



# **SPECIAL BOARD MEETING** **NOTICE AND AGENDA**

**June 24, 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 at 12:00 noon 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 Regular Meeting of May 27, 2020

**RESIDENT ADVISORY BOARD – RAB Chairperson Comments**

**EXECUTIVE DIRECTOR'S UPDATE**

**RESOLUTION:**

1. Authorization to Execute Deferred Loan Repayment Agreement (Laura Dykema, Director of Planning & Development)



**RECEIVE AND FILE:**

- Monthly Performance Report for May 2020 (Abdi Warsame, Executive Director / CEO)
- Newsletter and News Clippings (Jeff Horwich, Director of Policy & Communications)

**Next Regular Meeting:**

**Wednesday, July 22, 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  
May 27, 2020**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a special meeting at 1:30 P.M. on May 27, 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

The following members of the Board were absent:

Faith Xiong	Commissioner
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The following others were also present:

Abdi Warsame	Executive Director / CEO
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The Chair declared the presence of a quorum.

**Approval of Agenda:**

Commissioner Rosenbaum moved approval of the proposed agenda. The motion was seconded by Commissioner Wetjen. Upon a roll call vote, five Commissioners voted “aye” (Commissioners Brennan, Isse, Rosenbaum, Wetjen and Chair Issa). Four Commissioners were absent (Commissioners Beckmen, Letofsky, Mohamud and Xiong). The Chair declared the motion carried.

Footnote: Commissioner Beckmen arrived at 1:45 p.m.



### **Approval of Minutes:**

The Minutes of the Regular Meeting of April 22, 2020, were presented for approval. Commissioner Isse moved the minutes be accepted as presented. The motion was seconded by Commissioner Wetjen. Upon a roll call vote, six Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Rosenbaum, Wetjen and Chair Issa). Three Commissioners were absent (Commissioners Letofsky, Mohamud and Xiong). The Chair declared the motion carried.

Footnote: Commissioner Letofsky arrived at 1:50 p.m.

### **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:

**COVID 19 Cases:** 100 suspected cases among residents, including 10 likely deaths; 13 confirmed or suspected cases among staff.

**MPHA Staff Work Status:** Around half of MPHA employees are working on-site. Most are property management staff whose presence is essential to the function of our public housing. MPHA’s offices remain closed to the public, and all employees with the capacity to telework will remain doing so. MPHA leaders are developing plans for facility changes and staff schedules that would allow staff to work safely in an office environment.

**Masks and Personal Protective Equipment (PPE):** MPHA received more than 12,000 facemasks. One thousand masks have been allocated to the Glendale townhomes. Five masks to be distributed to each family and as needed to all MPHA residents.

**Campaign for Highrise Testing:** MPHA has pressed the city and state officials to prioritize high-rise public housing buildings for mobile COVID-19 testing. As of now, we haven’t received a favorable response.

**Increase in Security:** MPHA increased its security budget to provide extra guard hours at buildings. MPHA has made formal request to the MPD and Hennepin County Sheriff to expand patrols.

**Continuing Move-ins through Technology:** MPHA continues the essential functions of serving new families with housing vouchers and filling any vacant public housing units. MPHA has deployed online voucher briefings and “virtual tours” of public housing buildings.

**Outreach and Education:** MPHA has used mailed notices, posted flyers, and automated phone calls and texts to remain in touch with families. Staff continues to place check-in phone calls to residents. MPHA mailed the latest newsletter to stay in touch with scattered site households and



delivered notices to all families with important operations updates. Somali TV produced a video scripted by MPHA with important messages for residents.

**Coordination with Partners Serving Residents:** MPHA's Human Services launched a partnership with Afro Deli who has delivered 18,000 meals to residents. Building Blocks of Islam has delivered meals and supplies to 2,000 plus seniors. Also, Human Services obtained grants of \$50 thousand from the Pohlad Family Foundation and \$20 thousand from Amazon.com to support food distribution efforts.

**MPHA MTW Annual Plan Approved:** The plan includes new regulatory authorizations to provide targeted, alternative rental assistance on response to the pandemic.

If you would you like a copy of the Executive Director's update, please click on the following link.  
(<https://is.gd/pXg7Ta>)

**Item No. 1: Authorization to Execute Documents for Elliot Twins Rental Assistance Demonstration (RAD) Conversion and Closing**

After a presentation by staff and discussion, Commissioner Brennan moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Beckmen seconded the motion. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen, and Chair Issa) and no Commissioner voted "nay". One Commissioner was absent (Commissioner Xiong). The Chair declared the motion carried. [See Document No. 2020-17] [See Resolution No. 20-198]

**Receive and File Items:**

After a presentation by staff and discussion, Commissioner Wetjen moved approval of the Receive and File items. Commissioner Letofsky seconded the motion. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen, and Chair Issa) and no Commissioner voted "nay". One Commissioner was absent (Commissioner Xiong). The Chair declared the motion carried.

- The Monthly Performance Report for May 2020 [See Document No. 2020-18]
- MPHA Approved 2020 MTW Annual Plan [See Document No. 2020-19]
- MPHA Submitted 2019 MTW Annual Report [See Document No. 2020-20]
- Highrise Lowdown & MPHA Community Update [See Document No. 2020-21]

**Adjournment:**

There being no further business to come before the meeting, Commissioner Rosenbaum moved approval to adjourn the meeting. Commissioner Mohamud seconded the motion. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen, and Chair Issa) and no Commissioner voted "nay". One Commissioner was absent (Commissioner Xiong). The Chair declared the motion carried. The meeting was adjourned at 2:15 p.m.



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Secretary of the Board of Commissioners

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Date These Minutes Approved



June 24, 2020

Agenda Item 1

## REPORT TO THE COMMISSIONERS

**FROM:** Abdi Warsame, Executive Director / CEO

**SUBJECT:** Authorization to Execute Deferred Loan Repayment Agreement

**Previous Directives:** The Board has previously authorized MPHA to enter into deferred loan repayment agreements under this program for two other projects. Additionally, the Board authorized MPHA to execute a contract for elevator improvements at 1627 Cedar Avenue South at its January 23, 2019 meeting.

**Resident Association Notification:** This matter will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's June 24, 2020 meeting.

**Impact on MPHA Budget:** Provides funding for budgeted activities.

**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 a Deferred Loan Repayment Agreement and all related documents with Minnesota Housing for \$423,280.

MPHA applied for and was awarded through Minnesota Housing's Publicly Owned Housing Program (POHP) a \$423,280 deferred loan which will provide funding to cover some of the costs related to a capital improvement project at 1627 Cedar Avenue South. The project involved replacement of the elevator cab finishes, machine room heating and cooling equipment, and all machines and controls.

Minnesota Housing has offered a non-interest deferred repayment loan for \$423,280 to MPHA. The loan has a term of 20 years and is forgiven and extinguished with no repayment

required if MPHA continues to operate and manage the development as public housing for public housing residents. MPHA opted for an end loan which is executed after construction is complete. Minnesota Housing requires this resolution be passed within 90 days of loan closing which will be scheduled for July 2020.

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](mailto:ldykema@mplspha.org).



## **RESOLUTION NO. 20- 199**

**WHEREAS,** The Minnesota Legislature authorized Minnesota Housing to make loans for the rehabilitation of public housing; and

**WHEREAS,** the Minneapolis Public Housing Authority (MPHA) has applied for such loan and has been awarded a \$423,280 no-interest deferred payment loan to provide building rehabilitation at the Cedars located at 1627 Cedar Avenue South, Minneapolis, Minnesota; and

**WHEREAS,** on this 24<sup>th</sup> day of June, 2020, there has been presented to the MPHA Board of Commissioners, a proposal for MPHA to borrow a zero-interest, forgivable loan from Minnesota Housing, a public body corporate and politic of the State of Minnesota, 400 Wabasha Street North, Suite 400, St. Paul, Minnesota 55102, (the "Agency") in an amount not to exceed \$423,280, (the "Loan") that will be forgiven in 20 years, which Loan will be evidenced by a Deferred Loan Repayment Agreement. Further, a General Obligations Bond Declaration of Covenants, Conditions and Restrictions (the "G.O. Declaration") and a Publicly Owned Housing Program Declaration of Covenants, Conditions and Restrictions (the "POHP Declaration") shall be executed in connection with the Loan, the terms of which require that (i) the MPHA retain ownership of the Development located in the County of Hennepin, State of Minnesota and more fully described in Exhibit A attached hereto and made a part hereof, and (ii) provides public housing for a term of 35 years. The Mortgage Note; Regulatory Agreement; Declaration of Covenants, Conditions, and Restrictions; Deferred Loan Repayment Agreement; G.O. Declaration; POHP Declaration; and any other Agency-required document are referred to collectively as the "Loan Documents".

