SPECIAL BOARD MEETING
NOTICE AND AGENDA

July 22, 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 June 24, 2020

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

EXECUTIVE DIRECTOR'S UPDATE

DISCUSSION:

1. Housing Authority Property Insurance (HAPI) Membership (Tim Durose, CFO)

RESOLUTION:

2. Approval of terms to facilitate formation of Regional MTW Agency (Jeff Horwich, Director - Policy & Communications)

RECEIVE AND FILE:

- Monthly Performance Report for June 2020 (Abdi Warsame, Executive Director / CEO)
- Preview of MPHA 2021 MTW Annual Plan (Jeff Horwich, Director of Policy & Communications)
- Newsletters and News Clippings (Jeff Horwich, Director of Policy & Communications)

Next Regular Meeting: **Wednesday, August 26, 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

June 24, 2020

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a special meeting at 1:32 P.M. on June 24, 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

The following members of the Board were absent:

Tessa Wetjen	Commissioner
Faith Xiong	Commissioner

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 Isse. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Brennan, Beckmen, Isse, Letofsky, Mohamud, Rosenbaum and Chair Issa) and no Commissioner voted “nay”. Two Commissioners were absent (Commissioners Wetjen and Xiong). The Chair declared the motion carried.

Approval of Minutes:

The Minutes of the Special Meeting of May 27, 2020, were presented for approval. Commissioner Rosenbaum moved the minutes be accepted as presented. The motion was seconded by

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

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:

Elliot Twins:

- MPHA closed on the financing for the renovation of the Elliot Twins. MPHA will move forward to preserve, improve and expand one of the oldest public housing properties in the city of Minneapolis. The financing will help with building systems upgrades, add central air conditioning, increase energy efficiencies by 30% and preserve 174 deeply affordable housing units and add an extra 10 new fully handicapped accessible units. Most residents in the first two stacks have chosen to relocate on-site.

Community Support for Horn Towers and Other Properties:

- Some of public housing residents' ability to shop for food and household essentials have been impacted by COVID-19 and recent events. Some neighborhood groups, VOA, and MPHA staff have held collections and delivered fresh produce, milk and paper goods. The Lyndale Neighborhood Association has been very active in its support for Horn Towers residents. Young People Civilian Conservation Corps are providing assistance with food deliveries at a number of MPHA buildings.

COVID-19 Cases:

- MPHA has logged around 94 suspected cases of COVID-19 among residents, including more than 72 confirmed positive tests. MPHA does not have any active staff cases or quarantining of employees. MPHA has had an estimated 11 confirmed or suspected cases.

Resident COVID-19 Testing:

- MPHA's direct outreach to providers has helped procure and arrange testing at 1815 Central Avenue and the Cedars complex and plan to expand testing to four additional properties including 1707 – 3rd and Horn Towers.

COVID-19 Officer:

- Kyle Hanson, Director of HCV and Human Services was appointed COVID-19 officer, coordinating MPHA's response in all aspects.

MPHA Office and Staff Status:

- MPHA's offices remain closed to the public. Approximately, half of MPHA employees work on-site each day, mostly, property management staff. All employees with the capacity to telework are doing so, consistent with state public health recommendation. MPHA has a task force meeting weekly to plan facility changes and staffing schedules to adapt to our "new normal."

Masks and PPE:

- MPHA has distributed nearly 15,000 masks to MPHA residents and staff. If residents need a mask, they can obtain them from their property management office. In the past month, MPHA received an additional 5,000 masks from the city. MPHA has a good supply of PPE, including Tyvek suits and other items we lacked a month ago.

Security Update:

- MPHA continues to implement an increased private security budget to provide extra guard hours at buildings where uninvited visitors can put our residents' health at risk.

Coordinating with Partners Serving Residents:

- MPHA continues to coordinate with partners delivering meals to residents and has started to implement a grant from the Pohlad Family Foundation focused on supplies and services for residents affected by COVID-19. The independent group Building Blocks of Islam recently reached a milestone of delivering meals to 2,000 residents and continues its work in our highrises. VOA social workers continue to be extraordinary partners during this unprecedented time.

Item No. 1: Authorization to Execute Deferred Loan Repayment Agreement

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 Mohamud seconded the motion. Upon a roll call vote, seven Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, and Chair Issa) and no Commissioner voted "nay". Two Commissioners were absent (Commissioners Wetjen and Xiong). The Chair declared the motion carried. [See Document No.2020-22] [See Resolution No.20-199]

Receive and File Items:

After a presentation by staff and discussion, Commissioner Letofsky moved approval of the Received and File items. Commissioner Isse seconded the motion. Upon a roll call vote, seven Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum

and Chair Issa) and no Commissioner voted “nay”. Two Commissioners were absent (Commissioners Wetjen and Xiong). The Chair declared the motion carried.

