SPECIAL BOARD MEETING
NOTICE AND AGENDA

May 27, 2020

A SPECIAL MEETING OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY IN AND FOR THE CITY OF MINNEAPOLIS WILL BE HELD REMOTELY AT 1:30 P.M. VIA TELECONFERENCE. PLEASE DIAL-IN:

Toll: 1 (435) 777-2200
Conference ID: 496-8315

The Resident Advisory Board will meet via conference call

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 a Special Meeting of April 22, 2020

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

EXECUTIVE DIRECTOR'S UPDATE

RESOLUTION:

1. Authorization to Execute Documents for Elliot Twins Rental Assistance Demonstration (RAD) Conversion and Closing (Laura Dykema, Director of Planning & Development)

RECEIVE AND FILE:

- Monthly Performance Report for April 2020 (Abdi Warsame, Executive Director / CEO)
- MPHA Approved 2020 MTW Annual Plan (Jeff Horwich, Director of Policy & Communications)
- MPHA Submitted 2019 MTW Annual Report (Jeff Horwich, Director of Policy & Communications)
- Highrise Lowdown & MPHA Community Update (Jeff Horwich, Director of Policy & Communications)

Next Regular Meeting: **Wednesday, June 24, 2020 - 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 SPECIAL MEETING OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY IN AND FOR THE CITY OF MINNEAPOLIS

April 22, 2020

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a special meeting at 1:30 P.M. on April 22, 2020, via teleconference, in 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:

Abdi Warsame	Executive Director / CEO

The Chair declared the presence of a quorum.

Approval of Agenda:

Commissioner Mohamud moved approval of the proposed agenda. The motion was seconded by Commissioner Rosenbaum. Upon a roll call vote, seven Commissioners voted "aye" (Commissioners Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Xiong, and Chair Issa) and one Commissioner voted "nay" (Commissioner Wetjen). One Commissioner was absent (Commissioner Beckmen). The Chair declared the motion carried.

Approval of Minutes:

The Minutes of the Regular Meeting of February 26, 2020, were presented for approval. Commissioner Letofsky moved the minutes be accepted as presented. The motion was seconded by

Commissioner Mohamud. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Xiong, Wetjen and Chair Issa) and no Commissioner voted "nay". One Commissioner was absent (Commissioner Beckmen). The Chair declared the motion carried.

Resident Advisory Board (RAB)

- RAB Chair Lisa Anderson, reported a quorum and all agenda items were 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, Executive Director Warsame spoke briefly on the topics shown below, upon which the Board took no official action:

Executive Director/CEO's first board meeting

- MPHA's Executive Director/CEO Abdi Warsame, thanked the board for their support of his appointment.

New Deputy Executive Director

- Jennifer Keogh joined MPHA on April 20 she came to MPHA from the Met Council and she brings a great deal of knowledge, talent and energy to the agency.

Coronavirus Pandemic MPHA's Response

- MPHA's Executive Director/CEO read a list of actions and activities the agency has taken in response to the Coronavirus pandemic. The following link to the list is on MPHA's website: https://mphaonline.org/wp-content/uploads/2020/04/MPHA-Actions-and-Activities-in-Response-to-the-Coronavirus-Pandemic-April-23.pdf. This list will be emailed to the Commissioners.

Monthly Performance Reports for February and March

- MPHA's occupancy is down slightly at 98.4 percent in March. The down trend will continue as we have not shown any units due to COVID 19. MPHA's occupancy level for the past 24 years has been above 98 percent. The unit-turnover, (vacate to re-rent) will also trend up until we start to rent again. MPHA is only completing emergency and urgent work orders and we will continue to see fewer routine items completed until COVID 19 pandemic is under control. MPHA continues to house Housing Choice Voucher (HCV) families during this time and will continue to pull names from the wait list. Also, there has been an increase of reporting job losses due to the pandemic which will lead to increases in HAP payments (Housing Assistant Payments). HCV numbers remain on target and will continue to be fully utilized.

Scattered Site Section 18/RAD Conversion Process:

- MPHA has not started any improvements related to the scattered site Section 18 conversion as work still needs to be completed in order to get to the June 2, 2020 closing. The improvements will start after the closing. We will continue to update the board on the process.