**NOW THEREFORE BE IT RESOLVED,** that Abdi Warsame, Executive Director / CEO of the Minneapolis Public Housing Authority is authorized at any time hereafter and without further action by or authority or direction from the MPHA Board of Commissioners, to execute and deliver to the Agency in such form as may be required by the Agency, any and all Loan Documents evidencing the indebtedness.

**BE IT FURTHER RESOLVED,** by the members of MPHA, that MPHA be and it hereby is authorized to borrow the funds referred to hereinabove from the Agency;

**BE IT FURTHER RESOLVED,** that Executive Director of the Minneapolis Public Housing Authority is authorized at any time hereafter and without further action by or authority or direction from the Board of Commissioners, to execute and deliver or cause to be executed and delivered, all such other further agreements, assignments, statements, instruments, certificates and documents and to do or cause to be done all such other and further acts and things as they may determine to be necessary or advisable under or in connection with such borrowing, and that their execution of any such agreement, assignment, statement,

instrument, certificate or document, or the doing of any such act or thing, shall be conclusive evidence or their determination in that respect;

**BE IT FURTHER RESOLVED**, that Minnesota Housing be and hereby authorized to rely on continuing force and effect of this Resolution until receipt by the Commissioner of Minnesota Housing at its principal office of notice in writing from the MPHA of any amendments or alterations thereof.

## **Exhibit A**

### **Legal Description**

Block 14 except Lots 7 and 8 and the Northeasterly 35 feet of Lots 5 and 6, and Block 15, Atwaters Addition to the Town of Minneapolis including that part of adjacent vacated 17th Avenue South lying Northwesterly of said Block 14 and Southeasterly of said Block 15. Part of which is registered property as evidenced by:

The Northwesterly Half of Lot 11, Block 15, except the rear or Southwesterly 35 feet thereof, Atwaters Addition to the Town of Minneapolis, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County; and

Lot 11 in Block 14 in Atwaters Addition to the Town of Minneapolis, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County; and

Lot 8 in Block 15 of Atwater's Addition to Minneapolis according to the official plat of said Addition on file or of record in the office of the Register of Deeds in and for said Hennepin County; and

The Northwesterly 26.5 feet of Lot 1, Block 15, Atwaters Addition to the Town of Minneapolis, according to the recorded plat thereof; and

Northwesterly 31 feet of Northeasterly 100 feet of Lot 12 in Block 15 in Atwaters Addition to the Town of Minneapolis, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County.

AND

Parcel 1:

All that part of Lot 10, Block 26, Atwaters Addition to the Town of Minneapolis lying Northeasterly of the right of way of the Chicago, Milwaukee & St. Paul Railroad, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County.

Parcel 2:

That part of Lot 11, Block 26, Atwaters Addition to the Town of Minneapolis described as follows: Commencing at the Northeasterly corner of said Lot; thence Northwesterly along Northeasterly line of said Lot, 27 feet; thence Southwesterly at right angles to a point which is distant 34 feet Northeasterly measured at right angles from center line of main track of Chicago, Milwaukee & St. Paul Railway Company as originally located and established through said Block; thence Southeasterly parallel to said center line to Southeasterly side of said Lot; thence Northeasterly along line last aforesaid to place of beginning, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County.

Parcel 3:

All that part of Lots 7, 8 and 9 in Block 26 Atwater's Addition to the Town of Minneapolis described as follows to-wit: Beginning at the Northeast corner of said Lot 7 formed by the intersection of the Southwesterly line of Seventh Street South and the Northwesterly line of Seventeenth Avenue South in the City of Minneapolis; thence Southwesterly along the Southeasterly line of said Lot 7 a distance of 172.84 feet to a point; thence Northwesterly a distance of 197.54 feet to a point on the Northwesterly line of said Lot 9 distant Southwesterly 64.91 feet from the Southwesterly line of said Seventh Street; thence Northeasterly along the Northwesterly line of said Lot 9, 64.91 feet to said Southwesterly line of Seventh Street South; thence Southeasterly along the Southwesterly line of said Seventh Street a distance of 165.45 feet to the point of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Hennepin County.

Those parts of Lot 12, Block 27, and of the adjoining vacated 7<sup>th</sup> St. and Avon St. (also known as 17<sup>th</sup> Ave. So.) described as beginning at the point of intersection of the center lines of said vacated streets; thence Easterly along the center line of 7<sup>th</sup> St. to its intersection with the northerly extension of the Easterly line of said Lot; thence Southerly to a point on the easterly line of said Lot 75 feet Southerly from the most Easterly corner of said Lot; thence Westerly along a line passing through a point on the Westerly line of said Lot 85 feet from the most Northerly corner of said Lot to the center line of Avon St.; thence Northerly to the point of beginning; all in Atwaters Addition to the Town of Minneapolis, according to the recorded plat thereof.

The Northeasterly 35 feet of Lots 5 and 6 and all of Lots 7 and 8, Block 14, Atwaters Addition to the Town of Minneapolis; and that part of vacated 7<sup>th</sup> Street South lying Northwesterly of the Southwesterly extension of the Southeasterly line of said Block 14, and Southeasterly of the Northeasterly extension of the Northwesterly line of Block 26, Atwaters Addition to the Town of Minneapolis; and that part of the Northwesterly Half of vacated 17<sup>th</sup> Avenue South lying Southwesterly of the Northwesterly extension of the Southwesterly line of Block 14, Atwaters Addition to the Town of Minneapolis and Northeasterly of the Northwesterly extension of a line running from a point on the Easterly line of Lot 12, Block 27, Atwaters Addition to the Town of Minneapolis distant 75 feet Southerly from the most Easterly corner of said Lot to a point on the Westerly line of said Lot 12 distant 85 feet from the most Northerly corner of said Lot.

Abstract and Torrens Property

(Evidenced by Certificate of Title Nos. [336735](#), [332593](#), [332598](#), [339400](#), [339773](#), [441110](#) and [477777](#))



# Monthly Performance Report

Minneapolis Public Housing Authority  
Board of Commissioners  
For the month ending May 31, 2020

## Contents

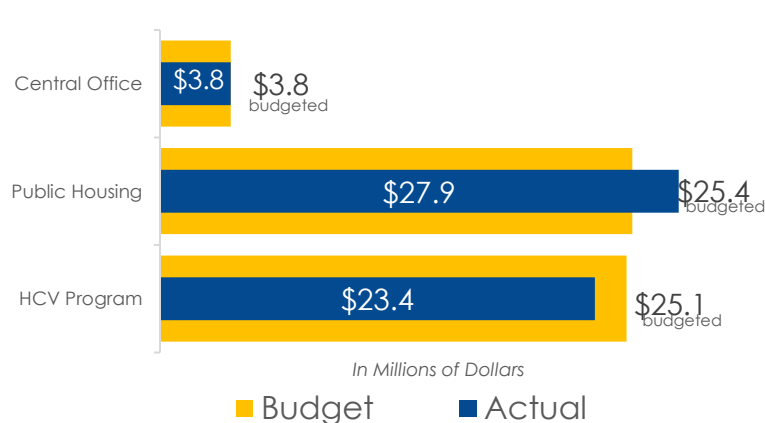
1. Financials
2. Performance of Operations
  - Public Housing Programs
  - Housing Choice Voucher Programs
3. Building Improvement and Development Projects
  - Update on Elliot Twins RAD Conversion and Scattered Sites Section 18 Process
4. Inquiry Response and Social Media
5. Attachments