- The Monthly Performance Report for May 2020. [See Document No.2020-23]
- Newsletters and News Clippings [See Document No.2020-24]

Adjournment:

There being no further business to come before the meeting, Commissioner Mohamud moved approval to adjourn the meeting. Commissioner Isse seconded the motion. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum and Chair Issa) and no Commissioner voted “nay”. Two Commissioners were absent (Commissioners Wetjen and Xiong). The Chair declared the motion carried. The meeting was adjourned at 1:54 p.m.

_____
Secretary of the Board of Commissioners

_____
Date These Minutes Approved

July 22, 2020 Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director/ CEO

SUBJECT: Housing Authority Property Insurance (HAPI) Membership

Previous Directives: On August 26, 1998 the Board of Commissioners approved of property insurance coverage with Housing Authority Insurance Group (HAIG) which required membership to the Housing Authority Property Insurance (HAPI).

Resident Association Notification: This Report is scheduled to be discussed with the Resident Advisory Board (RAB) on the same date as and immediately prior to the Board of Commissioners July 22, 2020 meeting.

Budget Impact: MPHA made an initial $200 contribution in 1998. No further contributions are required for membership.

Affirmative Action Compliance: Not applicable.

Procurement Review: This Report has been reviewed and approved by the Agency's Contracting Officer.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director to execute a membership agreement and all necessary documents with the Housing Authority Property Insurance (HAPI) corporation.

The Housing Authority Insurance Group (HAIG) and its affiliated entities, which includes the Housing Authority Property Insurance (HAPI) corporation, were established out of an insurance crisis in the 1980's when market conditions were so tough that some housing authorities were unable to even purchase insurance. Today HAIG has over 1,000 member PHA's and offers services and advocacy to the public housing industry. Although MPHA has utilized HAIG services for decades, purchased property insurance coverage through HAPI, and made an initial membership contribution to HAPI in 1998, a review by HAIG discovered that MPHA had never executed a membership agreement with HAPI. HAPI requires MPHA Board of Commissioner's approval for membership.

HAPI is a licensed insurer and reinsurer providing commercial property and liability insurance coverage to public housing authorities. Available coverages include property, inland marine,

equipment breakdown, auto liability, physical damage, fidelity, crime, liability, and terrorism. HAPI is owned by the members it insures. HAPI is a traditional mutual insurer domiciled and licensed in Vermont. MPHA currently has property insurance coverage through HAPI.

Staff requests the Board of Commissioner's approval to execute the Membership Agreement, attached for your reference. Being a member does not compel MPHA to purchase insurance through HAPI but HUD has waived any bidding requirements if a PHA is a member. The HAPI is a mutual insurer, which means that the policy holders own and govern the company and MPHA's contribution is at risk. Additional surplus contributions may be required if deemed necessary by the HAPI to maintain adequate surplus.

This Report was prepared by Tim Durose, Chief Financial Officer. If you have any questions or need additional information, please contact Mr. Durose at 612-306-2124 or tdurose@mplspha.org.

HAPI

SIGN & RETURN

AMENDED AND RESTATED
AGREEMENT AMONG
HOUSING AUTHORITY PROPERTY INSURANCE, A MUTUAL COMPANY
AND IT'S MEMBERS

WITNESSETH:

THIS AGREEMENT dated as of November 1, 1987, and amended and restated as of May 31, 1992 among Housing Authority Property Insurance, A Mutual Company, a Vermont corporation formed pursuant to the Vermont Non-Profit Corporation Law and the Vermont Captive Insurance Companies Law, and the Members listed on Schedule A hereto, which Schedule may be supplemented from time to time (such persons, together with those listed on any supplemental Schedule, referred to herein individually as a "Member" and collectively as the "Members"):

WHEREAS, Housing Authority Property Insurance, A Mutual Company (the "Company") is formed as a Vermont mutual insurance company at the direction of and under the sponsorship of the Members; and

WHEREAS, the undersigned Member has the power and authority to establish, operate, participate and obtain insurance or reinsurance from the Company; and

WHEREAS, the governing board of the undersigned Member has duly authorized the execution, delivery and performance of this Agreement; and

WHEREAS, the Company, and each of the Members entering into this Agreement propose to undertake insurance or reinsurance operations, in express reliance upon the execution, delivery and performance of this Agreement by each of the Members;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Company and the undersigned Member hereby agree as follows:

ARTICLE I. DEFINITIONS

The following definitions shall apply to the provisions of this Agreement:

(a) "Additional Surplus Contribution" shall mean an increase to Surplus as determined by the Company's Board of Directors pursuant to Article IV. Such increase may be required of all Members or of individual Members in the discretion of the Company's Board of Directors.