Item No. 1: Approval of Financial Institution for Deposits

After a brief presentation by staff and discussion, Commissioner Rosenbaum moved approval of the recommendation set forth in the Report. Commissioner Mohamud 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". No Commissioner was absent. The Chair declared the motion carried.
[See Document No. 2020-10]

Item No. 2: Hiawatha Towers Security Improvements

After a brief presentation by staff and discussion, Commissioner Brennan moved approval of the recommendation set forth in the Report. Commissioner Letofsky 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". No Commissioner was absent. The Chair declared the motion carried.
[See Document No. 2020-11]

Item No. 3: RAD Amendment to MPHA's Moving to Work Agreement

After a presentation by staff and discussion, Commissioner Mohamud 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". No Commissioner was absent. The Chair declared the motion carried. [See Document No. 2020-12] [See Resolution No. 20-197]

Receive and File Items:

After a brief presentation by staff and discussion, Commissioner Isse moved approval of the Received and File items. Commissioner Xiong 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". No Commissioner was absent. The Chair declared the motion carried.

- The Monthly Performance Report for February 2020. [See Document No. 2020-13]
- The Monthly Performance Report for March 2020. [See Document No. 2020-14]
- 2019 Financial Results [See Document No. 2020-15]

- **2020 Coronavirus Aid, Relief, and Economic Security Act (CARES) (Tim Durose, CFO, comments not covered in 2019 financial results)**
    - Mr. Durose spoke on the CARES Act. He informed the board that additional appropriations were included for PHA's but noted that amounts and use restrictions had not been provided yet by HUD. He estimated amounts at two months' worth of public housing operating subsidy and MTW Administrative fees; $2.9 million and $400K respectively. Funds are expected to arrive in early May. Mr. Durose also provided an update on the 2020 financials related to the pandemic including April rental receipts and the allocation of additional budget to security services

- MPHA News Clippings [See Document No. 2020-16]

Adjournment:

There being no further business to come before the meeting, Commissioner Mohamud moved approval to adjourn the meeting. Chair Issa 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". No Commissioner was absent. The Chair declared the motion carried. The Meeting was adjourned at 2:27 p.m.

_____
Secretary of the Board of Commissioners

_____
Date These Minutes Approved

May 27, 2020 Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Authorization to Execute Documents for Elliot Twins Rental Assistance Demonstration (RAD) Conversion & Closing

Previous Directives: The Board authorized MPHA to submit a RAD conversion application for the Elliot Twins on August 17, 2018. This project has also been included in the Agency's 2018-2020 Moving to Work (MTW) Annual Plans. Additionally, the Board previously approved the execution of a General Contractor/Consultant (GC/C) Agreement with Frerichs Construction for construction of the project at its April 25, 2019 Board meeting.

Resident Council Review/Recommendation: This matter will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's May 27, 2020 meeting.

Budget Impact: MPHA's share of the development budget will be charged to the Capital Fund Program. MPHA's contribution includes funds to bridge the sales tax and energy rebates at closing; MPHA will be reimbursed those funds once the rebates are received.

Affirmative Action Compliance: Not Applicable.

Procurement Review: Not Applicable

RECOMMENDATION: It is recommended that the Board of Commissioners approve the attached Resolution authorizing the Executive Director or his designee to execute all financing, agreement and other documents related to the Elliot Twins development with the parties stated therein.

The Elliot Twins, built in 1961, are some of the Minneapolis Public Housing Authority's oldest high-rises. The Elliot Twins consist of two twelve story buildings, 1212 9th Street South and 1225 8th Street South on a single lot of approximately 2.19 acres in size. Together, the Elliot Twins have 174 housing units, equally divided between the two buildings. Each building contains 43 efficiency units and 44 one-bedroom units.

The scope of work for the rehabilitation of the Elliot Twins includes:

- Complete building system upgrades including the installation of a sprinkler fire suppression system and unit air conditioning
- Exterior upgrades including new energy efficient windows, roofing, and insulated metal panels
- Comprehensive rehab of existing units
- Construction of 10 additional units which will be handicapped accessible
- Construction of a community link building between the two high-rises with enhanced amenities for residents

The total development costs are approximately $54 million which is primarily funded through housing revenue bonds issued through Hennepin County, 4% low income housing tax credits issued by the City of Minneapolis, and a deferred loan from the City to support energy efficiency improvements. Additionally, MPHA will be providing a loan to the project utilizing Capital Funds in an approximate amount of $4.65M, and will lease the land and improvements that comprise the project to the Owner (Elliots LP) for a term of 99 years.