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

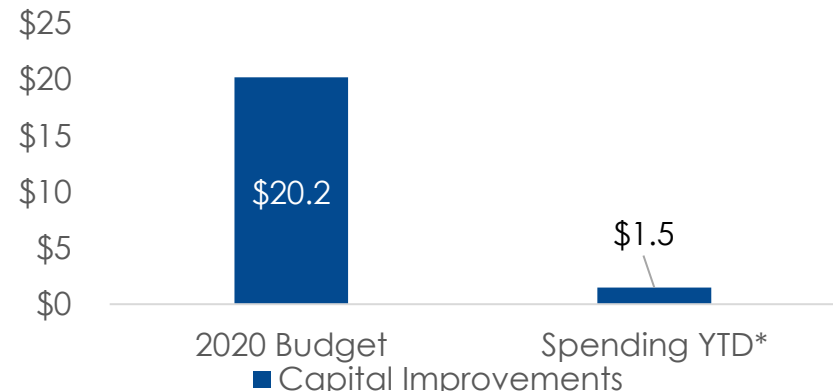
Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 8,440,693	\$ 9,459,687	\$ 1,018,994	12%
Public Housing Operating Subsidy	\$ 9,066,790	\$ 8,955,402	\$ (111,388)	-1%
HCV HAP Subsidy & Admin Fees	\$ 24,573,513	\$ 22,633,326	\$ (1,940,187)	-8%
Other Revenues, Fees, & Grants	\$ 1,349,793	\$ 1,050,724	\$ (299,069)	-22%
Transfers-In	\$ 111,667	\$ 111,667	\$ -	0%
<b>Total Sources</b>	<b>\$ 43,542,456</b>	<b>\$ 42,210,806</b>	<b>\$ (1,331,650)</b>	<b>-3%</b>
<b>Uses</b>				
Public Housing Operations	\$ 25,371,509	\$ 27,909,357	\$ (2,537,848)	-10%
Housing Choice Vouchers	\$ 21,450,163	\$ 19,702,826	\$ 1,747,337	8%
MTW Initiatives	\$ 36,786	\$ 8,250	\$ 28,536	78%
Human Services	\$ 212,100	\$ 118,722	\$ 93,378	44%
<b>Total Uses</b>	<b>\$ 47,070,558</b>	<b>\$ 47,739,155</b>	<b>\$ (668,597)</b>	<b>-1%</b>
<b>Net Sources/(Uses)</b>	<b>\$ (3,528,102)</b>	<b>\$ (5,528,349)</b>	<b>\$ (2,000,247)</b>	<b>-57%</b>

Significant variances exist from the original budget. Most significantly related to the Energy Loan Pay-off and the delay in converting the Scattered Site public housing units to project-based vouchers. The large unfavorable variance to budget in Net Sources/(Uses) through May 2020 is expected to be covered by unspent HUD appropriations remaining from 2019. Additionally, MPHA has been awarded \$3.8 million in MTW CARES Act resources that must be spent in 2020. Staff are working on revising the 2020 spending plan and it is not expected that any use of reserves will be needed above the approved budget amount for 2020.

### Year to Date (YTD) Expenses



### MTW Capital Fund Program

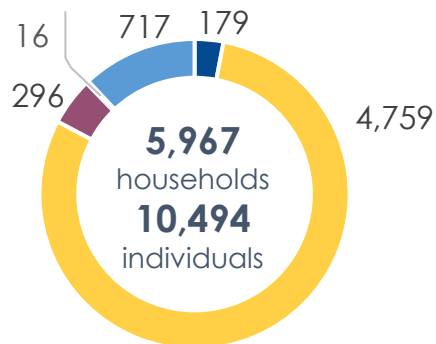


\*An additional \$5.4 million is under obligation for capital projects YTD

# Public Housing Programs



## Occupied Units\*

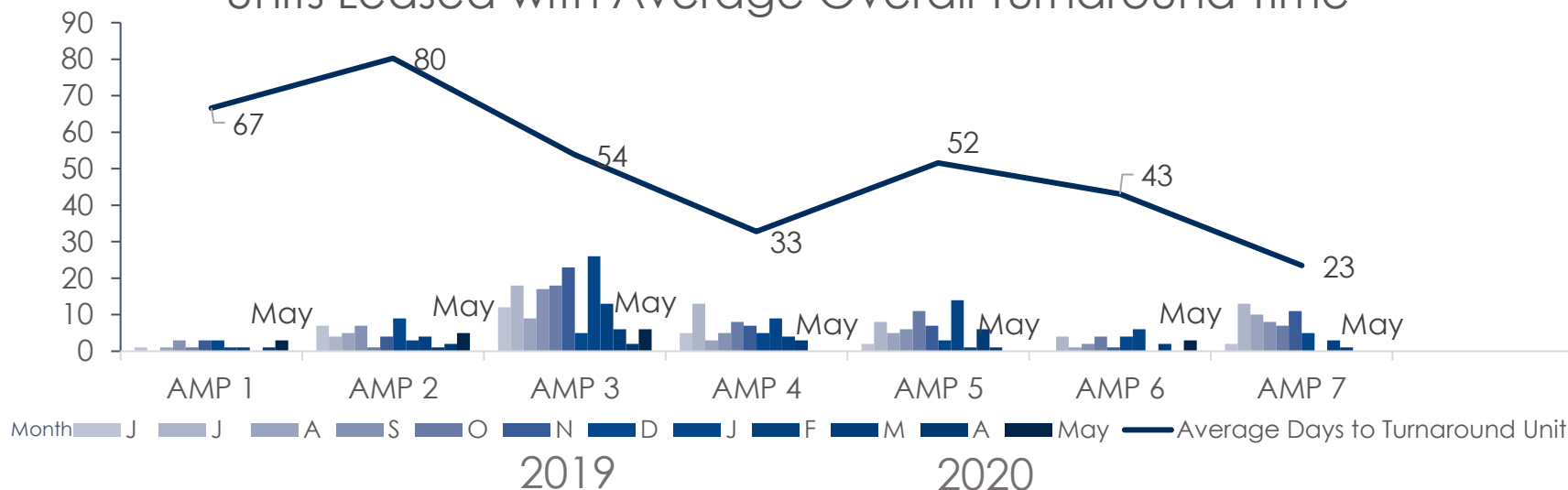


- Glendale
- MHOP
- Scattered Sites
- Highrise
- Minnehaha Towhhomes

17  
new units leased  
during month

97.4%  
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)

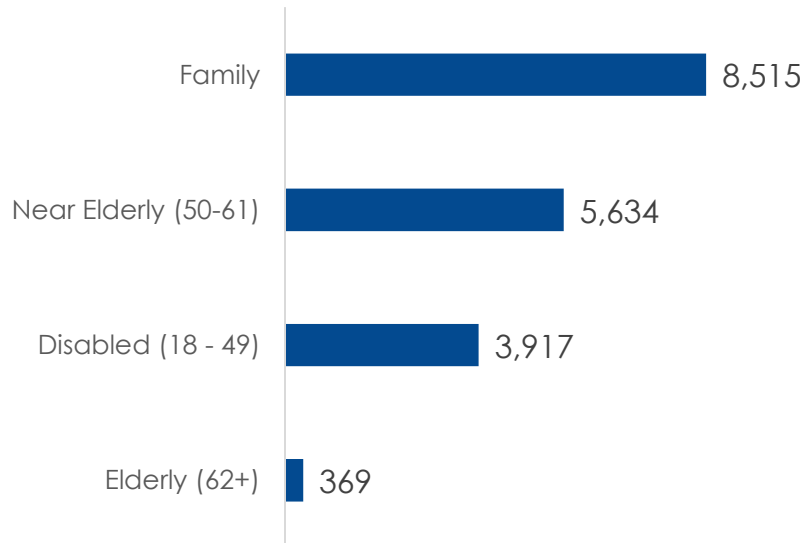
\*\*\*Excluding unit transfers

## Public Housing Programs

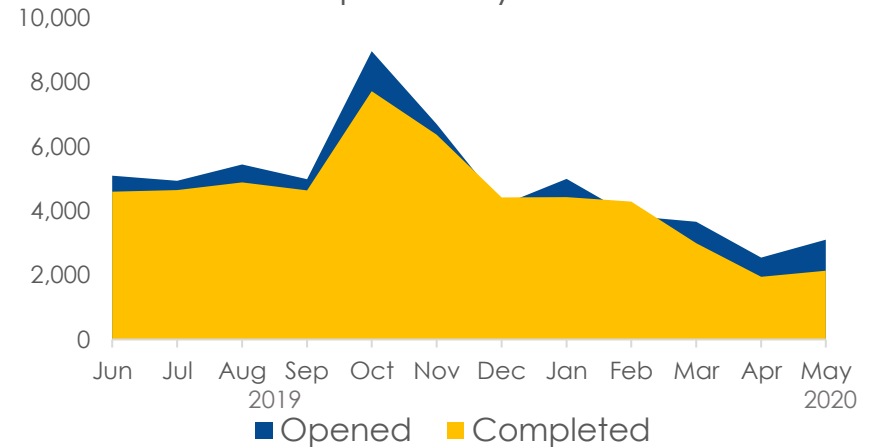


Reason for Vacating Unit	Count
Death	17
Moving Out of Town	5
Moving in with or closer to Family	5
To Nursing Home	3
Mutual Agreement	1
Dislikes Neighborhood	1
Illness	1
Received S8 Voucher	1

