will include:

- VOAMN cuts Action Alert
- Metro Transit—help shape service expansion & priorities
- 2020 Census
- Fill-elections for MHRC Committees
- (Security Advisory, NE; Diversity, SE & SW; SW Area Chair)

North/Northeast residents meet

*Wednesday October 9, 1:30—3:30 p.m.
1815 Central Ave. NE*

Southeast/Southwest residents meet

*Thursday, October 10, 1:30—3:30 p.m.
2419/33 5th Ave. S.*

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

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

celebration continued...

highrise social services. Many phone calls were made at the event but more are needed (see Action Alert, left). The event also featured a "Resident Leadership Story" which showed how residents at 2415 N. 3rd St. had worked to improve safety in their community.

MPHA Interim Executive Director/CEO Tracey Scott greeted guests on behalf of MPHA and thanked them for their partnership in working for high quality housing.

There was also a presentation of Make a Difference awards to residents in each area for their exemplary volunteer service and to resident councils for exemplary programs and activities (see page 2), recognition of resident council and MHRC resident leaders by position, lively music and dancing thanks to MHRC's own Dorothy Shelby and her Sky's the Limit Band.

For the second year in a row, the Annual Food Drive Competition trophy was awarded to MPHA's north AMP which collected 2,361 pounds of food (photo on page 2). A "Pretty Dang Close" award was presented to Laurie Aylward and the Hiawatha AMP (photo below) which came in a close second with 2,187 pounds of food collected for local food shelves.



This Month's Events

Thursday, October 3, 9:30 a.m.: MHRC Executive Committee meets at 1015 4th Ave. N.

Wednesday, October 9, 1:30 p.m.: N/NE Area meets at 1815 Central Ave. NE

Thursday, October 10, 1:30 p.m.: SE/SW Area meets at 2419/33 5th Ave. S.

Tuesday, October 15, 1:30 p.m.: Maintenance, Modernization and Management Committee meets at 1015 4th Ave. N.

Monday, October 21, 2:00 p.m.: Diversity Committee meets at 1015 4th Ave. N.

Wednesday, October 23, 1:30 p.m.: MPHA Board of Commissioners meet at 1001 Washington Ave. N.; RAB meets at noon.

Friday, October 25, 9:30 a.m.: Security Advisory Committee meets at 1015 4th Ave. N.

Monday, October 28, 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.

HELP THE MHRC DETERMINE ITS 2019-2020 PRIORITIES!

First, read through all listed priorities. **Then**, read through again and rank YOUR priorities in order of importance. For example, place a #1 in the small corner box of the priority most important to you, a #2 in the corner box of the priority the second most important to you, a #3 in the corner box of the priority third most important to you, etc. (do not use a number more than once; doing so will invalidate your survey) If your priority for MHRC is not listed, write it in the space provided and rank it with the others. Thank you.

| | | |
|--|--|--|
| SUPPORT OF DIVERSE MULTICULTURAL HIGH-RISE COMMUNITIES <ul style="list-style-type: none"> • Cultural celebrations • Training for residents and staff • Support of council officers <div style="text-align: right;"><input type="text"/></div> | HIGHRISE MAINTENANCE, MANAGEMENT, & MODERNIZATION <ul style="list-style-type: none"> • Building cleanliness • Work order response • Management responsiveness • Resident involvement in modernization planning <div style="text-align: right;"><input type="text"/></div> | ACTIVE LIVING/HEALTH & WELLNESS: <ul style="list-style-type: none"> • Access to healthy food • Community gardens • Exercise/walking clubs • Focus on mental and physical health <div style="text-align: right;"><input type="text"/></div> |
| ADVOCACY ON RESIDENT ISSUES <ul style="list-style-type: none"> • Legislation affecting housing & livability • Social services/health needs • Public transportation • Housing policies <div style="text-align: right;"><input type="text"/></div> | SECURITY & SECURITY IMPROVEMENTS <ul style="list-style-type: none"> • Guards • Project Lookout • Security technology • Improved police service • Resident/police relations <div style="text-align: right;"><input type="text"/></div> | HIGHRISE LAUNDRY PROJECT <ul style="list-style-type: none"> • Source of funds for resident councils and MHRC • Troubleshoot issue with laundry company • Ensure fair administration of laundry funds • Support building laundry committees <div style="text-align: right;"><input type="text"/></div> |
| IMPROVED COMMUNICATION <ul style="list-style-type: none"> • Between management & Tenants • Between resident council officers and residents • Between councils & MHRC • Project Lookout • Cameras and technology <div style="text-align: right;"><input type="text"/></div> | SUPPORT OF RESIDENT COUNCILS <ul style="list-style-type: none"> • Training & Technical assistance • Advocacy • Support of resident council officers <div style="text-align: right;"><input type="text"/></div> | RESIDENT RESPONSIBILITY FOR QUALITY LIVING ENVIRONMENTS <ul style="list-style-type: none"> • Building cleanliness & grounds upkeep • Energy conservation efforts <div style="text-align: right;"><input type="text"/></div> |
| OTHER PRIORITIES: <hr/> <hr/> <div style="text-align: right;"><input type="text"/></div> | | COMENTS: <hr/> <hr/> |



Please return to the Minneapolis Highrise Representative Council: 1015 4th Ave. N, #203, Mpls, MN 55405. Thank you !



Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending October 31, 2019

Contents

1. Highlights and Updates
2. Financials
3. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
4. Building Improvement and Development Projects
 - Update on Elliot Twins RAD Conversion and Scattered Sites Section 18 Process
5. Inquiry Response and Social Media
6. Attachments

Highlights and Updates



MPHA Interim Executive Director Tracey Scott joined residents at a public hearing of the Hennepin County Commission to urge commissioners to reject a 30 percent proposed cut in the **county's budget for Volunteers of America-Minnesota** social workers in MPHA highrises. VOA estimates the 30 percent cut would mean 700 fewer residents assisted each year.



HUD released a long-awaited study evaluating results from the Rental Assistance Demonstration (RAD) program. The study used a treatment-and-control-group structure to measure the effect of RAD conversions on 24 projects, combined with hundreds of resident surveys.

The study found:

- * RAD conversions leveraged \$9.7 in additional funding for every \$1 of public housing funds invested.
- * RAD projects experienced a steep drop in long-term capital needs (while needs more than doubled at non-RAD properties).
- * Nearly 80 percent of tenants reported satisfaction with the RAD process; 90 percent reported their housing had improved; 82 percent remained on-site throughout the conversion.

To-date, more than 110,000 units have been converted using RAD nationwide, raising more than \$12 billion for public housing repairs.

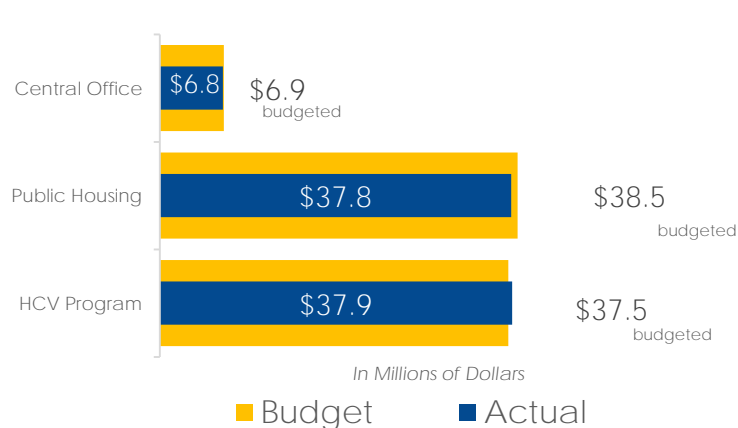
MPHA's project-based voucher (PBV) partnerships continue to drive affordable housing development and positive neighborhood change. The Star-Tribune recently featured plans for the Northside ArtSpace Lofts. The 100-unit, all-affordable housing development in the Harrison Neighborhood will include 10 PBVs from MPHA, which assure deep affordability for those 10 units—a roughly \$3M investment from MPHA over 20 years.