(b) "Claims Management" shall mean the process of identifying, resolving and planning for the funding of eligible claims made by or against any Member.

(c) "Coverage Terms" shall mean those provisions and conditions which define the Company's insurance or reinsurance liabilities to Members pursuant to policies of insurance and reinsurance issued by the Company, and the Members' obligations and responsibilities thereunder. The Coverage Terms may be modified or altered from time to time with respect to all Members, any individual Member, or otherwise, in accordance with the provisions of any such policy.

(d) "Initial Surplus Contribution" shall mean the amount which shall be contributed to the Company by or on behalf of a Member, as a condition precedent to its becoming a Member. The Initial Surplus Contribution shall be determined and set by the Company's Board of Directors with respect to all Members, any individual Member or otherwise.

(e) "Member" shall mean any Public Housing Authority, Public Housing and Development or Redevelopment Authority or similar authority or board operated for the primary purpose of providing public housing for low-income persons, which is created and existing as a political subdivision of any state, the District of Columbia, a Commonwealth or possession of the United States, or any agency thereof, or group of such authorities or boards, each member of which could qualify for membership individually in the Company, and which has duly executed this Agreement according to the procedures contained herein and otherwise complied with all the provisions hereof and which thereafter is entitled to all of the rights and benefits conferred and subject to all of the conditions and obligations imposed herein or in the Bylaws, coverage terms or any rules and regulations which may be adopted by the Company's Board of Directors.

(f) "Member Dividend" shall mean distributions and/or allocations of funds to Members and/or to Members' Surplus Accounts as declared by the Company's Board of Directors pursuant to Article V that are based upon the ratio which each Member's Surplus Account bears to the total of all Surplus Accounts of the Company.

(g) "Noncompliance" shall mean any failure to comply with the terms of this Agreement, the Bylaws, Coverage Terms or any rules and regulations which may be adopted by the Company's Board of Directors, but only to the extent that such noncompliance is deemed material by and within the sole discretion of the Company's Board of Directors. Notwithstanding the foregoing, Noncompliance shall not include any failure to comply if compliance would result in the violation of any federal or state law or any specific Department of Housing and Urban Development directive or administrative order.

(h) "Plan of Liquidation and Dissolution" shall mean such plan as may be prescribed by state law and adopted by the Members for the winding up of the business affairs of the Company pursuant to Article VII.

(i) "Policyholder Dividend" shall mean distributions and/or allocations of net income to Members and/or to Members' Surplus Accounts declared by the Company's Board of Directors that reflect the underwriting experience of each Member as demonstrated by each Member's Policy Year Account.

(j) "Policy Year" shall mean that period when a policy or policies of insurance was or were in force and effect, which period will be used for calculating the Company's profitability for such insurance policy or policies.

(k) "Policy Year Account" shall mean the record of each Policy Year for each Member maintained by the Company. Such Account shall utilize such data as income when received; losses when reserved or paid, net of reinsurance; reinsurance expenses when paid; general expenses; and experience based distributions when made.

(l) "Premium" shall mean any assessment, charge or other consideration imposed or collected by or on behalf of the Company from its Members other than the Initial Surplus Contribution, or any Additional Surplus Contribution. All Premiums shall be determined and set by the Company's Board of Directors. Premiums may be determined and set with respect to all Members, any individual Member or otherwise.

(m) "Surplus" shall mean the Company's net worth.

(n) "Surplus Account" shall mean that portion of Surplus allocated to each Member. A Member's Surplus Account shall consist of amounts of Initial Surplus Contributions and Additional Surplus Contributions made by the Member, adjusted as set forth in Article VI.

(o) "Risk Management" shall mean the process of identifying, evaluating, reducing, transferring, and eliminating factors, risks and circumstances which could result in the assertion of claims against or by the Members that could result in any liability by the Company under any policy of insurance issued by it. Risk Management includes various safety procedures and educational programs and incorporates elements of insurance law, technology and general business administration utilized to effectively manage risks.