### Applicants on Waiting List



### Work Orders Opened and Completed by Month



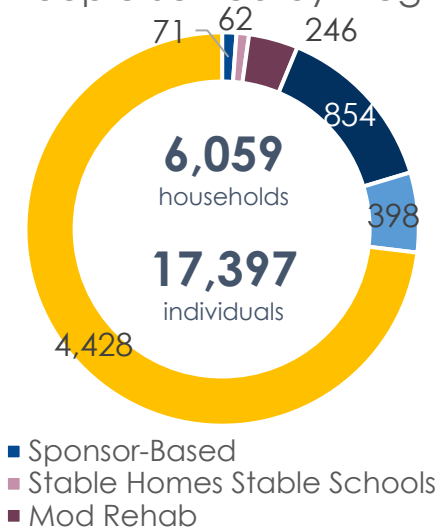
Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	84	95%	0
Urgent: 1 Day	466	86%	4
After Hours Non-Emergency: 2 Days	15	100%	0
Important: 3 Days	398	77%	6
Routine: 10 Days	657	66%	30
Non-Routine: 20 Days	3	67%	14
Pest Control	522	100%	10



# Housing Choice Voucher Programs



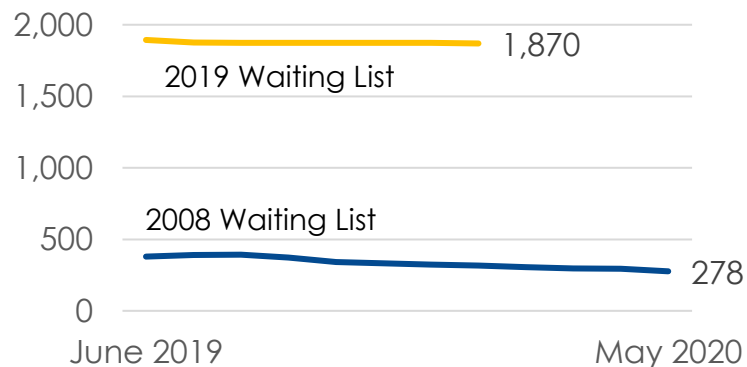
People Served by Program\*



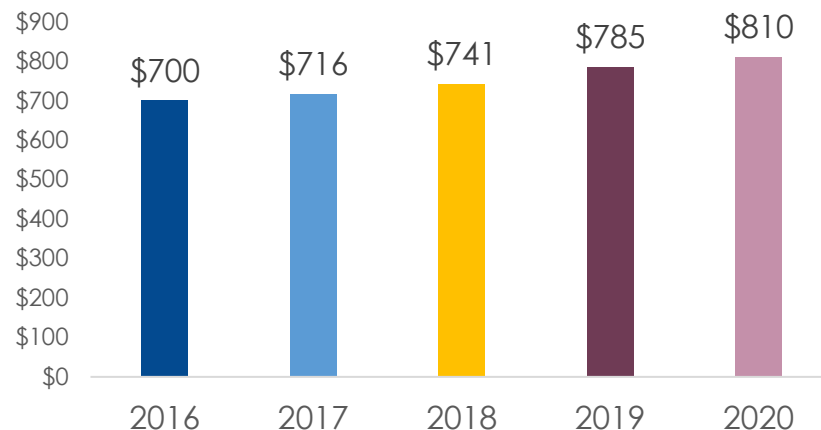
Family Unification Program and Veterans Affairs Supportive Housing

\*Including port-ins and port-outs

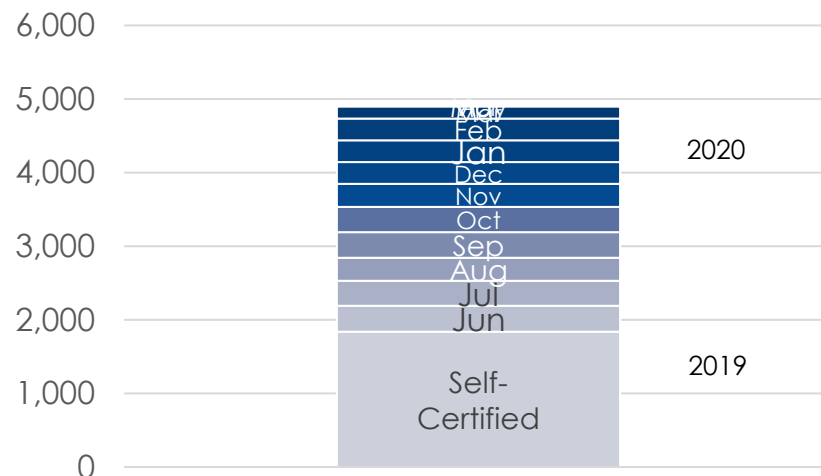
Applicants on Waiting List



Average Housing Assistance Payment per Unit, Year to Date



Annual Inspections Conducted



## Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
315 Lowry Avenue North	Site security upgrades	Awarding contract
1314 44 <sup>th</sup> Avenue North	Roof replacement	Planning
350 Van White Memorial Blvd	Corridor flooring replacement	Under contract/on hold
Hiawatha Towers	HCPD accessible unit upgrades, common area improvements	Planning
High-rises – Various sites	HVAC systems replacement	Planning
1707 3 <sup>rd</sup> Ave S	Generator & main electrical switch gear replacement	Bidding
Elliot Twins	Comprehensive building modernization	Moving to close
2415 N 3rd St	Security pilot	Planning/on hold
Scattered Sites – Various sites	2020 improvements: roof replacement, comprehensive modernization, structural repairs	Planning/Bidding
Cora McCorvey Center	HVAC system upgrades	Planning
1707 3 <sup>rd</sup> Ave S/1611 S 6 <sup>th</sup> 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
Minnehaha Townhomes	Surveillance system installation	In progress
Horn Towers & 1627 S 6th St	Elevator modernization	Substantially complete
600 18 <sup>th</sup> Avenue North	Window replacement, masonry repairs & HVAC systems replacement	Mobilizing
Hiawatha Towers	Site security upgrades	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	Underway/on hold

# Elliot Twins RAD Conversion & Building Renovation



- **MPHA Board approvals received**
- **First tenant relocations underway**
- **Agreement & financing documents under negotiation; moving toward closing**
- 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)



# Scattered Site Section 18 Process

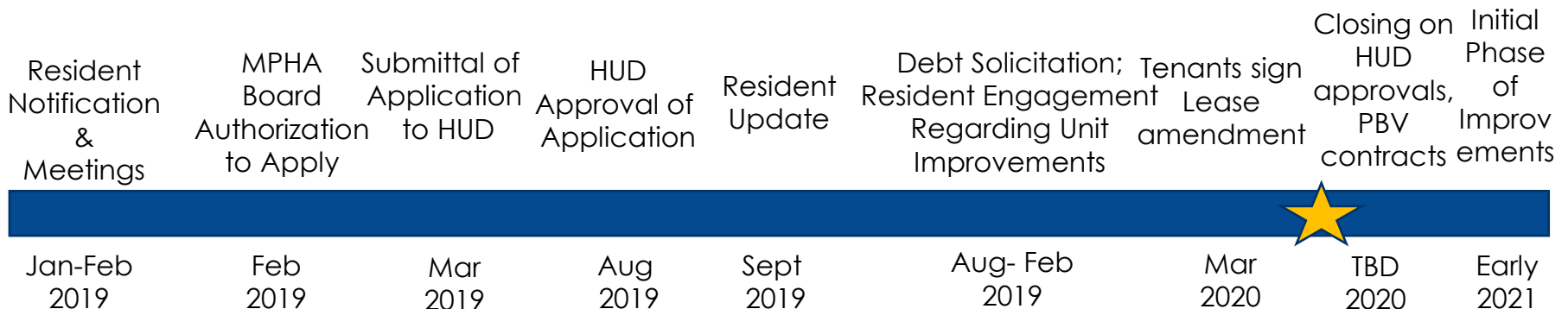


## Section 18 with debt financing



- 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
- Closing on HUD approvals delayed due to COVID-19

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





# Inquiry Response and Social Media

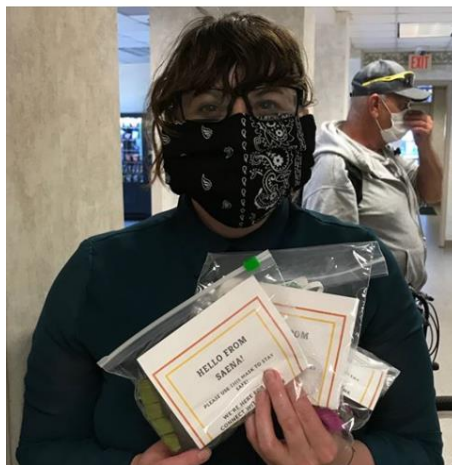


## MPHA on Facebook

Top Performing Post (1,813 views)

**Minneapolis Public Housing Authority**  
Published by Jeff Horwich [?] · May 21 at 11:49 AM · 🌐

Running the numbers: MPHA has now taken in more than "12,000" masks from the community, including thousands made by Dunwoody College of Technology and a batch of 200 handmade with love and delivered this week for public housing residents by the St. Anthony East Neighborhood Association!