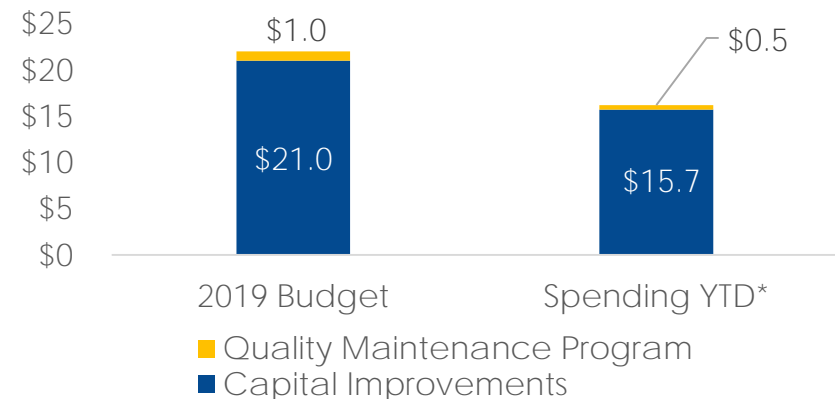
Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

| Sources | YTD Budget | YTD Actual | Favorable (Unfavorable) Variance | Variance % |
|----------------------------------|-----------------------|----------------------|--|-------------|
| Tenant Revenue -Rents & Other | \$ 17,794,830 | \$ 17,847,388 | \$ 52,558 | 0% |
| Public Housing Operating Subsidy | \$ 17,156,333 | \$ 17,961,674 | \$ 805,341 | 5% |
| HCV HAP Subsidy & Admin Fees | \$ 37,079,434 | \$ 37,024,654 | \$ (54,780) | 0% |
| Other Revenues, Fees, & Grants | \$ 2,278,340 | \$ 2,962,720 | \$ 684,380 | 30% |
| Transfers-In | \$ 50,000 | \$ 206,333 | \$ 156,333 | 313% |
| Total Sources | \$ 74,358,938 | \$ 76,002,769 | \$ 1,643,832 | 2% |
| Uses | | | | |
| Public Housing Operations | \$ 38,512,811 | \$ 37,772,702 | \$ 740,109 | 2% |
| Housing Choice Vouchers | \$ 37,534,377 | \$ 37,850,086 | \$ (315,709) | -1% |
| MTW Initiatives | \$ 97,583 | \$ 63,712 | \$ 33,871 | 35% |
| Human Services | \$ 251,000 | \$ 61,542 | \$ 189,458 | 75% |
| Total Uses | \$ 76,395,772 | \$ 75,748,042 | \$ 647,729 | 1% |
| Net Sources/(Uses) | \$ (2,036,834) | \$ 254,727 | \$ 2,291,561 | 113% |

Year to Date (YTD) Expenses



MTW Capital Fund Program

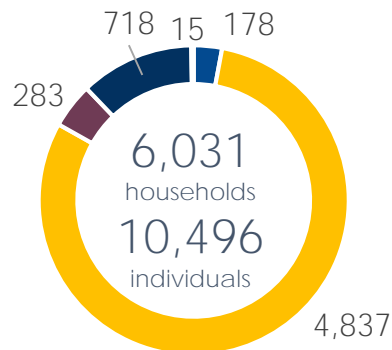


*An additional \$7 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*

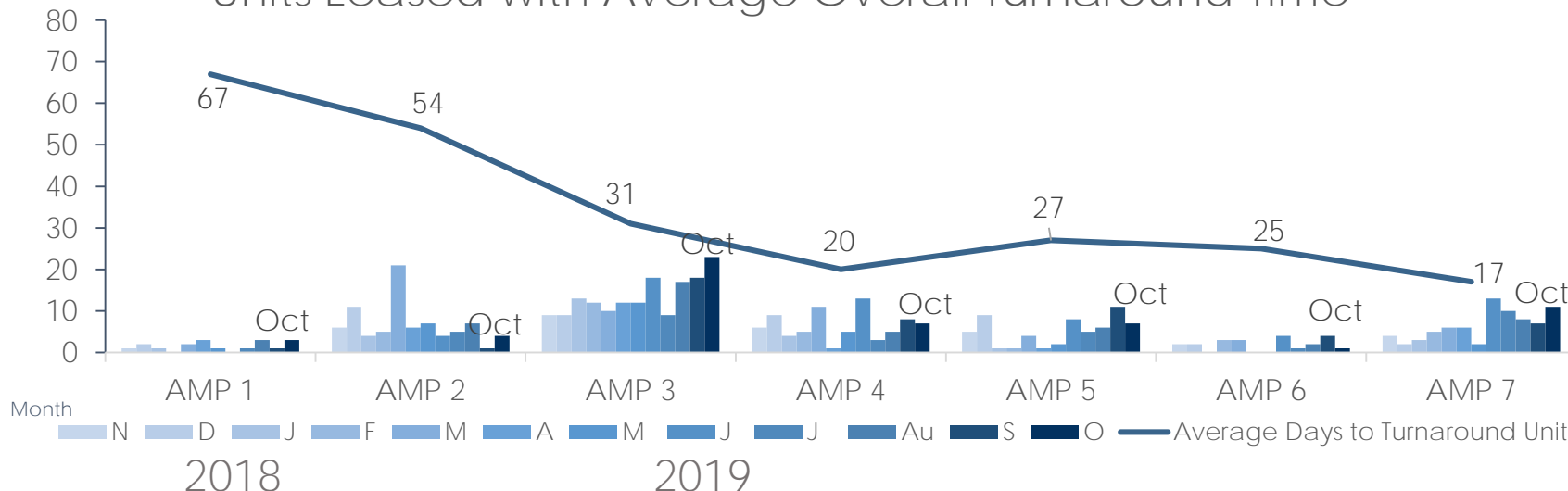


- Glendale
- MHOP**
- Minnehaha Townhomes
- Highrise
- Scattered Sites

56
new units leased
during month

98.9%
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)