Several provisions in the project ensure long-term affordability including the RAD Use Agreement and the Housing Assistance Payment (HAP) contracts. MPHA and the Owner will enter into a RAD HAP Contract to provide project-based voucher assistance for 131 units, a HAP Contract to provide project-based voucher assistance for 43 units, and an Agreement to Enter into a HAP Contract (AHAP) for the 10 units to be constructed post-closing. These contracts have a mandatory renewal requirement, in perpetuity. The RAD Use Agreement also mandates long-term affordability which stays in place even if the HAP contracts are abated or terminated, unless HUD approves otherwise.

MPHA Dev. Co. – a nonprofit wholly owned and operated by MPHA – is acting as the Developer for this project, and MPHA will also serve as the management agent. By serving as Developer and Property Manager, MPHA will provide certain guarantees and indemnifications as required in connection with the financing; e.g. a guarantee of construction completion.

In addition to MPHA acting as Developer and Property Manager for the project to ensure continuity to our residents, the RAD program provides several resident protections including:

- No permanent displacement: although residents may elect to move off-site during construction, tenants have the guaranteed right to return at construction completion. MPHA, however, is offering on-site relocation to all current residents.
- Rent calculations will continue to be 30% of income.
- Residents will not be rescreened and will not lose eligibility during the conversion.
- RAD retains essential resident processes and rights, including grievance processes and funds for resident organizations.

In addition to these protections, residents have been informed and engaged throughout the nearly two-year planning process of the project, both providing feedback on the design and scope of work as well as the resident relocation contract.

This Report was prepared by Laura Dykema, Director of Planning & Development. For further information, please contact Ms. Dykema at (612) 342-1428 or ldykema@mplspha.org.

Resolution 20-198

RESOLUTION
OF
Minneapolis Public Housing Authority

Whereas, the Minneapolis Public Housing Authority (the "Authority") is the owner of the multifamily rental housing development commonly known as Elliot Twins, which is comprised of certain land and improvements located at 1212 9th Street and 1225 8th Street South in Minneapolis, Minnesota (collectively, the "Project");

Whereas, pursuant to that certain Conversion Commitment entered into by and among the Authority, the U.S. Department of Housing and Urban Development ("HUD"), and Elliots LP, a Minnesota limited partnership (the "Owner") issued April 1, 2020, as may be amended, and that certain Section 18 disposition approval issued by HUD on April 3, 2020, the Authority intends to convert the federal assistance that supports the Project from public housing subsidy to a long-term, project-based Section 8 voucher assistance pursuant to the Rental Assistance Demonstration ("RAD") program and Section 18 program (collectively, the "Conversion");

Whereas, the Conversion will ensure long-term subsidy for all the units at the Project, and HUD will require that the units be maintained as affordable housing through the recordation of a RAD Use Agreement against the Project;

Whereas, the Authority and the Owner will enter into a RAD Housing Assistance Payments ("HAP") Contract to provide project-based voucher assistance for 131 units, a HAP Contract to provide project-based voucher assistance for 43 units, and an Agreement to Enter into a HAP Contract ("AHAP") for 10 units to be constructed post-closing;

Whereas, the Owner is a Minnesota limited partnership, whose General Partner is Elliots Mgmt. LLC, a Minnesota limited liability company (the "General Partner"); and the sole member of the General Partner is MPHA Hold. Co., a Minnesota nonprofit corporation ("Hold. Co.");

Whereas, to support its plans for the Project, the Authority has secured funding from financing sources that require that the Project be transferred to a single purpose tax credit entity controlled by a for-profit entity, which will own and operate the Project post-Conversion;

Whereas, the Authority will lease the land and improvements that comprise the Project to the Owner for a term of 99 years;

Whereas, the Owner will undertake the rehabilitation and operation of the Project and the construction of 10 new units post-closing (collectively, the "Development Work").