ARTICLE II. REPRESENTATIONS AND WARRANTIES

The undersigned Member hereby represents to the Company and to each other that it is authorized to enter into this Agreement, and that the execution, delivery and performance hereof have been duly and validly authorized by all appropriate action. The undersigned further acknowledges that the Company and each Member other than the undersigned are entering into this Agreement in express reliance upon this representation and warranty and in express reliance upon the execution, delivery and performance of this Agreement by the undersigned.

ARTICLE III. MEMBER'S OBLIGATIONS

In order to become and retain its status as a Member, the undersigned shall perform all of the following:

(a) Remit to the Company in the manner requested by it:

(i) The Initial Surplus Contribution and any Additional Surplus Contribution which is requested by the Company's Board of Directors.

(ii) Any Premium which the Company's Board of Directors deems necessary and appropriate.

(b) Refrain from making or assisting any other person to make any claim against the Company to the extent that any other insurance coverage is applicable to the loss upon which such claim is based or to the extent that such claim is not protected against by the applicable Coverage Terms. Notwithstanding the foregoing, nothing included herein shall preclude a Member from pursuing any legal or equitable remedy with respect to the coverage provided under any insurance policy issued by the Company.

(c) Allocate each year or otherwise provide for a sum of money sufficient to pay any amounts due to the Company under this Agreement or any insurance policy issued by the Company.

(d) Comply with the terms of any Risk Management program developed by the Company.

(e) Comply with the bylaws, Coverage Terms and any rules and regulations which from time to time may be adopted by the Company's Board of Directors.

ARTICLE IV. ADDITIONAL CONTRIBUTIONS TO SURPLUS

The Company's Board of Directors may request Members to contribute Additional Surplus Contributions in such amounts and at such time as may be deemed necessary and appropriate by the Company's Board of Directors in order to maintain adequate surplus to premium ratios for each Member for the safe and sound operation of the Company. The undersigned Member acknowledges and agrees that the Initial Surplus Contribution and such Additional Surplus Contributions may exceed the amounts necessary for the Company to meet the minimum surplus requirements imposed by any law as in effect from time to time, by any state Department of Banking and Insurance, or by federal law or regulation.

ARTICLE V. DIVIDENDS

The Company's Board of Directors shall have the authority, in its discretion, to declare and/or pay Policyholder Dividends and Member Dividends, in an amount reasonably determined by the Company's Board of Directors. No payment of such dividends, or credit therefor against Premiums and/or Additional Surplus Contributions shall be made except as determined from time to time by the Company's Board of Directors.

ARTICLE VI. SURPLUS ACCOUNTS

The Company shall account for the Surplus of the Company by establishing Surplus Accounts for each Member, which Accounts shall include each Member's Initial Surplus Contribution, any Additional Surplus Contributions, and such debits and credits to reflect dividends declared and/or paid for or to each Member pursuant to Article V and such other adjustments as may reasonably be deemed appropriate by the Company's Board of Directors. Such other adjustments may include the allocation or reallocation of net earnings and losses based upon a Member's underwriting experience as reflected in each Member's Policy Year Accounts and a pro rata allocation (determined by comparing each Member's Policy Year Account to all Policy Year Accounts) of the unallocated portion of the financial results of a Policy Year for which all claims are believed to be accounted. Net earnings and losses not allocated to Surplus Accounts shall be accounted for by the Company in an account referred to as Undesignated Surplus.

ARTICLE VII. LIQUIDATION

Upon adoption of a Plan of Liquidation and Dissolution by the Members of the Company in accordance with applicable law, the Company's Board of Directors may terminate and wind up the business and affairs of the Company, in which event the assets of the Company, after the payment of or provision for all liabilities, obligations, and expenses of the Company, that are available for distribution to the Members (the "Assets Available for Distribution") shall be distributed to the Members in accordance with this Article VII. The Assets Available for Distribution shall be allocated among the Members (including former Members for whom Surplus Accounts are then being maintained) in the following order of priority:

(a) First, the Assets Available for Distribution shall be distributed to each such Member in an amount equal to the Surplus Account of such Member; if the Assets Available for Distribution shall be less than the aggregate Surplus Accounts of such Members, then the Assets Available for Distribution shall be distributed pro rata among all such Members in the proportion that the Surplus Account of each such Member bears to the Assets Available for Distribution; and

(b) Second, the balance of the Assets Available for Distribution, if any, shall be distributed pro rata among all then current Members in the ratio as such Member's Surplus Account [immediately before distribution in accordance with Article VII (a)] bore to the total Surplus Accounts of all then current Members (at the same time).