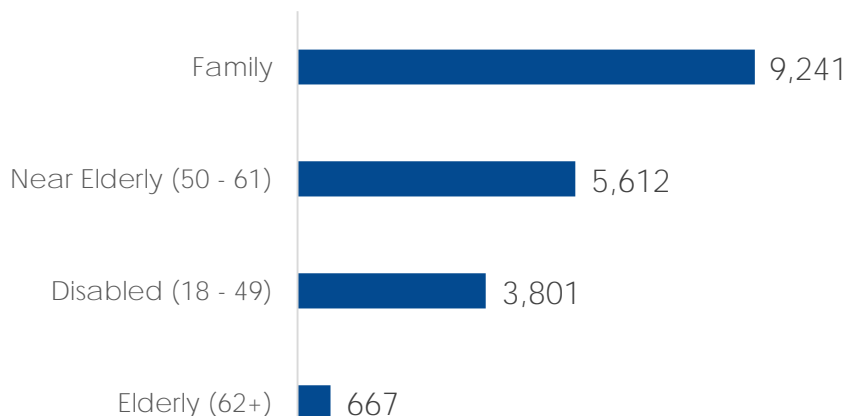
***Excluding unit transfers

Public Housing Programs

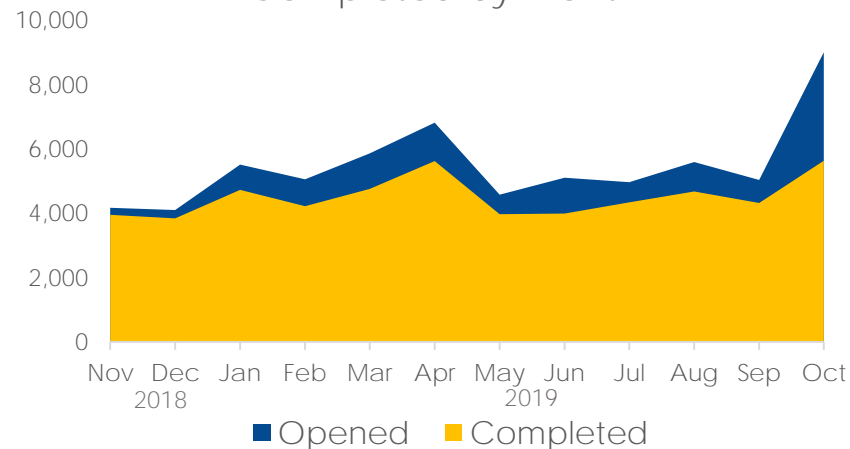


| Reason for Vacating Unit | Count |
|------------------------------------|-------|
| Death | 7 |
| Moving Out of Town | 6 |
| Evicted - Non Payment | 3 |
| To Nursing Home | 3 |
| Purchased Home | 2 |
| Moving in with or closer to Family | 2 |
| Illness | 2 |
| Mutual Agreement | 1 |
| Other | 1 |
| Evictions – Other | 1 |
| Evicted - Drugs | 1 |

Applicants on Waiting List



Work Orders Opened and Completed by Month

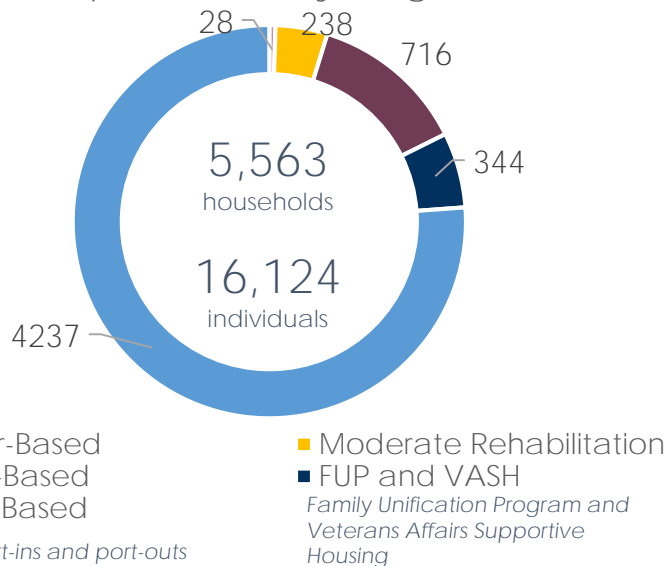


| Goal | Total Completed | % Completed within Goal | Average Days Open |
|-----------------------------------|-----------------|-------------------------|-------------------|
| Emergency: 24 Hours | 45 | 98% | 0 |
| Urgent: 1 Day | 713 | 89% | 4 |
| After Hours Non-Emergency: 2 Days | 36 | 97% | 1 |
| Important: 3 Days | 868 | 80% | 10 |
| Routine: 10 Days | 2,124 | 70% | 36 |
| Non-Routine: 20 Days | 52 | 60% | 55 |
| Pest Control | 1,793 | 100% | 5 |

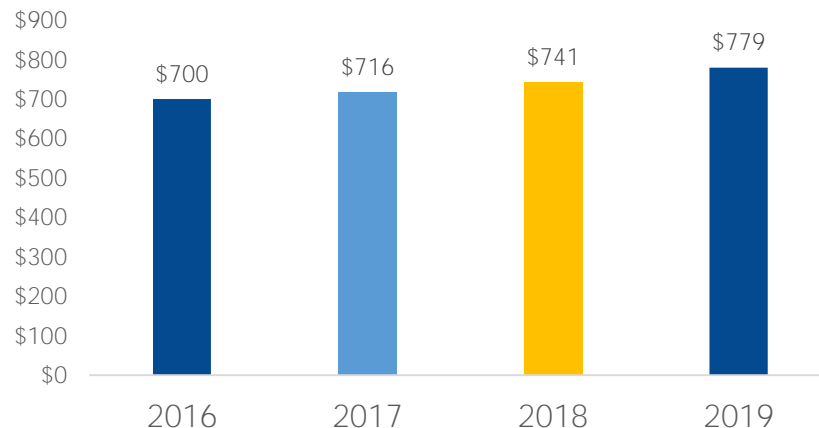
Housing Choice Voucher Programs



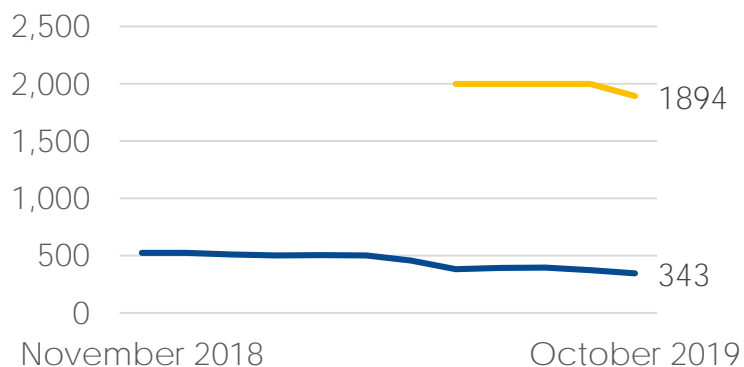
People Served by Program*



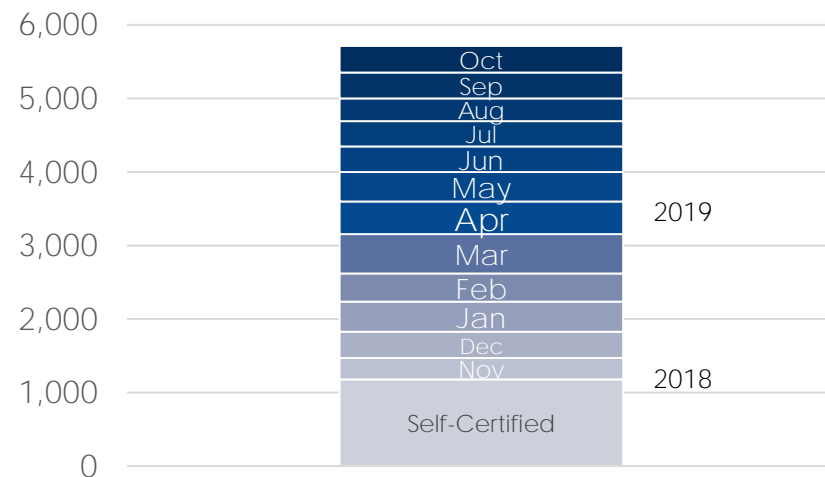
Average Housing Assistance Payment per Unit, Year to Date



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 th Avenue North | Window replacement, masonry repairs & HVAC systems replacement | Planning |
| 1707 3 rd Ave S/1611 S 6 th 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: rowhome new construction | Planning |