Whereas, the Owner intends to finance the Development Work with the following sources (collectively, the "Financing"):

(i) a first priority leasehold mortgage loan from Hennepin County Housing and Redevelopment Authority ("HRA"), as assigned to U.S. Bank National Association (the "Fiscal Agent") to secure a funding loan to HRA from Bremer Bank, National Association ("Bremer") during the construction period in the approximate amount of $26,500,000.00, which loan will be reduced to approximately $11,866,000.00 and purchased by Orix Real Estate Capital, LLC ("Orix") and Freddie Mac ("Freddie Mac" and collectively with HRA, Fiscal Agent, Bremer and Orix, the "Senior Lender") at permanent loan conversion (collectively, the "TEL Loan"), and such financing shall subject the Project to a tax regulatory agreement;

(ii) a second-priority leasehold mortgage loan from the City of Minneapolis (the "City") of Community Development Block Grant funds in the approximate amount of $2,300,000.00 (the "City Loan") and such financing shall subject the Project to an affordable housing declaration;

(iii) a third-priority leasehold mortgage loan from the Authority of Capital Funds in the approximate amount of $4,650,430.00 (the "Authority Loan");

(iv) equity in the approximate amount of $17,360,818.00 (the "Equity Financing") from RBC Tax Credit Equity LLC or its affiliates (the "Investor"), which has been obtained through the syndication of certain low income housing tax credits (the "Tax Credit Allocation") issued by the City of Minneapolis through its Department of Community Planning and Economic Development, as suballocator for Minnesota Housing Finance Agency (the "Tax Credit Issuer"), and such financing shall subject the Project to a regulatory agreement and/or a tax credit restrictive covenant;

(v) a deferred developer fee in the approximate amount of $850,000.00; and

(vi) interim income from the Project's operations;

Whereas, MPHA Dev. Co., a Minnesota nonprofit corporation ("Dev. Co.") will serve as the developer of the Development Work, earning a total developer fee in the approximate amount of $4,700,000.00 of which approximately $850,000.00 will be deferred (the "Developer Fee");

Whereas, the Authority previously entered into a construction contract with Frerichs Construction (the "General Contractor") to serve as the general contractor for the Development Work, and such contract will be assigned to the Owner at closing;

Whereas, the Authority will serve as the management agent for the Project;

Whereas, the Authority will provide certain guarantees and indemnifications as required in connection with the TEL Loan and the Equity Financing;

Whereas, the Owner will seek property tax exemptions from the City; and

Whereas, in connection with the Conversion, transfer of a leasehold interest in the Project, the Development Work and the Financing, the Board of Directors of the Authority now wishes to authorize such further action as may be necessary to advance the purposes set forth in the foregoing recitals.

Resolved, The Authority authorizes its Executive Director/CEO or his designee to form and file any and all requisite applications or other documentation with any appropriate governmental agency necessary for purposes of carrying out the authorizations described in this Resolution;

Resolved, The Executive Director/CEO or his designee is authorized to negotiate and execute any documents with HUD and the Owner to effectuate the Conversion, as may be necessary or desirable to codify the authorizations described in this Resolution;

Resolved, The Executive Director/CEO or his designee is authorized to negotiate and execute documents with the Senior Lender to effectuate the TEL Loan, including but not limited to a Guaranty of Completion, a Guaranty of Payment and an Environmental Indemnification Agreement as required by Bremer and a Guaranty as required by Bremer, as may be necessary or desirable to codify the authorizations described in this Resolution;

Resolved, The Executive Director/CEO or his designee is authorized to negotiate and execute any documents with the Owner and the City to effectuate the City Loan, as may be necessary or desirable to codify the authorizations described in this Resolution;

Resolved, The Executive Director/CEO or his designee is authorized to negotiate and execute documents with the Investor to effectuate the Equity Financing, including but not limited to a guaranty of the performance of the obligations of the General Partner under the Owner's Amended and Restated Agreement of Limited Partnership and the obligations of Dev. Co. under the Development

Agreement for the benefit of the Investor and a Purchase Option and Right of First Refusal, as may be necessary or desirable to codify the authorizations described in this Resolution;

Resolved, The Executive Director/CEO or his designee is authorized to negotiate and execute documents with the Owner to effectuate the Authority Loan, as may be necessary or desirable to codify the authorizations described in this Resolution;

Resolved, The Executive Director/CEO or his designee is authorized to negotiate and execute documents with the Owner to effectuate the Authority's services as management agent for the Project, including but not limited to a property management agreement and a subcontract with a tax credit compliance consultant, as may be necessary or desirable to codify the authorizations described in this Resolution;

Resolved, The Executive Director/CEO or his designee is authorized to negotiate and execute documents with the Owner and the City to effectuate a property tax exemption for the Project, as may be necessary or desirable to codify the authorizations described in this Resolution;