## MPHA on Twitter

Top Performing Post (3,152 views)

**Minneapolis Public Housing Authority** @MPLSPubHousing · May 6

Big THANK YOU to @HennepinSheriff Dave Hutchinson for bringing 150 masks to the residents of Horn Towers today! Great work by Horn Resident Council President, Danda, for making the crucial connection. And good demonstration by all on the well-spaced hand-off in the photo! 🙌



May 2020

82

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



18

Posts for the Month  
5,149 Followers



19

Tweets for the Month  
629 Followers



## MPHA and Minneapolis Launch City's

### Largest-ever Public Housing Renovation

This month, MPHA closed on financing and begins a complete renovation of the Elliot Twins. At nearly 60 years old, the two towers in the Elliot Park neighborhood are among the oldest high-rise public housing buildings in Minneapolis. The \$25 million Elliot Twins renovation will bring comfort, safety, energy-efficiency, 10 new disability-accessible units, and 6,200 new square-feet of common space for residents. All current residents can continue to live at the Elliots during and after construction, and will pay the same affordable, income-based rents. The project

features multiple guarantees that lock in long-term affordability for extremely low-income Minneapolis households. A \$2.3 million investment by the City of Minneapolis, first proposed by Mayor Jacob Frey, will help reduce overall energy use by up to 35%, even while adding much more common space and central air conditioning.

## Donated Masks Keep MPHA Residents and Staff Safe

As we continue to try and protect our front-line staff and our public housing residents, MPHA has received thousands of masks made by churches,



**MPHA has distributed over 15,000 donated masks!**

community and business groups, and a vocational college.

Because of these generous donations, MPHA has been able to keep front-line staff protected while they continue to serve public housing families

throughout the duration of the coronavirus pandemic. Over the past few weeks, MPHA has handed out over thousands of masks to residents in our highrises and Glendale Townhomes (above). THANK YOU to our community for your craftsmanship and generosity.



## Volunteers Offer Support to Horn Towers During Unprecedented Times

In the midst of some of our community's hardest moments, many came together to make sure public housing residents were safe and supported. Following the loss of nearby shopping options, volunteers descended on Horn Towers (above) and went door-to-door distributing food and household essentials to MPHA residents. Among the many partners were Lyndale Neighborhood Association, Conservation Corps, Volunteers of America, Building Blocks of Islam, Muslim American Society of Minnesota, and MPHA staff. Your efforts are making a difference in the lives of many MPHA residents.



# Elliot Twins getting \$25M upgrade

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 [finance-commerce.com/2020/06/elliott-twins-getting-25m-upgrade](https://finance-commerce.com/2020/06/elliott-twins-getting-25m-upgrade)

June 15, 2020



Launching what it calls the largest public housing renovation in the city's history, the Minneapolis Public Housing Authority is ready to begin a \$25 million makeover of the Elliot Twins apartment complex.

The city announced Monday that it has closed on financing for the project, which will modernize 174 apartments in the buildings at 1212 Ninth St. S., the southwest quadrant of Interstates 94 and 35W. Crews will also update building systems, add 10 accessible units, and create a 6,200-square-foot common area, among other improvements.

Construction is scheduled to begin this month. Frerichs Construction is the general contractor and LHB is overseeing design of the project, which is expected to wrap up in mid-2021, according to the city.

As measured by cost, the project is more than three times as big as MPHA's largest single renovation to date — a \$7 million makeover completed in the early 1990s, said Jeff Horwich, MPHA's director of policy and communications.

"We have never done anything like this," Horwich said in an interview. "This is a complete overhaul of one of our oldest high-rise properties."



Workers will renovate two vertical “stacks” at a time in the buildings, Horwich said. Each building has eight stacks. The method will allow residents to stay in the building during construction, he said.

Elliot Twins is part of a MPHA portfolio that includes 6,000 housing units in 42 high-rise buildings, as well as townhomes and single-family houses. Roughly 5,000 of the units are in the high-rises, Horwich said.

Built in 1961, the Elliot Twins are the second-oldest buildings in the MHPA’s housing portfolio, Horwich said. On average, the high-rises are 51 years old and 40 of the 42 buildings were built before 1972, he said.

As Finance & Commerce previously reported, the MPHA will receive funding for the project from the state of through housing revenue bonds — a source typically used by private and nonprofit housing developers of affordable housing.

Among other things, the funding plan allows the city to tap into low-income housing tax credits to “reinvest” in its public housing properties, Horwich said. “It really is a key that unlocks tens of millions” of dollars in additional funds.

Traditional funding sources for such projects, such as federal Housing and Urban Development (HUD) allocations and state general obligation bonding, are unable to keep up with the needs, he said.

Put another way, the city gets about 10 cents from the federal government for every dollar of need, and a typical state bonding bill offers \$10 million to \$20 million of public housing funding for two years, he said.

Horwich said the city’s public housing stock has about \$150 million in repair needs.



The city of Minneapolis expects to begin construction this month of this \$25 million renovation of the Elliot Twins apartment towers, 1212 Ninth St. S. in Minneapolis. (Submitted rendering: LHB)

For its part, the Elliot Twins project includes “complete apartment renovations,” upgrades to major building systems, new air conditioning, fire sprinklers, exterior insulated metal panels, and extensive landscaping.

The common area between the buildings will offer large community rooms, expanded laundry and exercise rooms, and a single entrance with a guard desk, according to the MPHA.

The city is paying \$2.3 million for “energy-efficient materials and technologies,” which will reduce energy costs by up to 30%, the MPHA said.

Nearly 80% of Elliot Twins’ residents are seniors or have a disability, and more than eight in 10 are people of color, the city said. The median income is \$10,200 a year. Rent will remain at 30% of the resident’s adjusted income.

“Public housing sits at the base of our city’s commitment to permanent, affordable housing for everyone,” Mayor Jacob Frey said in a statement. “With the Elliot Twins, we won’t just be preserving essential housing for decades to come. We will be making it better. I am especially proud to show how energy efficiency can be a priority with even our most deeply affordable homes—reducing our carbon footprint and saving money that we can reinvest in preserving and creating more housing.”

# Minneapolis Public Housing Authority to begin Elliot Twins high-rise renovations

[startribune.com/minneapolis-public-housing-authority-to-begin-elliott-twins-high-rise-renovations/571280332](https://www.startribune.com/minneapolis-public-housing-authority-to-begin-elliott-twins-high-rise-renovations/571280332)

Marissa Evans

## Minneapolis Housing Authority

Renovation of Elliot Twins is expected to be completed in 2021.

The Minneapolis Public Housing Authority has secured \$25 million to start long overdue renovations for its Elliot Twins high-rise apartments, with a pledge to avoid displacing any residents.

The Housing Authority announced Monday that the renovation will remodel the downtown towers' 174 units of existing public housing. It will upgrade the electrical, heat and water systems; add air conditioning, fire sprinklers and new exterior insulated metal panels; and make the buildings more energy efficient.



The project also adds 10 disability-accessible units — the property currently only has two — and 6,200 feet of new common areas and amenities like expanded laundry and exercise rooms. The renovations are scheduled to start this month and be complete by late 2021.

Abdi Warsame, executive director of the Housing Authority, said in a news release that with the renovations "we set off to fulfill our essential vision to preserve public housing across Minneapolis." Warsame became executive director of the agency earlier this year.

The Housing Authority provides homes and housing assistance to more than 26,000 people citywide. Some of the oldest high-rise public housing in Minneapolis, the Elliot Twins have been in the Elliot Park neighborhood since 1961. Nearly 80% of Elliot Twins residents are seniors or have a disability and more than 80% are people of color, according to the Housing Authority. The annual median household income for the property is estimated at \$10,200.

The agency has previously faced accusations from public-housing advocates who said the renovations would displace tenants. But the Housing Authority reiterated in its announcement that residents would not have to leave while the renovations were being completed, unless they wish.

The renovations are being financed by a combination of partners, including private firms like Bremer Bank, RBC Capital Markets and Hunt Real Estate Capital. The agency opened itself up to the private funding through the federal Rental Assistance Demonstration program, which transfers ownership of public housing buildings to a private entity. The private investors qualify for tax credits.