Building Improvement Projects - Active

| ADDRESS | DESCRIPTION OF WORK | STATUS |
|--|--|------------------------|
| 901 4th Ave N | Generator replacement | In progress |
| Horn Towers & 1627 S 6th St | Elevator modernization | In progress |
| Cedars Lowrises | Roof replacement | In progress |
| 2121 Minnehaha, 2728 E Franklin & 311 University | Main electrical switch gear & generator 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 |
| 1515 Park Ave S | Plumbing & shower replacement | Substantially complete |

Building Improvement & Development Projects - Complete

| ADDRESS | DESCRIPTION OF WORK | STATUS |
|------------------------|-------------------------|----------|
| 315 Lowry Avenue North | Façade repairs | Complete |
| 828 Spring Street NE | Heating system upgrades | Complete |

Elliot Twins RAD Conversion & Building Renovation



- Hennepin County tax-exempt bond application under consideration in November
- Lender/investor interviews in November
- 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; all tenants will be offered on-site relocation

Timeline (subject to change)

HUD
Resident
Notice

Form
Resident
Committees

Determine
Design
Direction

Design Development
Resident Engagement
Develop Financing Strategy

Secure Financing
Finalize Relocation
Construction Bidding

Closing
& Begin
Construction

Jan 2019

Feb-Mar
2019

Mar-Jun
2019

Jun-Dec
2019

Jan-Jun
2020

Jun 2020



Scattered Site Section 18 Process

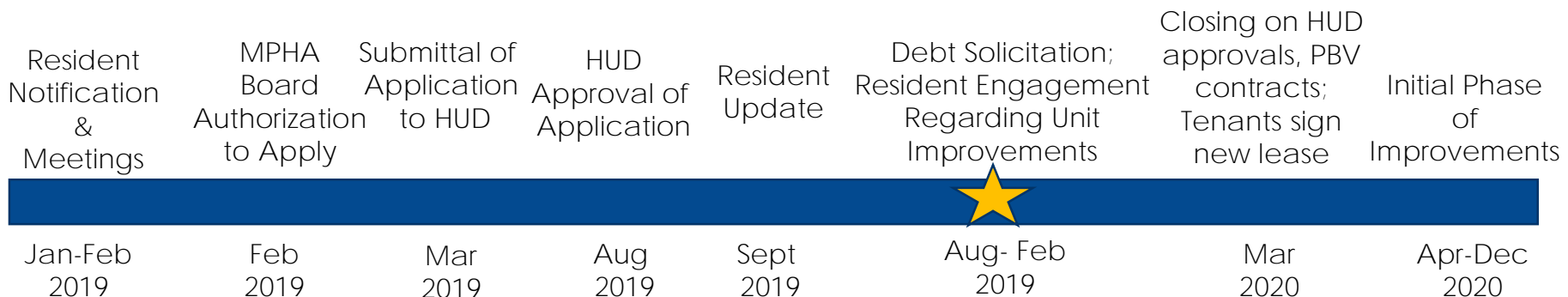


Section 18 with debt financing



- Lender interviews in October
- 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



Oct. 2019

56

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



MPHA on Facebook

Top Performing Post (11,975 views)

Let your Hennepin County commissioners know the danger of a proposed 30% cut to Volunteers of America-Minnesota social workers in public housing.

Congress does not fund social services in public housing. So how do MPHA and Hennepin County serve the vulnerable people who live in MPHA highrises? VOA! MPHA Interim ED Tracey Scott joined the Open Forum of this recent county budget hearing to share the dangers of this major cut to VOA social workers.



8

Posts for the Month
4,495 Followers



MPHA on Twitter

Top Performing Post (698 views)

Energizing gathering w/ @Hennepin health leaders, Minneapolis health care providers, insurers, @mnhousing Commissioner Jennifer Ho (speaking here). Everyone in the room is passionate about how we can partner to nurture the critical link btw health & housing. Much more to come!
pic.twitter.com/vVMmVdUT4p



14

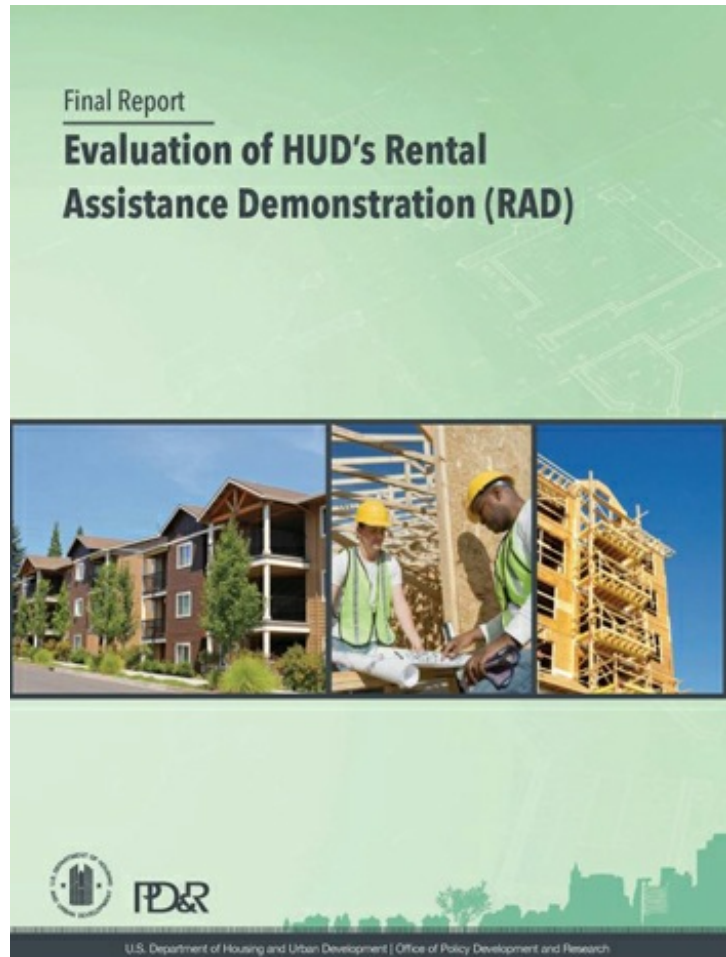
Tweets for the Month
512 Followers

Rental Assistance Demonstration Evaluation: Final Report

[HUD huduser.gov/portal/pdredge/pdr-edge-research-110419.html](https://www.huduser.gov/portal/pdredge/pdr-edge-research-110419.html)

Rental Assistance Demonstration Evaluation: Final Report

A new study presents the culmination of research that began in 2014 on the Rental Assistance Demonstration (RAD), which aims to curb the loss of public housing. RAD is a voluntary program that allows public housing agencies (PHAs) to convert public housing projects to either Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) contracts. By moving units to the Section 8 platform, the properties are able to leverage private funding. RAD projects use funds to undertake upfront construction to renovate existing buildings or demolish aging structures and construct new ones. RAD projects also establish replacement reserve accounts in anticipation of future rehabilitation costs. The RAD program includes significant resident protections to ensure they see the benefits of these renovations.



This evaluation meets Congress's requirement to report on the early observable impacts of RAD on — (1) the preservation and improvement of former public housing units, (2) the amount of private capital leveraged as a result of such conversion, and (3) the effect of conversion on residents. Overall, the study found that RAD has been extremely successful at attracting capital to stabilize and improve public housing. From the program's inception in November 2011 through the end of October 2018, a total of 956 public housing projects with 103,268 units of affordable housing converted to Section 8, and raised a total of \$12.6 billion, an average of \$121,747 per unit. RAD projects have used these funds to improve physical and financial conditions and appear to be on a stronger financial footing for the future. Based on tenant surveys, RAD projects have also been successful at mitigating the possible negative effects on tenants.