Resolved, The Executive Director/CEO or his designee is authorized to negotiate and, following receipt of all other required approvals, execute conveyance documents with the Owner to transfer a leasehold interest in the Project from the Authority to the Owner and is further authorized to negotiate and execute such additional agreements with the Owner as may be necessary or desirable to codify the authorizations described in this Resolution, including but not limited to the HAP Contracts, the AHAP and the assignment of the construction contract;

Resolved, The Executive Director/CEO or his designee is authorized to negotiate and execute documents with Hold. Co. and Dev. Co., including but not limited to a shared services agreement, as may be necessary or desirable to codify the authorizations described in this Resolution;

Resolved, The Executive Director/CEO or his designee is authorized to enter into any such other agreements or contracts with third parties that the Executive Director/CEO deems necessary or desirable to effectuate the Conversion and transfer a leasehold interest in the Project, including but not limited to an Environmental Covenant with the Minnesota Pollution Control Agency and easement agreements with adjoining landowners, provided however that such agreements or contracts are consistent with the authorizations described in this Resolution;

***Resolved*,** The Executive Director/CEO or his designee is authorized to perform any and all activities that the Executive Director/CEO determines are necessary or desirable to codify the authorizations described in this Resolution; and

***Resolved*,** Any and all actions previously taken by the Authority and the Executive Director/CEO or his designee in connection with the provisions and resolutions set forth herein, are hereby ratified.

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Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending April 30, 2020

Contents

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

Financials

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	$ 6,985,148	$ 7,664,143	$ 678,995	10%
Public Housing Operating Subsidy	$ 7,253,432	$ 7,068,485	$ (184,947)	-3%
HCV HAP Subsidy & Admin Fees	$ 16,185,838	$ 15,147,858	$ (1,037,980)	-6%
Other Revenues, Fees, & Grants	$ 1,079,835	$ 806,102	$ (273,733)	-25%
Transfers-In	$ 89,333	$ 89,333	$ -	0%
Total Sources	$ 31,593,586	$ 30,775,921	$ (817,665)	-3%
Uses				
Public Housing Operations	$ 15,831,549	$ 15,734,632	$ 96,917	1%
Housing Choice Vouchers	$ 16,637,638	$ 15,766,865	$ 870,773	5%
MTW Initiatives	$ 29,519	$ 7,971	$ 21,548	73%
Human Services	$ 169,700	$ 91,215	$ 78,485	46%
Total Uses	$ 32,668,406	$ 31,660,683	$ 1,067,723	3%
Net Sources/(Uses)	$ (1,074,820)	$ (824,762)	$ 250,058	23%

Year to Date (YTD) Expenses

MTW Capital Fund Program

*An additional $4.8 million is under obligation for capital projects YTD

Public Housing Programs

Occupied Units*

6
new units leased during month

97.8%
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	19
To Nursing Home	6
Purchased Home	2
Illness	2
Eviction - Refused Transfer	1
Other	1
Dislike Unit	1
Moving in with or closer to Family	1
Received S8 Voucher	1

Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	55	100%	0
Urgent: 1 Day	621	91%	1
After Hours Non-Emergency: 2 Days	4	100%	0
Important: 3 Days	365	83%	4
Routine: 10 Days	544	76%	14
Non-Routine: 20 Days	1	0%	258
Pest Control	167	100%	4

April 2020

Housing Choice Voucher Programs

People Served by Program*

Family Unification Program and Veterans Affairs Supportive Housing

**Including port-ins and port-outs*

Average Housing Assistance Payment per Unit, Year to Date

Applicants on Waiting List

Annual Inspections Conducted

April 2020

Building Improvement Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Minnehaha Townhomes	Surveillance system installation	Planning
315 Lowry Avenue North	Site security upgrades	Planning
1314 44th Avenue North	Roof replacement	Planning
350 Van White Memorial Blvd	Corridor flooring replacement	Awarding Contract
Hiawatha Towers	HCPD accessible unit upgrades, common area improvements	Planning
High-rises – Various sites	HVAC systems replacement	Planning
1707 3rd Ave S	Generator & main electrical switch gear replacement	Planning
Elliot Twins	Comprehensive building modernization	Planning
2415 N 3rd St	Security pilot	Planning
Scattered Sites – Various sites	2020 improvements: roof replacement, comprehensive modernization, structural repairs	Planning/Bidding
Hiawatha Towers	Site security upgrades	Awarding Contract
Cora McCorvey Center	HVAC system upgrades	Planning
1707 3rd Ave S/1611 S 6th St/2728 Franklin/Snellings	Elevator modernization	Planning

Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Site	Energy pilot project: single-family new construction	Re-Bidding
Scattered Site	Energy pilot project: duplex new construction	On Hold
Scattered Site	Energy pilot project: rowhome new construction	On Hold

Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Glendale	Site lighting upgrades	In progress
Horn Towers & 1627 S 6th St	Elevator modernization	In progress
600 18th Avenue North	Window replacement, masonry repairs & HVAC systems replacement	Mobilizing
Scattered Sites – Various sites	2019 improvements: roof replacement, comprehensive modernization, structural repairs	Substantially complete
1611 S 6th St	Plumbing & fire alarm system replacement, sprinkler system retrofit, apartment improvements including creation of 6 ADA units; HVAC upgrades	In progress

Building Improvement & Development Projects - Complete

ADDRESS	DESCRIPTION OF WORK	STATUS
2121 Minnehaha, 2728 E Franklin & 311 University	Main electrical switch gear & generator replacement	Complete

Elliot Twins RAD Conversion & Building Renovation

- **RAD Conversion Commitment received**
- **City loan/bond approvals received**
- **Final construction bids received**
- **Agreement documents under review**
- Address deferred maintenance, **plus** unit improvements, community link addition, envelope enhancement, new HVAC system, addition of 10 fully accessible units
- Projected 30% reduction in utilities
- Hard costs: ~$25M
- Ongoing resident engagement; 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

April 2020

Scattered Site Section 18 Process

Section 18 with debt financing

- Exploring lending options to best support investments in portfolio
- Debt will support investments in deferred maintenance and ongoing unit needs as well as potential replacement/addition of units
- Resident lease amendment signing underway
- Closing on HUD approvals delayed due to COVID-19

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

Resident Notification & Meetings	MPHA Board Authorization to Apply	Submittal of Application to HUD	HUD Approval of Application	Resident Update	Debt Solicitation; Resident Engagement Regarding Unit Improvements	Tenants sign Lease amendment	Closing on HUD approvals, PBV contracts;	Initial Phase of Improvements
Jan-Feb 2019	Feb 2019	Mar 2019	Aug 2019	Sept 2019	Aug- Feb 2019	Mar 2020	TBD 2020	Early 2021

April 2020

Inquiry Response and Social Media

April 2020

82
Formal inquiries received and addressed
(Channels include media, social media, and website contact forms)

MPHA on Facebook

Top Performing Post *(12,287 views)*

19
Posts for the Month
5,010 Followers

MPHA on Twitter

Top Performing Post *(3,312 views)*

45
Tweets for the Month
607 Followers

Community Update

May 2020

Community steps up to feed MPHA seniors "sheltering in place."

Nearly 70 percent of MPHA high-rise residents are seniors, and many have underlying health conditions that make it essential to stay home and stay safe. Many groups have answered the need to deliver food, masks, and other resources to residents, including **Building Blocks of Islam** (who delivered meals to 1,000 MPHA seniors), **Afro Deli** (seen at left, with regular meal service at two properties), and the tireless social workers of **Volunteers of America—Minnesota**, who even shouldered a batch of donated mattresses when the donor company could not take them into the building. We are so grateful for these and other wonderful partners during the COVID-19 pandemic.

New leadership at MPHA

MPHA recently welcomed **Abdi Warsame** as its next Executive Director/CEO. Prior to joining MPHA, Warsame represented Minneapolis's 6th Ward in the City Council since 2014, where he became the first Somali-American elected to municipal office in the US. "I'm very passionate about public housing," said Warsame at his confirmation. "I grew up in public housing. My lived experience is my greatest attribute."

Shortly after, **Jennifer Keogh** joined MPHA as Deputy Executive Director. Keogh brings more than 20 years of affordable housing industry experience, most recently as manager of the state's largest voucher program at the Met Council Housing and Redevelopment Authority.

MPHAOnline.org/**COVID19**

1000s of masks "Keep MPHA Covered!"

Striving to protect our front-line staff and our public housing residents, MPHA put out a call to the community for masks. Since then, **we have received hundreds of masks** made by churches, community and business groups, and a vocational college. We also received a donation of 3,000 masks from the city, intended for low-income public housing residents. THANK YOU for your caring and craftsmanship.

Published Monthly by the Minneapolis Highrise Representative Council

May, 2020 **Voice of the Five Thousand** Vol. 30, No. 5

Maintaining personal health and healthy highrises during COVID-19

Lupe Luque, 3121 Pillsbury Ave S., has made over 200 masks (photo, right) for residents at her building and for Governor Walz's statewide call for mask donations.