Still, the Housing Authority will contribute about \$5 million, manage the building and continue to own the land that the Elliot Twins sit on.

"Protections for current residents, as well as long-term affordability for the lowest-income renters, are guaranteed under multiple layers of federal law, the terms of the city investment, and long-term land-use restrictions including a 99-year ground lease," the agency said.

# COVID-19 hits high-rises, senior homes

 [southwestjournal.com/news/2020/05/covid-19-hits-high-rises-senior-homes](https://southwestjournal.com/news/2020/05/covid-19-hits-high-rises-senior-homes)

May 28, 2020

Four in 5 Minneapolis residents who have died after contracting COVID-19 lived in senior homes, long-term care facilities or large condo and apartment buildings, according to an analysis of the first 100 deaths recorded in state data. The residents who died were between the ages of 50 and 101.

But seniors ages 55 and older only account for about a third of the positive cases in Minneapolis. The city's nearly 3,000 positive COVID-19 tests appear to be more prevalent in North Minneapolis and an area described as "south central" Minneapolis, encompassing Cedar-Riverside and the Phillips and Powderhorn neighborhoods, according to the city Health Department.

Minneapolis Health Commissioner Gretchen Musicant said that while cases appear to be prevalent in areas with historic health disparities, testing isn't providing a complete picture. Some symptomatic people may not be tested at all, and some clinics are offering more testing, she said. Tests only recently became available for people without symptoms.

"There is a lot going on out there that we might not see," she said.

## Nine days

"Just sitting around being bored so I decided to get CoVid," Jacqueline Linton, age 61, wrote on Facebook on April 19, adding that she threw in pneumonia to top it off.

Before that post, she'd been sharing jokes about the proper time to change from day pajamas to night pajamas and how long toilet paper would last if frozen. She had contracted a rare lung disease 18 months prior and relied on medical care at Bywood East Health Care in Northeast Minneapolis, where she lived with two roommates.

One day at lunch, Linton became alarmed when someone wearing full protective equipment walked in and pulled her lunchmate away, according to her daughter Lindsey Metzler. Linton asked if they were testing for COVID; staff said they couldn't say, and she never saw her lunchmate again. Days later, she spiked a fever in the middle of the night and later tested positive for the virus.

"The sh-t gets real ... real fast / Just admitted to ICU with talks about ventilator ...Thanks for all your wonderful thoughts and prayers I really do appreciate it... keep them coming!!" Linton wrote April 20.

"She just said she was really scared," Metzler said.

At one point Linton's fever reached 106.5 — Metzler didn't realize it was possible to have a fever that high. As a lung disease survivor, Linton had previously spent 12 days on a ventilator in a dreamlike state, and she knew her chances of surviving another vent were not good. She died on April 23, three weeks shy of her birthday.

"From the day that she became symptomatic, to the day she passed away, was nine days," Metzler said.

As one of more than 95,000 U.S. families who have lost a loved one, Metzler wishes more people would take the virus seriously. It's hard to see people refusing to wear masks or follow health guidelines, she said.

"If you were only gambling with your own life, your own wellness, then it would be like, 'More power to you. Don't wear a mask, [do] what you want,'" she said. "But that's not the way that this disease works. ... I wish I could drive that point home to people without them having to experience this firsthand."

### **Minneapolis death records**

Minnesota Department of Health records indicate that among the first 101 Minneapolis residents to die with COVID-19 as the cause of death or a contributing factor, nearly 70% lived in senior high-rises, long-term care facilities and other homes for seniors.

There have been multiple deaths at Catholic Eldercare's northeast campus, Jones-Harrison Residence in Cedar-Isles-Dean, Minnesota Veterans Home, Mount Olivet Careview in Windom, Bywood East Health Care, Walker Methodist Health Center in East Harriet, Benedictine Health Center, Ebenezer Care Center on Portland, and Victory Health + Rehabilitation Center. At least one person has died while living at the Villa at Bryn Mawr, Providence Place, Augustana Care St. Paul's Home Apartments, Ebenezer Park Apartments, Hiawatha Suites senior living and The Kenwood Retirement Community.

Others who have died lived at the 3150 West Calhoun Parkway condominiums, Riverside Plaza, Karmel Village and La Rive condominiums.

At least 12 of the deceased lived in Minneapolis Public Housing Authority buildings, including four people from Horn Towers in the Lyndale neighborhood. Others lived at Parker Skyview, Third Avenue Towers, Hamilton Manor, Holland Hi-Rise, Park Center and Cedar High Apartments.

Single-family resident addresses were scattered throughout the city, including the Fulton neighborhood.

One of the deceased lived on a Corcoran neighborhood block where renters have litigated against the landlord for many years and recently celebrated the prospect of a future tenant co-op.

## **National attention**

Minneapolis caught the attention of Dr. Deborah Birx, the U.S. coronavirus response coordinator, who said in a May 22 White House briefing that the metro areas with the highest COVID-19 positivity rates are the District of Columbia, followed by Baltimore, Chicago and Minneapolis. Cases are increasing in Minneapolis, she said. The state reports that ICU beds are getting tight, and in the metro as of May 27, 94% of acute care beds and 89% of critical care beds were in use.

That's a different picture from the rest of the nation, which overall is seeing decreasing amounts of illness, decreasing mortality and a decline in new hospitalizations, according to Birx.

In a recent media briefing, Minnesota Health Commissioner Jan Malcolm said she's spoken to Birx and the Centers for Disease Control and Prevention about Minneapolis' positive cases, and explained that the state is intentionally testing known high-risk areas, such as long-term care and congregate settings. And because of the state's stay-at-home order, the local peak in cases is delayed behind the rest of the country, Musicant said.

## **Mobile testing**

As testing capacity grows, Minneapolis officials said they are looking at mobile testing sites tied to public housing high-rises and the homeless population. A testing site in the Cedar Riverside area should be up and running by the end of the week, staff said.

Birx is encouraging governors to test 100% of nursing home residents and staff, because many of the outbreaks seen over the last two months have started in nursing homes.

Jones-Harrison Residence is testing all residents and staff the week of May 25.

The Minneapolis Public Housing Authority says its highest current priority is advocating for mobile testing, as they're seeing larger clusters in larger properties.

"We are of course concerned about the fact that we serve many seniors and people with underlying health conditions in our high-rises. Those people live in close quarters," said Jeff Horwich, director of MPHA policy and external affairs. "We would like to make testing available to everybody in the high-rises who wants it."





Nasser, Shariff and Sheikha deliver food from Afro Deli to senior residents at a high-rise in the Cedar Riverside neighborhood. Photo courtesy of Minneapolis Public Housing Authority

Horwich said MPHA is tracking about 100 suspected cases in public housing properties. MPHA posts notification if they are aware of COVID-19 in a building, but as a landlord, he said, their information comes from residents voluntarily reporting a case, and the state's health information is still protected and private.

### **Community cases**

City officials have documented at least 97 positive cases in the Cedar-Riverside neighborhood. In an East African community briefing last week, participants on the call said they've heard the local malls are packed. City staff said the malls should be operating under 50% capacity, and the Health Department is reaching out to operators.

Another area of focus is convenience stores and corner stores throughout the city, where people congregate to shop and may have difficulty staying 6 feet apart in the tight space. Business owners can feel pressure from customers and find it hard to enforce social distancing, Musicant said, and some have expressed gratitude for the mayor's order to wear masks in public indoor spaces.

Some outbreaks are linked to workplaces, according to Musicant, although she did not have



details to share about those locations. And some cases arise in households with large numbers of people.

The City Council expects to publicly discuss on June 4 more detailed information about the populations most affected by COVID-19 and the status of testing, contact tracing and quarantine housing.

State data indicate that 81% of Minneapolitans who have died have been white, 8% African American, 5% Somali, 4% Hispanic, 3% Asian American and 2% American Indian.

In terms of total positive cases, Minneapolis data show 35% are black, 25% Hispanic and 23% white, though the data consider Hispanic to be an ethnicity, not a race, counting those cases separately. A significant percentage of the demographic data is not yet fully known. The city is about 64% white, 19% black and 10% Hispanic, according to census data.

### **Contact tracing**

At a recent City Council meeting, Musicant said city and state contact tracers reach out when a person is found positive. They explore who the person might have infected up to two days before the onset of symptoms, because those people should also isolate themselves. Contact tracers also help them receive essential services and think about how to isolate where they live, if possible using separate bathroom and living spaces. The county has limited hotel space available for people living in shelters, outside or in tents.\*

The goal of proactive testing is to find asymptomatic cases, Birx said. The CDC now believes that 35% of infections, perhaps more, are asymptomatic people who have the virus and spread it unknowingly.