Researchers undertook a multiphase evaluation of the RAD program using a mixed-method approach. The 2016 interim report outlined the research design for the first phase of the evaluation, which created two samples — the first to assess the physical and financial impact of RAD, and the second to assess the impact of RAD on residents. For the physical and financial impact component, the research team selected a matched sample of 24 RAD projects (the treatment group) that had converted or were about to convert to Section 8 and 48 nonparticipating public housing projects (the control group). The researchers collected baseline data including physical capital assessments (PCAs) and financial records from before RAD conversions. For the resident impact component, the research team selected a sample of 19 RAD projects and invited 1,669 households to participate in the study. Of this group, 522 households enrolled. The research team tracked these residents through the duration of the RAD conversion so they could survey them afterwards in the second phase of the study.

This final report describes findings from the second phase of the evaluation. The researchers conducted followup PCAs and collected another round of financial records from the RAD sample and control group to determine the physical condition and financial stability in the time period after RAD conversions had been completed. To assess resident impacts, the research team asked the 522 households that had enrolled in the study to complete a survey. Of those enrolled, 318 completed a survey, but the researchers analyzed only 298 of these because one project did not complete a conversion.

Separate from these components of the evaluation, researchers also analyzed program data to assess financing for the universe of completed RAD conversions. Researchers also interviewed PHA and HUD staff and other stakeholders to learn about their perspectives on the RAD program.

Research Findings

The largest source of financing was investor equity including LIHTC (\$4.9 billion), followed by take-back financing (\$2.4 billion), non-FHA loans (\$1.4 billion), and FHA-insured loans (\$0.9 billion). The most common funding source is public housing operating reserves, used by 48 percent of conversions. Investor equity is the second most common funding source, used by 40.7 percent of conversions. Nearly 29 percent of conversions use take-back financing, while 30.9 percent of projects have non-FHA mortgage loans, and 13.3 percent have FHA-insured mortgage loans.

RAD gives PHAs the financial leverage to rehabilitate and preserve affordable housing units and meet short-term capital needs. The report defines five leverage ratios that show the amount of funding raised per dollar of HUD funding committed. The ratios vary depending on how the funds raised are grouped together (public funds, private funds, etc.) For example, the public housing appropriated funds ratio gauges whether RAD can leverage additional funding beyond what is provided through HUD's public housing programs.

Researchers determined that for every dollar of public housing funds, RAD conversions leveraged an additional \$9.66 in funding — the largest of all RAD leverage ratios. Federally appropriated funds have the second-largest RAD leverage ratio, with \$8.34 leveraged in funding for every dollar spent, including appropriations for public housing, the HOME Investment Partnerships Program, the Community Development Block Grant program, and other programs.

Such funding sources helped property owners undertake rehabilitation projects to improve their properties' physical condition, including improvements to roofs, exterior doors, windows, cladding, floors, walls, ceilings, management offices, recycling receptacles, heating and cooling systems, and kitchens. Followup PCAs conducted after conversion revealed that the physical condition of the buildings improved and capital needs decreased in nearly all categories except for the mechanical and electrical, common area, elevator, and water system categories. Based on initial and followup PCAs, researchers determined that, on average, short-term capital needs among RAD properties in the treatment group declined from \$12,981 per unit pre-conversion to \$4,608 per unit post-conversion — a reduction of \$8,373 per unit, or 65 percent. On the other hand, short-term capital needs for non-RAD projects in the control group rose from \$3,740 per unit on average to \$8,710 per unit, representing an increase of \$4,970 per unit, or 133 percent.

Interviews with PHAs shed light on property management practices during the conversion process. Of the PHAs interviewed, about 25 percent use private property managers to manage their converted projects, and the rest continue to use their own staff to manage projects and have revised their policies and procedures to adapt to RAD. Approximately 75 percent of PHAs said that the changes under RAD were neutral or beneficial, and about 25 percent indicated that they had concerns about the changes. PHAs recognize the need to realign, retrain, and hire staff to adjust to new guidelines and data systems.

Tenant surveys revealed high levels of satisfaction with the conversion process. The researchers determined that 79 percent of tenants were very or somewhat satisfied with PHAs' communications about RAD, and 76 percent were very or somewhat satisfied with the management of the RAD process. Most of the tenant survey respondents indicated that they were very or somewhat satisfied with their housing unit and the development, which includes the physical quality and management. More than 90 percent of tenants reported that the housing and development were better or about the same as they were before the conversion. In addition, 82 percent of respondents stayed in the same property during the RAD conversion process, either in their original unit or in a different unit at the same property. Those who relocated because of RAD received relocation assistance, and most were satisfied with it.

Looking Ahead

The RAD program has grown significantly over the past 5 years and is now capped at 455,000 units, up from the initial 60,000 units. This study focused on early adopters of RAD, whose experiences may differ from those of current properties undergoing conversion. The program will continue to evolve, leading to changes in guidelines and the mix of PHAs and projects that participate. Overall, this study indicates that the program met its goals to leverage capital; preserve affordable housing by meeting short-term capital needs; and alleviate possible negative effects on tenants, such as relocation. PHAs, lenders, developers, HUD staff, and the researchers proposed several policy recommendations to HUD, such as additional financial support for projects having difficulty meeting their capital needs, training and technical assistance for PHAs in post-conversion management, guidance and best practices to facilitate tenant relocation, improved communication and transparency, and a streamlined closing process.



The power of project-based vouchers: *The Louis*

MPHA Interim Executive Director Tracey Scott (fourth from right) joined city, state, and nonprofit partners at the grand opening of The Louis, 70 units of affordable family housing built by Aeon in Prospect Park. With MPHA's \$3 million commitment of project-based vouchers, 10 apartments at The Louis will serve families below 30 percent of area median income. By strategically awarding PBVs, MPHA can help bring great projects like The Louis to the finish line and assure units for the lowest-income families.

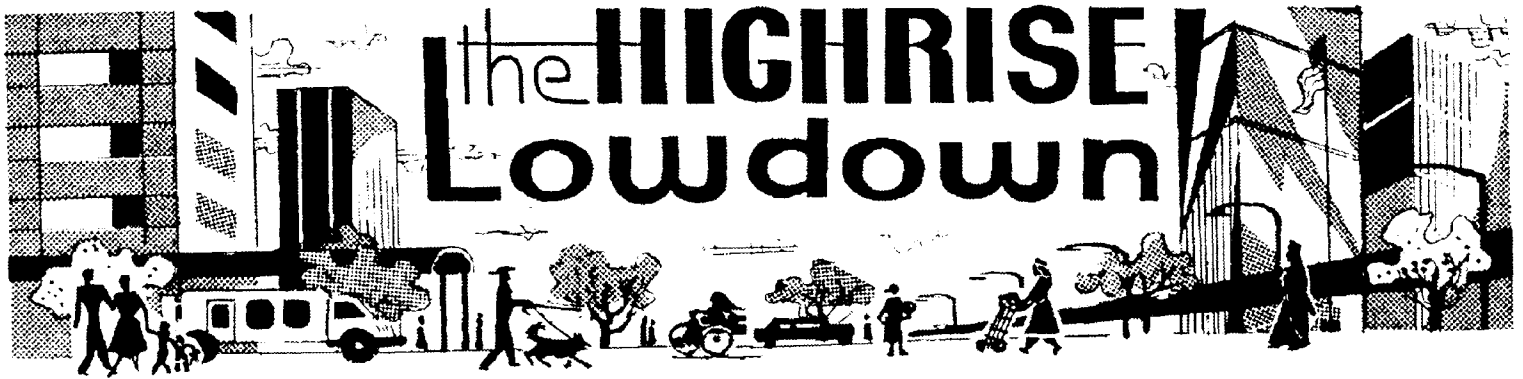
Welcome new members of MPHA's Resident Advisory Board!