Preparing for the peak of the COVID-19 pandemic, Governor Tim Walz extended the Stay Home Order in Minnesota until Monday, May 18. Also, as part of his Executive Order, Governor Walz strongly encouraged all Minnesotans to wear a manufactured or homemade mask at all times when they leave their homes to any place where social distancing is difficult. By extending the Stay Home Order, the Governor said the state will: "slow the spread of COVID-19 and slowly build herd immunity; protect those working on the front lines by increasing access to personal protective equipment; ensure our health system can care for all who require care; gradually allow more Minnesotans to return to work; and safely and slowly resume in-person contacts and other activities that are critical for our well-being."

Residents are doing what they can to stay safe and keep their neighbors safe by following recommended safety guidelines like frequent handwashing and social distancing. Residents have also been helping their neighbors with errands, making masks and by the simple act of calling and texting their neighbors to make sure they are doing okay during this difficult time. With the weather warming, it is also a great opportunity for folks to get outside for walks (or rolls), while maintaining social distancing.

The MHRC Executive Committee met via conference call and voted to postpone resident council elections until May 2021, asking that existing officers and MHRC board members retain their seats until that time. The committee also voted to cancel the June 25 Project Lookout Cookout, while still providing the recognition gifts to eligible individual volunteers. Some MHRC committees will meet via conference calls in an effort to continue addressing individual highrise and city-wide concerns. During this time of limited staff hours and resident councils not meeting, residents are encouraged to continue to report security concerns to their property manager and MPHA's Security Command Center (612-342-1987) and building and apartment maintenance concerns to the work order department (612-342-1585).

Results From the 2019 Water Story Collection Project

The Health Department leads a campaign called "ReThink Your Drink." This campaign raises awareness about the harms of drinking too many sugary drinks. The ReThink Your Drink campaign learned that many people choose sugary drinks instead of tap water because they do not trust their tap water.

The campaign created the Water Story Collection Project to learn more about what people think, what people drink, and why. In 2019, we attended 41 community events and talked with more than 1,000 people, including 7 highrise events and more than 140 MPHA residents. Many highrise residents we spoke with think that bottled water is safer, cleaner, better tasting, and healthier than tap water. We learned that about half of highrise residents we spoke with spend money on bottled water because they do not feel safe drinking their tap water.

Our next steps with the Water Story Collection Project are to continue working with the Active Living Advisory Committee to better understand our findings, identify ways to address tap water concerns, and encourage people to drink tap water instead of sugary drinks.

Resident feedback requested on City's Transportation Action Plan

The City of Minneapolis has released their Transportation Action Plan. The goal of the plan is to shift how people get around in Minneapolis by 2030. As MPHA residents, this is an opportunity to get involved and make how you get around better. The topics addressed in the transportation action plan are Walking, Bicycling, Transit, Technology, Freight, Street Operations and Design. The city is looking for feedback on the plan and

continued next page

Transportation action plan continued...

they have a few different ways you can get involved. If you have internet, you can go to the city website and read over the plan and give direct feedback. You can call 311 (612-673-3000) as well if you need a different way to give feedback and they should be able to help. TTY users call 612-673-2157. Para asistencia 612-673 -2700 · Yog xav tau kev pab, hu 612-673-2800 · Hadii aad Caawimaad u baahantahay 612-673-3500.

Thinking about Quitting Smoking? Quit Partner Can Help.

If you smoke, quitting or cutting back may be the most important thing you can do to lower your risk for severe illness from COVID-19 and improve your overall health. According to the Minnesota Department of Health, in general, people who smoke are at higher risk of getting lung infections and having more serious illness. If you are thinking about quitting or cutting back on smoking, Quit Partner can help.

Quit Partner offers free quit-tobacco services to Minnesota residents who smoke, vape, or chew tobacco. Quit Partner provides coaching, email and text support, and quit medication (nicotine patches, gum or lozenges) delivered by mail. **Visit www.QuitPartnerMN.com or call 1-800-QUITNOW (1-800-784-8669) to get started.**

There are also Community Health Workers from Volunteers of America (VOA) who can provide quit-tobacco help to MPHA residents. They work in the MPHA buildings and offer counseling, referrals, and information on quit medication. Contact Carrie Harris at carrie.harris@voamn.org or 952-945-4183.