Any reasonable determination by the Company's Board in accordance with this Article VII with respect to the allocation of any liquidating distribution under this Article VII among the Members shall be conclusive and binding upon the Members.

ARTICLE VIII. WAIVER OF CLAIMS AGAINST MEMBERS; RIGHTS OF THIRD PARTIES

(a) Each Member hereby agrees to waive any claim it may have against any other Member based on the insolvency of the Company; provided, however, any such waiver shall not include the waiver of any claim which the Members or the Company may have with respect to any Member's non-payment of its Initial Surplus Contribution, any Additional Surplus Contribution, or any Premium.

(b) No person except the Company or the Members shall be deemed to have any right conferred upon it under any provision of this Agreement. Nor shall any term of this Agreement be enforceable against the Company or any Member except by the Company, its assignee, or one or more Members.

ARTICLE IX. ACCOUNTING; AUDITS

The Company shall maintain its financial records in good order on the basis of generally accepted accounting principles, consistently applied or by such other basis as is required by law. The Company shall cause its financial records to be audited at least once a year by its certified public accountants. Each Member shall be entitled to access to the financial records of the Company on such terms and conditions as may be reasonably specified by the Company's Board of Directors.

ARTICLE X. WITHDRAWAL; RETURN OF SURPLUS

(a) A Member may withdraw from the Company for any reason at the end of any policy year, upon complying with the applicable notice and procedural requirements set forth in the Bylaws, Coverage Terms, and any then-applicable rules and regulations adopted by the Company's Board of Directors.

(b) With regard to a withdrawing Member's Surplus Account, such withdrawing Member shall elect one of the following:

i. To withdraw its Initial Surplus Contribution together with any Additional Surplus Contributions. Such withdrawal shall be completed, at the sole discretion of the Company's Board of Directors, not later than five years from the date of notice of withdrawal. Any amounts remaining in a withdrawing Member's Surplus Account shall be retained by the Company and distributed upon dissolution and liquidation pursuant to Article VII or at such earlier time as the Company's Board of Directors, in its sole discretion, may determine.

ii. To maintain its Surplus Account with the Company, in which case it shall share in all allocations to and from Surplus Accounts as if it continued to be a Member. Distributions from such Surplus Account shall be made at the earliest of (A) liquidation of the Company, (B) the close of all claims from a Policy Year (to the extent that funds in the Surplus Account are attributable to such Year), or (C) at the discretion of the Company's Board of Directors.

(c) Notwithstanding paragraphs (a) and (b) of this Article X, the Company's Board of Directors may determine that any Member that withdraws from the Company within a three year period of becoming a Member shall forfeit all or any portion of its Surplus Account to the Company.

(d) Every withdrawing Member shall remain liable for any payments attributable to and assessable against such Member through the effective date of its withdrawal.

ARTICLE XI. MEMBER NONCOMPLIANCE

Upon Noncompliance by any Member, the Company shall have the power and authority to do any one or combination of the following:

(a) Expel the Member, thereby excluding such Member from insurance coverage provided by the Company, after providing reasonable notice and the right to cure such noncompliance within a reasonable period and subject to such other procedural requirements as are set forth in the Bylaws, Coverage Terms or any rules and regulations adopted by the Company's Board of Directors, which power and authority shall include the power and authority to retain and cause the forfeiture of any amounts standing to the credit in the Member's Surplus Account.

(b) Offset against any amounts due from the Company to or payable on behalf of the Member, based on claims made or any distributions which may be declared from time to time by the Company's Board of Directors, any amounts which the Member owes to the Company under this Agreement.

(c) Accrue and charge interest at a reasonable rate on any amounts which the Member owes to the Company hereunder.

(d) Impose any reasonable penalties, but only to the extent that any financial penalty imposed approximates the actual monetary loss suffered by the Company as a result of the Noncompliance.

ARTICLE XII. UNDERWRITING AND RATINGS

The Company's Board of Directors may, in its discretion, adopt and maintain underwriting guidelines, classifications and ratings plans. The Company's Board of Director's may eliminate, add to, combine and separate ratings categories and classifications at any time, subject to the terms of any existing coverage.

ARTICLE XIII. COVERAGE TERMS

The Company shall insure or reinsure each Member against any risk of loss as may be agreed upon by the Member and the Company and which is embodied in written insurance policy containing the Coverage Terms issued to the Member.