The Resident Advisory Board (RAB) was created by MPHA's Board of Commissioners to advise the board and MPHA staff on MPHA's annual planning and other items that come before the board. New members recently took their seats to begin a two year term, electing Lisa Anderson (bottom left) as the new RAB Chair. Thank you all for your service!



Highrise Resident Orienters: Helping new residents settle in to their communities

For residents of a new highrise, there can be a lot to learn and lots of people to meet. Resident Orienter volunteers help new residents get to know their apartments, building, resident programs, resident council, and services available on-site and in the neighborhood. At a recent training at Spring Manor (above), Resident Orienters are joined by staff from the Minneapolis Highrise Representative Council to learn about the role.



Published Monthly by the Minneapolis Highrise Representative Council

November, 2019

Vol. 29, No. 11

Voice of the Five Thousand

Resident leaders speak out on preserving highrise social services at Hennepin County budget hearing



Residents testify at Hennepin County budget hearing. Pictured left to right: Ramona Stonechild, 350 Van White Memorial Blvd; Flo Castner, 800 5th Ave. N and Willie Simms, 1815 Central Ave NE.

Around twenty residents took time out of their day to attend a public hearing on Hennepin County's proposed 2020 budget, which includes a proposed 30% cut in the highrise social services provided by Volunteers of America Minnesota (VOAMN).

Residents spoke about the value of these services to elderly and disabled residents. They include assistance with filling out forms and navigating complicated systems which help residents maintain their independence and healthcare. VOAMN social workers also help residents with rent payment and lease issues—critical services in preventing homelessness.

Volunteers of America Minnesota (VOAMN) provides these services through onsite social services staff in nearly all of the highrises and has for forty years. A cut of 30% would result in staff layoffs and could result in a reduction of 775 residents being served every year.

MPHA Interim Executive Director Tracey Scott (photo at right) also spoke at the public hearing,

asking the commissioners to oppose the cut that would "ripple through our buildings with dangerous consequences for the elderly, the disabled, people suffering with mental illness, recent immigrants and refugees who struggle with English." Scott



added "This is largely who MPHA serves and VOA workers are the primary reason we can."

Hundreds of resident have made phone calls and signed petitions, urging the commissioners to restore the proposed cuts. Commissioners and county staff will discuss amendments to the budget November 14 and 26. The final budget will be approved December 12. Please contact the MHRC for more information about how you can be involved in opposing the proposed cuts.



A Project Lookout Closer Look

With cold weather here to stay for a while some folks may be using highrise stairwells as places to sleep, hangout, party, etc. Whatever their reason for being there, there is agreement between residents and MPHA that people using the stairwells for unintended purposes pose a security risk to residents and others.

Some residents may not understand that MPHA holds them responsible for the behavior of their guests as long as the guest is in the building or on the grounds, even if the tenant is no longer with the guest.

The Security Advisory Committee reminds residents:

- ◆ You must accompany your guests at all times when they are in the building;
- ◆ During business hours call your building manager to report problems in the stairwells or anywhere else in the building. Call 911 after business hours. You may also anonymously call MPHA's Security Command Center at 342-1987.
- ◆ Join Project Lookout by calling (612) 342-1331; and
- ◆ Call 211 if you know someone who needs assistance getting into a shelter.

Nabadgalyada Jaranjarada

Dadwaynoow waxaa si adag la'idiku baaqayaa Inaad xusuusnaataan, dadka martida idiin ahne aad ku adkaysaan, inaan jaranjarta gurigu aanay ahayn meel lagu cabo sigaarka, khamrada ama lagukulmo. Guddiga nabadgalyada dadka degan

graham) ayaa kawada hadlay dhibaataadaan marar kala duwan iyo sidii wax looga qaban lahaa.

Waxaa kaloo wadahalqaas kaqayb galay madaxda hayada huryaha (MPHA) iyo shirkada guryaha waardi-yaysa. Waxaa kaloo laysku raacay in waqtiga qabooba-ha ay dadka guryo la'aanta ahi

Ay isku aruuriyaan jaranjarta. Taasoo ah khatar wayn xagga nabad galyada.

Waxaa kaloo nasiib daro ah in dad badan aanay fahamsanayn in looga saari karo guriga ay dagan yihiin khaladka martidooda daraadeed. Waayo sharciga ay lasaxiixdeen hayada guryaha MPHA

Ayaa sidaas dhigaya. Hadaba waxaa laxasuusinayaa dadwaynaha qodobadaan hoos kuxusan:

- ◆ Adigaa wakiil ka'ah martidaada markasta.
- ◆ Wac 911(call 911), maamullaha gurigaaga, ama waardiyaaha guriga ama 612 803 6766
I inta udhaxeysa(4pm –3am) sida ugu dhakh saha badan markaad aragtid falxumo kasocota jaranjarada gurigaaga.
- ◆ Raadi si'aad ugu qayb qaadatid mashruuca PLO ee xoogwaqafka ah ee gurigaaga.
- ◆ Wac 211 hadaad ogtahay qof ubaahan meel uu-seexo (shelter).



Hamilton Manor residents celebrate garden harvest



Highrise community gardeners Patty Mohrbacker and Quinn Walker (photo above, left and 2nd from left) serve samples of food show-casing produce grown in Hamilton Manor's highly successful community vegetable garden this summer. Residents, Hennepin Co. Master Gardeners and staff from the Minneapolis Health Department, MHRC and the U of M Extension Department all greatly enjoyed the fruits of their labor at the October 12 event. Featured dishes included home-made greens, carrot salad, fried green tomatoes, salsa and Caprese salad.

The harvest celebration also included a pesto-making demonstration, by University of Minnesota Extension SNAP educator Selah Michele (photo, right).



Community discussion on health

Share your views on health in Minneapolis and help guide the Minneapolis Health Department's strategy in future years. The discussion will be held November 12, 5:30pm-7:30pm, the Division of Indian Work, 1001 East Lake St, Dakota Lodge. Dinner and gift card raffle is included. RSVP by November 7 to Angie Oaks, angela.oaks@minneapolismn.gov, 612-849-4335.

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

Join the Great American Smoke Out, Thursday, November 21!



On **November 21st**, MPHA residents will join together to celebrate the *Great American Smoke Out* by pledging to try not to smoke for the day. Community Health Workers and social workers from Volunteers of America Minnesota will be on-site (see below) at MPHA buildings on **Thursday, November 14 AND Thursday, November 21** to provide support and resources to help residents not smoke for the day.

Did you know that Community Health Workers and Social Workers are available in your building to work with you if you want to stop smoking? They can provide you with one-on-one support. Come to the Great American Smoke Out events or contact Carrie Harris, Community Health Worker, at 612-283-1610 to learn more. Here is the schedule of where the events will be. Looking forward to seeing you there!

- ◆ On Thursday, November 14th, set your goal and enter a raffle.
- ◆ On Thursday, November 21st, join fellow residents in a community celebration and raffle drawing.

| | |
|----------------|---|
| 9:00-10:00 am | 1815 Central Ave NE & 1314 44th Ave. N – Dining Room |
| 10:00-11:00 am | 1920 4 th Ave. S. |
| 10:30-11:30 am | 2121 Minnehaha Ave S – Community Room 600 18 th Ave N – Dining Room |
| 1:00 - 2:00 pm | 5 th Avenue Towers – Community Room |
| 2:00 - 3:00 pm | 828 Spring St NE – 21 st Floor |
| 2:30 - 3:30 pm | The Cedars—630 Cedar Avenue Pavilion |



All Aboard! Fifteen residents from 616 Washington St. N and 828 Spring St. NE joined together for a fall boat cruise on Lake Minnetonka, aboard the *Paradise Destiny II* for a Sightseeing Taco Cruise! Way to have fun and make new friends!