Asymptomatic testing is critical, she said, because while a person sick with a fever might only spread the virus for two days before they are bedridden, an asymptomatic person might shed the virus for a week.

“But it’s also why we continue to recommend to the public, very clearly, that you can’t tell who’s infected,” Birx said. “And so that’s why you have to continue to social distance — that’s why you need to continue to maintain 6 feet apart. I remember in the early days of HIV, people told me all the time that they knew who was infected. And I would say, ‘You don’t know who’s infected.’ ... There’s a lot of healthy people out there with COVID that look healthy.”

### **‘Just advocate’**

“He was healthy until the very end. Faded away, is the way I’d put it,” said Brenda Canedy, a Jones-Harrison resident, describing her husband, Norman, who recently died at age 93. “It was a very interesting life I had with that man.”

Norman was an art historian, and Brenda recalled traveling Europe together, reassembling a 16th century Italian artist's sketchbook for publication and discovering favorite art dealers while wandering London in the early 1960s. Some of the drawings and paintings they purchased are part of the Minneapolis Institute of Art and Weisman Art collections, she said.

Brenda said she's been healthy nearly all her life, and she is well today.

"I'm having a quiet time right now," she said, adding that she looks forward to the end of "hibernation." "There's a very handsome courtyard here at Jones-Harrison, so I'm looking at going down there and just enjoying being outside. When everybody's got bugs, you can't be outside."

For other families grappling with COVID-19, Metzler suggests focusing on small goal lines each day: the oxygen level or the blood pressure. The Hennepin County Medical Center staff were some of the best she's encountered in multiple states.

"My biggest advice is to be your own and your family's advocate," Metzler said. "I understand that this is something that we're all learning simultaneously. But just advocate. ... Just ask for answers. Keep asking questions."

Submitted photo

*\*Clarification: Hennepin County has a limited supply of hotel rooms available for people without housing, according to city staff.*

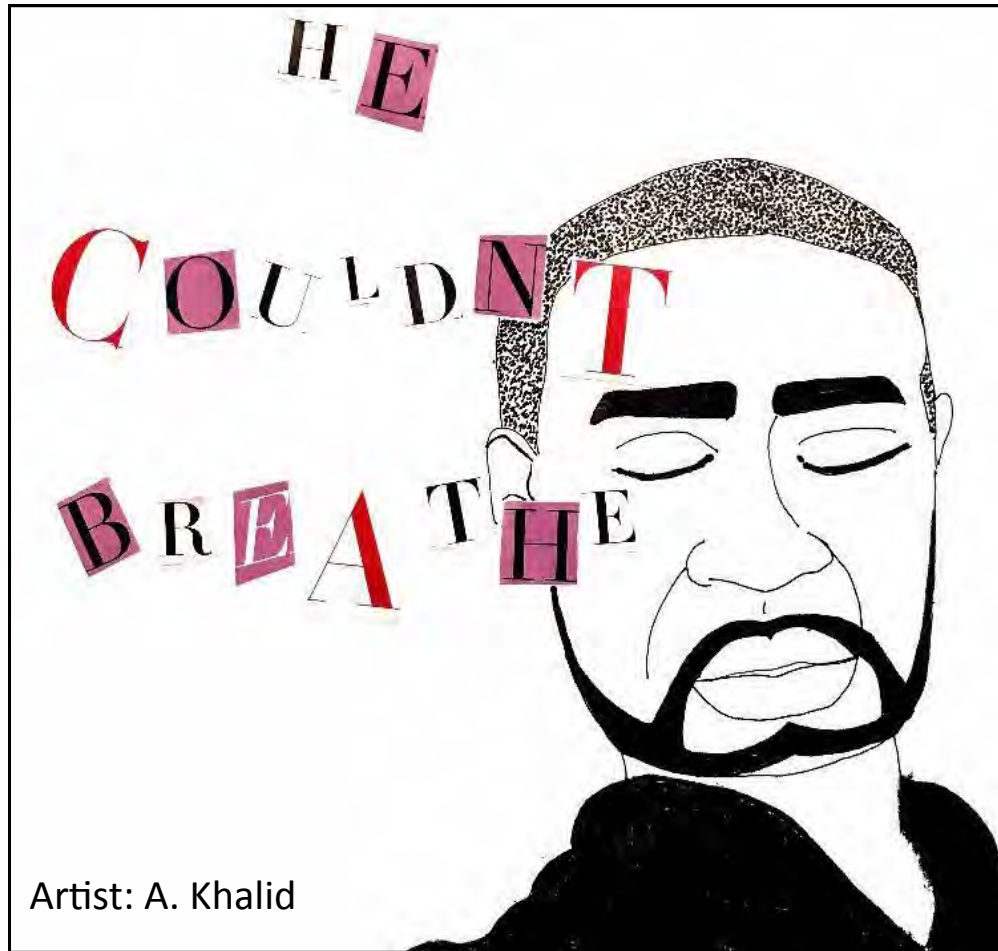


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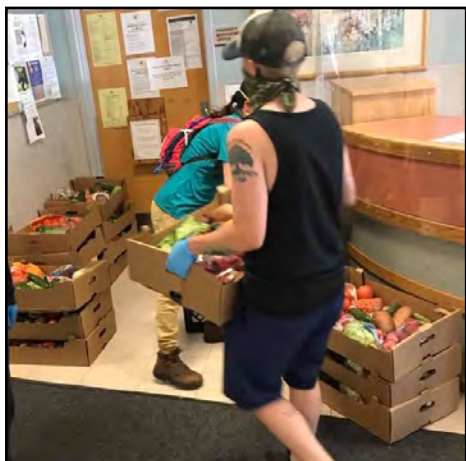
## Voice of the Five Thousand

Vol. 30, No. 6



The MHRC Executive Committee voted June 4 to denounce the killing of George Floyd, an unarmed African American man, by Minneapolis Police. Former MPD Officer Derek Chauvin, has been charged in the murder of Floyd. Three other officers who were present have also been charged. Minnesota Attorney General Keith Ellison has assumed responsibility for prosecuting these cases. Many are demanding drastic reforms, and some, complete abolishment, of the Minneapolis Police Department. Minnesota Governor Tim Walz has begun a civil rights investigation into the Minneapolis Police Department, going back ten years. The MHRC will seek to be a part of these discussions so that highrise resident voices can be heard. The MHRC will share how residents can be personally involved in these efforts and in other anti-racism efforts in next month's *Highrise Lowdown*.

Most highrise residents have lost access to their usual shopping sources because of the looting, burning, and destruction of these places. Residents,



MPHA, VOAMN and countless community organizations have been organizing the distribution of donated food and personal items to highrise residents. (Photo, left: volunteers deliver fresh fruit and vegetables to Horn Terrace/Tower residents.)

### “This Virus is Real”

*A message to residents about COVID-19 from Debra Jackson, 1707 3rd*



Debra Jackson after her recovery from COVID-19.

Covid-19 started out with me having a hard time breathing and I was having hot and cold flashes. I called my nurse and they said that I needed to go to the hospital. At the hospital I was told I had the Coronavirus and they admitted me. I spent eight days in the hospital. I had to be on different meds like hydroxychloroquine and was on oxygen. I was finally able to go home. I thought I was being careful wearing a mask and social distancing. I don't know how I caught COVID-19 but now I'm

being much more careful and thankful and grateful to be alive. Please fellow residents, follow the guidelines and stay safe. This virus is real.

**ISlaan wayn oo la yirahdo Debra Jackson oo degan Guryaha dhaadheer ee public Hawsinka 1707 ah baa waxay ka sheekaysay sida uu xanuunka Caabuqa (Covid 19) u haleelay waxayna tidhi.**

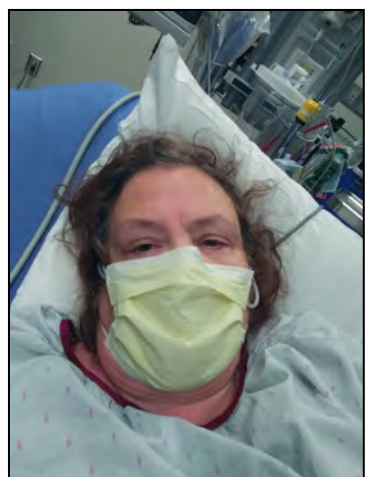
Xanuunkii Caabuqa baa I haleelay waxaana isku arkay: (a-) neefta oo dhib igu noqotay inaan qaato. (b) waxaana dareemay xumad iyo waliba dhaxan saamaysay oogadeeda oo dhan, ka dib Ayaan u wacay gargaaradayda xagga caafimaadkayga (my nurse), waxayna I fartay inaan ispitaalka aado.