ARTICLE XIV. PROHIBITION AGAINST ASSIGNMENT

No Member may assign any right, claim or interest it may have under this Agreement or any Coverage Term, and no creditor, assignee or third party beneficiary of any Member shall have any right, claim or title to any part, share, interest, funds or assets of the Company, except as specifically may be agreed to by the Company. Notwithstanding the foregoing, (i) the Company's Board of Directors may assign this Agreement in its entirety to an entity in which the Members participate, and (ii) any successor to the assets, liabilities or operations of a Member shall be liable to the Company or its assignee for any amounts due the Company from such Member.

ARTICLE XV. CHOICE OF LAW

This Agreement shall be construed pursuant to and governed by the laws of Connecticut.

ARTICLE XVI. ENFORCEMENT

The Company and its Members shall have the power to enforce this Agreement by action brought in any court of law having proper jurisdiction.

ARTICLE XVII. RELIANCE ON EXPERTS

In making any determination required to be made under this Agreement, the Board of Directors may employ and rely on the advice of outside experts, including, without limitation, accountants, auditors, insurance consultants, adjusters, actuaries, brokers and attorneys.

ARTICLE XVIII. INVALIDITY

Should any portion, term, condition or provision of this Agreement, the Coverage Terms, Bylaws or any other rules and regulations determined by a court of competent jurisdiction to be invalid under any applicable law or otherwise be rendered unenforceable or ineffectual, the validity of the remaining portions, terms, conditions and provisions of this Agreement, the Coverage Terms, Bylaws or any other rules and regulations shall not be affected thereby.

ARTICLE XIX. APPLICABILITY OF BYLAWS

The Company and its Members shall be subject to and governed by the Bylaws which shall be adopted and amended from time to time by the Company's Board of Directors.

ARTICLE XX. TERM OF AGREEMENT

This Agreement shall continue in effect until it is rescinded by the mutual consent of the parties hereto or otherwise terminated as provided by this Agreement or applicable law.

ARTICLE XXI. AMENDMENT

This Agreement may be amended (a) upon the mutual consent of all parties hereto, or (b) by the approval of 66 2/3% of all then current Members and the majority of the Company's Board of Directors. A copy of any amendment shall be delivered to each Member.

ARTICLE XXII. CONTRACT COMPLETE

The foregoing, including all counterparts hereof, the Articles of Association, Bylaws, Coverage Terms and any applicable rules and regulations which may be adopted from time to time by the Company's Board of Directors, constitute the full and complete terms of the Membership Agreement. There are no oral understandings or agreements not set forth in writing herein or in the Articles of Association, Bylaws, Coverage Terms or any applicable rules and regulations.

XXIII. FRONTING ARRANGEMENTS

This Agreement contemplates the Company entering into arrangements whereby another insurer issues policies of insurance to a Member all or a portion of which are reinsured by the Company.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the _____day of_____, 2020.

HOUSING AUTHORITY PROPERTY
INSURANCE, A MUTUAL COMPANY

By:_____

Its: _____President_____

HOUSING AUTHORITY: Minneapolis Public Housing Authority - ID #461
PHA name

By: _____
Signature

Its: _____
Title

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July 22, 2020 Agenda Item 2

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, MPHA Executive Director/CEO

SUBJECT: Approval of terms to facilitate formation of Regional MTW Agency

Previous Directives: No prior resolutions or formal actions on this specific topic. However, the intention of the agency to pursue designation as a Regional Moving to Work Agency has been included in MPHA's 2018, 2019, and 2020 MTW Annual Plans approved by the board.

Resident Notification: Not applicable

Impact on Budget: None

Recommendation: Staff recommends the board approve the attached resolution, certifying MPHA's acceptance of certain terms articulated by HUD for establishing a "Regional Moving to Work Agency," in partnership with the Metropolitan Council Housing and Redevelopment Authority. *(Note: This resolution does not establish the Regional MTW Agency. It is a necessary precursor to further actions to do so.)*

General Background

MPHA is one of 39 Moving to Work (MTW) agencies in the United States. The Moving to Work Demonstration Program was established by Congress to allow designated housing authorities to combine our sources of funding and to waive most housing regulations, as needed, to create programs and policies that better serve our community. MPHA and other MTW agencies articulate these decisions in terms of increasing housing opportunities, fostering economic self-sufficiency, and/or improving the efficiency/effectiveness of the agency's operations.

In its 2016 Appropriations Act, Congress authorized the Secretary of HUD to designate an existing MTW agency as a "regional Moving to Work agency" when the agency makes a request in partnership with one or more adjacent (non-MTW) housing authorities. To date, no MTW agency has been approved under this statute. HUD remains in the process of issuing final regulations and guidance.