Important information about your Medical Assistance

Provided by VOAMN Highrise Social Services Co-Director Rhonda Peterson

Beginning September 1, 2019, MN Department of Human Services started sending out an Account Validation Service (AVS) form to people whose Medical Assistance basis of eligibility is age 65 or older, blind or disabled. The form authorizes the Department of Human Services to access your information held by financial institutions. The information will be used to determine eligibility for Medical Assistance (MA), MA for Employed Persons with a Disability (MA-EPD) or the Medicare Savings Plan. Forms are being mailed out in batches and will continue being mailed through April 2020. When you receive this form, it needs to be completed and mailed to Hennepin County or Medical Assistance benefits may be denied or discontinued if it is not signed, dated and submitted as instructed. VOA Highrise Social Service staff are available to help complete the form or answer questions.



The MHRC board has elected its officers for 2019-2021. Pictured, L-R: Mohamed Issa, At Large; Mattie Henderson, At large; Tamir Mohamed, Vice President; Margaret Cariveau, Treasurer; Mary McGovern, President; and JoAnn Montgomery, Secretary. Congratulations and thank you for serving highrise residents!

Resident Review Notice

The MPHA is proposing some changes to their State-ment of Policies. They include some new “household” definitions, changes to occupancy standards and lease add-ons, flat rent changes, hardship exemptions, tenant transfers, the pet policy and more. Residents may request a copy of the proposed changes from their manager or via the MPHA website. Resident councils are encouraged to discuss the changes and share feedback with the MHRC. They are also urged to attend an MPHA public hearing November 20 at 1:30 to share their comments. Residents are also welcome to contact the MHRC at (612) 342-1330 with questions.

The 2020 Census is coming! Make sure you are counted! Get a census job!



Residents at the October 10 SE/SW Area meeting learn about the 2020 Census from census employee Jennifer Samaha (pictured below). She is available to come to resident council meetings to talk about census jobs. Call the MHRC at (612) 342-1330 for more information.

The census is the counting of ALL people in the country. The information is used to draw federal, state and local legislative districts. It's also used to plan government services and guide distribution of more than \$800 billion federal funds. An under-count will mean that important government services will be affected including: housing, transportation,



health services, SNAP, and school funding. According to the Census Bureau, renters, people of color, immigrants and refugees, people experiencing homelessness, children, persons who are LGBTQ, college students and people on fixed or little income are most at risk of being undercounted.

You will be able to complete the census starting April 1, 2020. People will have access to census questions in mid-March. Find out more at 2020Census.gov and WeCountMinneapolis.org.

Residents are also encouraged to apply online for a census job, which provides: great pay (\$20/hour), flexible hours, weekly pay and paid training. This temporary income will not be counted towards your rent. (Check with providers for possible impact on benefits.) Apply at: 2020census.gov/jobs. For more information or help with applying call 1-855-job-2020.

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

Residents invited to attend class on Older Adult Mental Health First Aid



Mental Health First Aid is a public education program that introduces the risk factors and warning signs of mental illnesses and substance use disorders, builds understanding

of their impact, and reviews common support options. The eight-hour course focuses on the unique experience and needs of adults over the age of 65. It will give you the skills needed to reach out and provide initial support to someone who may be developing a mental health or substance use problem and connect them to the appropriate care.

This community-based education class is intended for people who work with or care for older adults.

When: Thursday, November 14 and Friday, November 15, 2019, 8:00 a.m.—12:30 p.m.

Where: Parker Skyview, 1815 Central Ave. NE

How to register: Sign up at <https://parkerskyviewmhfa.eventbrite.com> or www.fairview.org/mhfa/classes

Contact: ketaylor@healtheast.org. Register by November 7, 2019.

This class is free (valued at \$170). Sponsored by Fairview Foundation and MPHA.



This Month's Events

Thursday, November 7, 9:30 a.m.: MHRC

Executive Committee meets at 1015 4th Ave. N.

Tuesday, November 12, 1:00 p.m.: Laundry Project Committee meets at 1015 4th Ave. N.

Monday, November 18, 9:30 a.m.: Active Living Committee meets at 1015 4th Ave. N.;

2:00 p.m.: Diversity Committee meets at 1015 4th Ave. N.

Tuesday, November 19, 1:30 p.m.: Maintenance, Modernization and Management Committee meets at 1015 4th Ave. N.

Wednesday, November 20, 12:00 p.m.: Resident Advisory Board meets at 1001 Washington Ave. N.;

1:30 p.m.: MPHA Board of Commissioners meet at 1001 Washington Ave. N.

Thursday, November 21, 9:30 a.m.: MHRC Board meets at 1015 4th Ave. N.

Friday, November 22, 9:30 a.m.: Security Advisory Committee meets at 1015 4th Ave. N.

Monday, November 25, 12:30-2:00 p.m.: Community BINGO at 1015 4th Ave. N.

Summary of Draft changes to the MPHA Statement of Policies 2020

Changes indicated by underlines and ~~strike-through~~.

Part I; Definitions:

Added the following:

Over Housed: When the number of Members of the Household is less than the Occupancy Limit.

Separation of Household: A separation of household is when MPHA agrees to provide a unit to an adult(s) who has requested to be separated from their current household. A separation of household may also occur when the household does not meet Occupancy limits. Those making separation of household requests must meet all MPHA eligibility and occupancy transfer requirements as well as being Lease Compliant.

Spouse: Spouse refers to the marriage partner, either a husband or wife, who is someone you need to legally divorce in order to dissolve the relationship or a domestic partnership as defined by the City of Minneapolis.

Under Housed: When the number of Members of the Household is greater than the Occupancy Limit.

Part II; Requirements for Admission:

Applicant Family would not be eligible for an Informal Hearing if their application is denied for:

Any conviction for manufacturing or producing methamphetamine (speed); is cause for a lifetime denial or;

Lifetime registration under a state sex offender registration program shall be cause for a lifetime denial

Part IV; Preferences:

MPHA has adopted local preferences, which apply to applicants who are otherwise eligible for admission at the time they are applying for assistance. All applicants will be notified by MPHA regarding the tenant selection preferences and given an opportunity to show that they qualify. MPHA will not place any family on the waiting list that does not have a local preference. Family applications will be processed based on date and time of the application and not the number of preference points. MPHA reserves the right to limit the number of Applicants placed on the waiting list based on preference points and sound management practices.

Part V; Waiting List Assignment Plan and Designation of Buildings

B. MPHA maintains three separate waiting lists.

- 1) A highrise waiting list is for elderly and near-elderly applicants are eligible for admission to an elderly designated building. MPHA will offer units in 4 areas of choice. Applicants may choose up to four areas. The areas are: North, Northeast, South and Southwest. Offers will be made based on available units, see below.
- 2) A highrise waiting list is for all applicants eligible for admission to a highrise General Occupancy building. MPHA will offer units in 4 areas of choice. Applicants may choose up to four areas. The areas are: North, Northeast, South and Southwest. Offers will be made based on available units, see below.