Ka dib waxaan wacday unmbalance oo aan ku idhi cudurkii caabuqa (Covi 19) baa I haleelay isbitaalka Ayaan rabaa inaad I gaysaan markaan isbitaalkii gaaray baan u sheegay inuu cudurkaa caabuqa (Covi 19) I haleelay ka dib isbitaalkii ba la jifshay muddo sided maalmood ah.

Mudooyinkaa waxaan la I siiyay daawooyin kala duwan oo ay ka mid tahay (hydroxychloroquine and on oxygen) ugu danbayntiina waxaa ii suura gashay inaan gurigaygii ku soo noqdo anoo caafimaad qaba

Waxaana la ii sheegay inaan aad uga taxadaro in marlab uu igu soo noqdo Caabuqa (Covi19)

Anoo la igu waanshay inaan afka iyo sanakaba aan ku daboosho



Debra Jackson during her hospitalization for COVI-19.



Maro. Iyo inaad ka fogaato qof walba masaafu dhan 6ft (Social distancing) Runtii ma an aqoon inuu Cudurkaan Caabuqa (Covi19) balse hadda waxaan gartay inuu viriskaan yahay mid Qatar u ah dadka waa yeelka ah waxaana aad ugu mahadcelinayaa dhaqaaqtiirtii inay I badbaadiyeen.

Fadlan deganayasha aanu saaxibada nahayoo iyo dariskaygaba u hogaansama Fariimaha dadka u dhuundaloola xanuunkaan Caabuqa (Covi 19) iyo gurigaaga si nabad ah ku jog. Waayo xanuunkaan Caabuqa (Covi19) waa mid run ah oo jira.

## MPHA COVID-19 Update

**By MPHA Director of Operations Mary Boler**

It is very hard to focus on the COVID-19 pandemic with all that is happening in our City. But it is important for residents and staff to remember that this virus is still a threat to our health and lives.

Residents please remember to leave distance between you and others, the recommended distance is 6ft, but the further the better. Masks must be worn by all inside MPHA buildings. This is required, not only by MPHA, but by order of the Mayor of Minneapolis.

MPHA has received thousands of masks from many different donors, including individuals, faith organizations, Dunwoody College of Technology, the Minneapolis Health Department and Hanes®. These masks have been and will continue to be distributed to residents. MPHA now requires residents to wear a mask when staff is in your apartment, MPHA staff will also wear a mask, this is for the protection of both you and the staff member. Staff will provide a mask for residents if they do not have one.

MPHA continues to clean surfaces that are touched often, including the elevators, door handles and mailboxes. We have installed hand sanitizer dispensers in building lobby's and ask residents to wash their hands often.

VOA staff is available to assist residents, you can find the cell phone numbers posted in your building, please contact them if you need assistance. We are also working with various health care providers to secure easy access to testing for residents and will update each building as we know more.

Now that it is nice outside, being outside and getting fresh air at a distance is healthy and important. Experts say that both the volume of air and the breeze work to disburse the virus. Sunlight also works against the virus, so go outside and enjoy these beautiful days.

We know this is a very difficult time for residents and staff and cannot wait for our lives to get back to normal. Until then we want to thank everyone who is doing their part to keep each other safe.



Mattie Henderson works in a community vegetable garden at 1710 Plymouth Ave. N. “I love it!” she says. “It helps my mind and my body during this very difficult time.”

**Waxaa aad noogi adag inaan xoog saarno Caabuqa (COVID-19) oo dhamaan saameyaya magaladaan an deganahay ee mataa-naha.** Laakiin waxaa muhiim ah in deganayaasha iyo shaqaalahaba in xanuunkaan uu Qatar ku yahay bani aadanka iyo waliba caafimaadkeena iyo nolosheena.

Fadlan deganeyaasha guryaha dhaadheer xusuusnow inaad ka dheeraatid mar walaba qof aad la kulmayso ama aad banaanka ku-la kulantid markaad soconaysid .Hayadda guryaha dhaadheer mamusha (MPHA) waxay idinkugu tabarucday maryo afka lagu duubto si aad uga badbaado cudurkaan dilaaga ah ee caabuqa (COVID-19) .

Haddaba waa inaad xidhata mar walba oo aad guriga ka soo degto. Ogowna waa arin muhiim ah oo lagu farayo si aad uga badbaadid xanuunkaa caabuqa ah ee dilaaga ah waayo amarkan ma han oo kaliya hayadda guryahaa dhaadheer maamusha balse waxaa amarkaan ina faray duqa magaaladan xukuma (Mayor of Minneapolis).

Hayadda guryaha dhadheer ee magaaladaan Mineeapolis maamusha (MPHA) ayaa waxaa la soo gaarsiiyay gargaar ah maradan afka lagu xidhto loogana hortago cudurka caabuqa (COVID-19) waxayna tiradoodu dhantahay kumanaan kun. Gargaaarka waxa la soo garay haydo isku jir ah oo baxsha gagarada xilliga ay dhibaatadu timaado. Waxaa kaloo ku jira hay adahaa kuwo diimeed, iyo hayadda caafimaadka ee magaladaan aanu deganahay. Hayadda (MPHA) waxay dhamaantiin idin faraysaa iyagoo ay ka mid yihiin shaqaalaha guryaha ka shaqeeya in la xidhnaado maradan afka lagu xidho).

(Hay adda guryaha (MPHA) waxay wadaysaa inay nadiifiso guryaha dhadhdheer oo ay masuuliyadda ka saarantahay nadiifintaasna waa dhamaan guriga markii laga saaro inta ama qolka la deganyahayiyagoo ay ku jiraan wiishashka (elevators) waxay kaloo hayadda ay ky samaysay haan yar oo ay ku jirto biyaha nadiifiya gacmaha haantaasoo lagu dhajiyay wiishka hortiisa si deganuhu intuusan korin kacmaha uu isaga nadiifiyo waayo waxay ka hortagaysaa inuu jeerniska caabuqa fido.sidaa darted deganaha waa inuu mar walba uu isticmaala biyahaa jeermis dilaha ah . waxaana sabata ay hayaddu(MPHA) u keentay haantaa ay ku jirto dareeraha jeermiska caabuqa dila maadaama uu denuhu had iyo goor isticmaalayo sanduuqa poostada iyo wiishkaba .

Shaqaalaha(VOA) aya idiin diyaar ah xilliga lagu jiro dhibaatada iyo guri jooga shaqalahaan VOA waxay xafiis ku leeyihiin dhamaan guryaha dhaadheer oo ay degan yihiin dadka danyarta ah waxaana taleephoonkooda ka heli kartaan xaffiskoodahortiisa iyo maalmaha ay shaqeeyaan una reeb message ogowna shaqaalahaa waa kuwa ku hadla luqadaha kala duwan sida luqada soomaaliga,luqada carabiga ,luqadda Engiriiska marka la xidhiidha hadda uga baahato caawinaad.

Waqtigen aynu ku jirno ee xaadirka ah waa waqtigii ay hawdo fiican tahay oo ay qubaradu ku xeeldheer caabuqa yiraahdeen waad soconkartaan idnkoo dhowraya sharciga kala fogaanshaha afka iyo sankana duubaya .cadceedu hadda aad bay u fiican waxayna awood yadhi siinaysaa inuu caabuqa ku noolaado. Marka si nabadgalyo ah banaanka ugu baxa maadaama ay hawadu fiican tahay).

Waxaanu ognahay in ay culays wayn idinsaaranyahay waqtigaan xaadirka ah hadaad tihiin deganayaashii iyo shaqaalihiiba oo ay aydun sugi lahdhiin xilligii ay nolosha caadiga ah soo noqon lahayd. Ilaa iyo mar kale waxaynu idinkugu mahadinaynaa qof walboo idinka mid ah inuu ilaaliyo amnigiisa).



**This Month’s Events**

**Thursday, June 4, 11:00 a.m.:** MHRC Executive Committee meets via conference call

**June 16, 1:00 p.m.:** Laundry Committee meets via conference call

**1:30p.m.:** Maintenance, Management & Modernization Committee meets via conference call

**Monday, June 22, 1:00 p.m.:** Active Living Committee meets via conference call

**Wednesday, June 24, 12:00 p.m.:** Resident Advisory Board meets via conference call; **1:30 p.m.:** MPHA Board of Commissioners meets via conference call

**Friday, June 26, 10:00 a.m.:** Security Advisory Committee meets via conference call