Developments To-Date

In June 2018, then-Executive Director Greg Russ and the director of the Metropolitan Council Housing and Redevelopment Authority (Metro HRA) submitted a letter to HUD Secretary Ben

Carson expressing their desire to form a Regional MTW Agency (letter attached to this report). While MPHA is Minnesota's largest housing authority overall, Metro HRA is the state's largest administrator of housing vouchers, serving families across a large region of the Twin Cities metro area that are not otherwise covered by a local housing authority. Together, MPHA and Metro HRA administer more than 11,000 housing vouchers.

In their letter, the directors emphasized the affordable housing and rent-burden crisis across the Twin Cities, as well as research demonstrating the positive health, education, and economic outcomes families experience over time when they are empowered with more housing choices. They also stressed the surplus administrative burden on neighboring housing authorities that is created by large flows of voucher recipients simply moving from one jurisdiction to another.

The directors stated that the potential collaboration of the two agencies on a regional voucher program, to address the above challenges, "is exactly what Congress intended through this regional authorization and it offers significant opportunities for HUD to advance its policy priorities and strategic objectives to 'use housing as a platform to improve quality of life' and 'build strong, resilient and inclusive communities.'"

The proposed regional voucher program concept includes three components:

- PORTABILITY: Combining policies, procedures, and certain operations will make it easier for families to move within our jurisdictions, and create efficiencies in the operations of both agencies.
- MOBILITY: The agencies propose to contribute vouchers to a joint pool where families might be served with enhanced housing-search assistance, enhanced rent support to afford neighborhoods with more expensive rents, and services focused on educational/economic empowerment for families in all neighborhoods. MPHA's MTW flexibilities allow for services and program-design that might not otherwise be possible.
- PROJECT-BASED VOUCHERS (PBVs): The agencies would combine their power to shape the development of affordable housing by other developers, and to assure deeply affordable housing within these developments, by jointly contributing and issuing PBVs under a combined Request for Proposals.

HUD and the two agencies subsequently undertook discussions and negotiations over more than 18 months to establish general agreement on the scope and requirements of this proposal. In January 2020, HUD's Director of the Moving to Work Program sent a letter to the partners expressing a desire to work with us to move forward, on the basis of multiple terms articulated in the letter (letter attached to this report). This letter did not constitute formal HUD approval. However, MPHA's then-interim-executive director Tracey Scott and our prospective partners at Metro HRA recognized that the letter offered a clear path forward with acceptable terms the parties could work within to accomplish our goals. Interim ED Scott responded affirmatively to HUD, shared this important development with this board, and MPHA and Metro HRA issued a joint news release marking this "green light" and indicating our intention to move forward for our community (news release attached).

HUD officials have expressed to industry groups their excitement at working with MPHA and Metro HRA to reach our goals, even as HUD continues its formal rulemaking progress. HUD officials have expressed that MPHA and Metro HRA are helping them to establish the regulatory framework future agencies would follow.

Today's Action

The path to becoming the nation's first Regional MTW Agency and implementing the bullets above will include multiple, formal steps that will come before this board. These will likely include an activity to be proposed in MPHA's upcoming MTW Annual Plan; approval of necessary legal agreements between MPHA and Metro HRA; approval of necessary changes or to MPHA's voucher policies; and an amendment to MPHA's MTW Standard Agreement.

As a precursor to all of these, HUD requires formal board action to certify acceptance of the general terms as expressed in HUD's January 15, 2020 letter. The attached resolution embodies these terms, verbatim when possible to assure consistency and clarity with HUD. After extensive and persistent advocacy with HUD, MPHA staff believe these terms represent a realistic and hard-fought balance between MPHA's desire for flexibility, and our practical intentions to operationalize these programs in the near future, innovate for our community, and lift up families in Minneapolis and beyond.

Attachments

- Resolution
- MPHA and Metro HRA's letter to HUD of June 18, 2018
- HUD's letter to MPHA of January 15, 2020
- MPHA/Metro HRA news release of January 28, 2020

This report was prepared by Jeff Horwich, Director of Policy & Communications (jhorwich@mplspha.org).