Unit offering policy, highrise

5) MPHA offers the unit that has been ready to rent the longest, and does not have a current pending offer, to an approved applicant based on date and time of the application, preference points and area choice. The applicant could receive a second unit offer of the unit that has been ready the next longest, that does not have a pending offer. Depending upon the number of vacancies, MPHA may, on a monthly basis divide the General Occupancy highrises are into three approximately equal groupings based upon the number of vacancies. The three groups are: a) those with the largest number of vacancies; b) those with a medium number of vacancies; and 3) those with the fewest number of vacancies. MPHA's second unit offer will be in a building with the highest vacancy rate.

Part VI; Occupancy Standards and Lease Add-ons:

D. MPHA will approve lease add-ons only:

When the family has lived in the unit for three years, except for the addition of minor dependents, or a spouse, unless MPHA was informed of the potential addition on the application.

Highrise units

F. When MPHA approves an adult lease add-on, the Head of Household must remain in the unit for ~~three~~ five years after the adult is added to the lease. If the Head of Household vacates public housing for any reason, except death, before the ~~three~~ five-year period ends, the whole household will have to vacate. If the entire household does not vacate, MPHA will terminate the lease. MPHA will not transfer the person added to the lease to a separate unit within that

Summary of Draft changes to the MPHA Statement of Policies 2020

~~three~~ five-year period. If MPHA initiates a transfer the whole household will transfer together.

G. If the Head of Household vacates public housing for any reason except death, before ~~three~~ five years, the whole household will have to vacate. If the entire household does not vacate, MPHA will terminate the lease. In addition, persons in such households may not transfer to another unit without the Head of Household for ~~three~~ five years.

Family Units

Family units are for exclusive use by adults with Dependents. If a family does not have a Dependent approved in writing by MPHA to stay in the unit or to be added to the lease, the household members shall transfer to a highrise unit, vacate the unit or be subject to a lease termination. Households will not be guaranteed separate units and will be housed in accordance with the Occupancy Limits and the availability of the units.

Part VII; Rent Computation and Pet Deposits

Flat Rent is available only at the time of admission or the scheduled re-examination and is ~~80%~~90% of the Fair Market Rents (FMR). Flat rate rents will take effect 60 days after the change in the FMR. MPHA will give a 30-day advance notice of the rent change.

Over Income When a Tenant Family is Over Income for 12 consecutive months, MPHA will notify the Tenant Family that if the income continues to exceed the Over Income Limit for 12 additional months (24 months total). The Tenant Family will be required to vacate, or the Lease may be terminated.

Hardship Exemption

A tenant may request a hardship exemption from paying Minimum Rent.

If the tenant requests a hardship exemption, MPHA will suspend the Minimum Rent beginning the month following the family's request and until the MPHA determines whether the hardship exists or is temporary or long-term. It is the Tenant Family's responsibility to provide the information supporting the claimed hardship.

5) A long-term hardship exists when the inability to pay Minimum Rent is due to a qualifying hardship that lasts over 90 days. If the MPHA determines the hardship is long-term hardship, the family will be exempt from the Minimum Rent requirement, beginning the month following the month of the Tenant Family's request and during the hardship period. The family must verify the continuance of the hardship at least quarterly.

6) Even if a tenant requests a hardship, the tenant will pay 30% of their Adjusted Gross Monthly Income as Rent. The failure to pay the Adjusted Gross Monthly Income as Rent may lead to termination of the Lease.

Allowances (deductions from Gross Income)

Summary of Draft changes to the MPHA Statement of Policies 2020

Grants to the Tenant Family as a result of participation in the Income and Child Development in the First Three Years of Life demonstration funded by the United States Department of health and Human Services National Institute of Health to evaluate the whether the unconditional cash payments have a causal effect on the cognitive, socioemotional and brain development of infants and toddlers.

Part VIII; Tenant Transfer

To Qualify for an Occupancy Transfer

the Tenant Family must have been Lease Compliant for at least one year or the duration of the tenancy if less than one year and remains Lease Compliant until the transfer;

the Tenant Family does not owe any Rent, sales and service charges, security deposit, and does not owe Retroactive Rent or is not on a Retroactive Rent Formal Repayment Agreement due in part or in total to the fault of the Tenant Family.

Part X; Reexamination of Tenant Eligibility and Rent Adjustments

Rent Adjustments

Once the Rent is established, the rate will be effective until the next scheduled reexamination unless there is a decrease in the income or an increase in income of \$100 or more per month. Tenant Family Members must report all changes in income, changes in source of income, or changes in household composition within five days.

Part XI Lease Terminations

MPHA may terminate the lease when the Head or Co-head of Household is absent for more than 30 days without giving MPHA a minimum of 10 business days advanced written notice prior to leaving. The Household must vacate the unit if the Head of Household is absent longer than 90 days.

The tenant may terminate the lease by providing MPHA with at least fourteen calendar days written notice to MPHA

MPHA may terminate the lease:

- a Tenant living in an exclusively Assisted Living building who no longer avails themselves of the services provided;
- permitting a person or persons not a member of the Tenant Family to reside in the unit including someone whose application has been denied; or

Part XVII; Pet Policy

Pet Control Requirements

...However, pets may be in the community spaces on a leash no longer than six (6) feet or in a kennel if your unit is being treated for pest control.

Outside their apartments, pet owners must at all times keep dogs and cats on a leash no longer than six (6) feet. The pet must be under control at all times. The owner must walk the animal well away from the building entrances and must promptly and properly dispose of any fecal matter as required by City Ordinance.

Part XXII; VAWA

3.8 Stalking: Engaging in a course of conduct directed at a specific person which the Perpetrator knows or has reason to know would cause a reasonable person under the circumstances to: (1) feel frightened, threatened, oppressed, persecuted, or intimidated; (2) fear for the person's individual safety or the safety of others; or (3) suffer substantial emotional distress regardless of the relationship between the Perpetrator and the victim. 42 U.S.C. § 13925. Stalking is also defined in Minn. Stat. § 609.749.

Appendix A; Income Limits 2019 (they will be amended by HUD in 2020)

| | Lower | Very Low | Extremely Low |
|--------------------|----------------------|----------------------|----------------------|
| Family Size | Income Family | Income Family | Income Family |
| One Person | \$52,850 | \$35,000 | \$21,000 |
| Two Person | \$60,400 | \$40,000 | \$24,000 |
| Three Person | \$37,950 | \$45,000 | \$27,000 |
| Four Person | \$75,500 | \$50,000 | \$30,000 |
| Five Person | \$81,550 | \$54,000 | \$32,400 |
| Six Person | \$87,600 | \$58,000 | \$34,800 |
| Seven Person | \$93,650 | \$62,000 | \$39,010 |
| Eight Person | \$99,700 | \$66,000 | \$43,430 |

Summary of Draft changes to the MPHA Statement of Policies 2020

Appendix F; Flat Rents

Flat Rents will be calculated as no less than ~~80%~~ 90% of the Fair Market Rents (FMR) and will change as adjustments are made to the FMRs. Rent changes will be made within 60 days of the changes to the FMR and Tenants will be given a 30-day advanced written notice.

Highrise Units

| Studio | One Bedroom |
|---------------------------|---------------------------|
| \$569.00 \$738 | \$691.00 \$874 |

Glendale Units

| One Bedroom | Two Bedroom | Three Bedroom | Four Bedroom |
|---------------------------|-------------------------|--------------------------|--------------------------|
| \$691.00 \$874 | \$869 \$1093 | \$1237 \$1550 | \$1450 \$1823 |

Scattered Site Units

| Two Bedroom | Three Bedroom | Four Bedroom | Five Bedroom | Six Bedroom |
|----------------------------|---------------------------|--------------------------|--------------------------|--------------------------|
| \$869.00 \$1093 | \$1237.00 1550 | \$1450 \$1823 | \$1667 \$2096 | \$1884 \$2370 |