It's not too late!!

It's not too late to complete the 2020 Census. Your participation will help determine how much federal money goes to Minnesota for services we all need, like hospitals, transportation, and housing, and how many representatives we will have in Congress. If you haven't already, you can reply in one of three ways:

1. Reply online at www.2020census.gov
2. Complete and return the Census form you received in the mail. (You would have received one if you hadn't completed the form on line.)
3. Call 1-844-330-2020

This Month's Events

Thursday, May 7, 11:00 a.m.: MHRC Executive Committee meets via conference call

Monday, May 18, 10:30 a.m.: Active Living Committee meets via Skype and/or conference call

Friday, May 22, 10:30 a.m.: Security Advisory Committee meets via conference call

Wednesday, May 27, 12:00 p.m.: Resident Advisory Board meets via conference call; **1:30 p.m.:** MPHA Board of Commissioners meets via conference call

KU WACYI GALINKU SOCOTA DHAMAAN DHALINTA IYO HAWEENKABA DHIBAATADA UU CAABUQA LEEYAHAY

Wacyi galin iyo talooyin muhiim ah oo ka yimid dhamaan aqoonyahanada sayniska ee caafimaad gaar ahaan cudurada faafa ee qatarta ah oo an laayay dad ee dunidan aynu ku noolnahay xanuunkaan caabuqa oo an cidna u kala aabaa yeelin ruux muslim ah ama kirishtaan ah ama buuduu ah duma iyo rag caruur iyo dhalinyaro waayeelba. cudurkaasoo aad ogtihiin in la yiraahdo COVID-19 ama af soomaaliga (Caabuqa).Haddaba waxaa kalifay inaan qormadaan si gaar ah ugu wacyi galiyo dhalinta soo koraysa eek u nool labadaan magaalo ee mataanaha ah ka dib madaxa ugu sareeya labadaan magaalo ee mataanaha ah uu amray in bandow aan xilligii u dhamaanayo aan la qeexin bandowgaasoo oranaya in dhamaan dadka degan labadan magaalo ay ku jiraan guryahooda sii looga hortago inuu fido cudurkaan caabuqa ah. Qormadaan idinka dhalinta ah oo runtii ah mustaqbalkii bari iyo badbaadiyaashii bari ayay idinku socotaa waxaana keenay in aan idiin soo gudbiyo wargalintaan waxaa ogahay inaad tihiin maskaxdii soo koraysay marka waa inaad ka foojignaataan qatarta uu caabuqaan leeyahay una hogaansanaaataan awaamiirta ay idin faryaan dadka ku taqalusay cudurkaan. Qoolooyinka odorasa ama sameeya daraasaadka lagu kala garto fulinta sharcigii lagu soo rogay labada magaalo ee mataanaha ah iyo dhamaan maraykanka oo dhan oo looga danlaha in laga badbaado khatarta uu cudurkaan leeyahay marka markii tirokoob la sameeyay waxaa soo baxday in dhalinyarada ayan danayn in afka la xidhto xilligii aad banaanka u soo baxdo iyo in aan la isu dhawaan ama (social distance) marka wargalintaa waa muhiim walalayaal haddaad tihiin dhalintii anu dhalnay oo mustaqbalkooda anu ka fakireenay waxaan idin faryaa inaad dhagaystaan idinkoo luqadda fahmaya talooyinka ay idiin soo jeedinaya dhaqaatiirta ku howlan la dagaalanka cudurkaan saf mareenka ka dhigay oona galaaftay dad badan naftooda, ee COVID-19 (Caabuqa).

Alle subxaanuhu watacaala ha idin dareensiiyo inaad ka fakartaan oo aad raacdaan talooyinkeena ilaahna ha idinka badbaadsho xanuunkaa Caabuqa kulligeenba. Mahadsanid, Tamir Mohamud

May is Mental Health Month

GOING TO A COUNSELOR OR THERAPIST WHEN YOU'RE FEELING SAD OR OVERWHELMED SHOULD BE AS NORMAL AS GOING TO THE DOCTOR WHEN YOU HAVE THE FLU. LET'S END THE STIGMA ABOUT MENTAL HEALTH!

If you are taking steps to care for your mind, body, and soul but still feel like you are struggling with your mental health, visit MHAScreening.org to check your symptoms. It's free, confidential, and anonymous. Once you have your results, MHA will give you information and help you find tools and resources to feel better.