Agenda Item 2

July 22, 2020

RESOLUTION No. 20-200

WHEREAS, the Minneapolis Public Housing Authority (MPHA) has since 2008 been a fully designated Moving to Work agency under the United States Department of Housing and Urban Development's (HUD's) Moving to Work (MTW) Demonstration program, and

WHEREAS, the U.S. Congress, in the 2016 Appropriations Act, authorized the Secretary of the U.S. Department of Housing and Urban Development (HUD) to designate an MTW agency as a "regional Moving to Work agency" at the request of the MTW agency and one or more adjacent public housing agencies ("partner agencies"), and

WHEREAS, the Minneapolis Public Housing Authority (MPHA) and Metropolitan Council Housing and Redevelopment Authority (Metro HRA) submitted a joint letter to HUD Secretary Ben Carson on June 18, 2018 requesting such designation, and

WHEREAS, such a designation and the joint programs it would facilitate can create greater housing choice for low-income families in Minneapolis and adjacent areas under the purview of Metro HRA, as well as administrative efficiencies for both agencies, and

WHEREAS, HUD's MTW Program Director on January 15, 2020 provided a letter to MPHA and Metro HRA expressing that HUD was "supportive of this proposal in concept" and laying out "requirements that need to be met in order to set the groundwork" for the program, and

WHEREAS, MPHA finds these terms an acceptable basis upon which to proceed toward formal designation of MPHA as a Regional MTW Agency (via approval within MPHA's MTW Annual Plan), with Metro HRA as our initial partner agency in implementing a regional voucher program in the interest of our communities and families-served,

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of MPHA that these terms shall form the basis of implementing any activities as a Regional MTW Agency, namely that:

1. MPHA accepts the status as the lead MTW agency administering any partner agency vouchers or other assets that the partner should choose to commit to the Regional MTW activities;
2. MPHA's funding shall be neither more nor less than it would otherwise be absent the Regional MTW designation and any activities undertaken under MPHA's capacity as the lead MTW agency;

3. Any vouchers or other assets to which MPHA, as a Regional MTW Agency, applies its MTW flexibilities shall be administered exclusively by MPHA, under formal agreement with the partner agency;
4. MPHA and any partner agency shall be jointly and severally liable for any violation of statute, regulation, or program requirement that may arise in MPHA's administration of the Regional MTW program, and HUD may take enforcement action against either or both agencies;
5. MPHA shall propose the Regional MTW Agency as an activity in its MTW Annual Plan, shall provide updates in its MTW annual plans and reports, and will amend and receive approval of its MTW plans or MTW Standard Agreement as needed to support these activities, including any future changes or expansions;
6. Policy decisions and program implementation shall still adhere to housing requirements outside the Housing Act of 1937, including Fair Housing, Civil Rights, and any others that may be applicable; and
7. Policy requirements for the regional MTW program shall be included in policies approved by this MPHA Board of Commissioners, including its Statement of Corporate Policies (successor to MPHA's Section 8 Administrative Plan).

June 21, 2018

Honorable Ben Carson, Secretary
U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, D.C. 20141

RE: Designation of Regional Moving to Work Agency

Dear Secretary Carson:

We are writing on behalf of the Minneapolis Public Housing Authority and the Metropolitan Council Housing and Redevelopment Authority (hereafter "the Partners") to petition the Secretary, per the authorization in Section 239 of Title II, Division L of the Consolidated Appropriations Act, 2016 (P.L. 114-113), to enter into direct discussions to receive a Regional Moving to Work (MTW) designation for our agencies built upon MPHA's existing MTW designation. With the dual goals of expanding housing choice and creating cost-saving efficiencies, our neighboring housing authorities are uniquely positioned to demonstrate the value and capacity for innovation of the Regional MTW designation. The plan described below is exactly what Congress intended through this regional authorization and it offers significant opportunities for HUD to advance its policy priorities and strategic objectives to **"use housing as a platform to improve quality of life"** and **"build strong, resilient and inclusive communities."**[i]
The Secretary is specifically authorized by Congress to approve the Partners' request for regional MTW status. Public Law 114-113 states the following:

> *The Secretary may, at the request of a Moving to Work agency and one or more adjacent public housing agencies in the same area, designate that Moving to Work agency as a regional agency. A regional Moving to Work agency may administer the assistance under sections 8 and 9 of the U.S. Housing Act of 1937 for the participating agencies within its region pursuant to the terms of its Moving to Work agreement with the Secretary… A Moving to Work agency may be selected as a regional agency* ***if the Secretary determines*** *[emphasis added] that unified administration of assistance under sections 8 and 9 by that agency across multiple jurisdictions will lead to efficiencies and to greater housing choice for low-income persons in the region.*

The Partners face a housing and economic opportunity crisis that, without immediate intervention, will result in significant losses of public and affordable housing units, as well as lost opportunities for low-income households. The statistics supporting this concern are staggering.

- In the central cities of Minneapolis and St. Paul, more than 22 percent of renter households are severely cost burdened, paying greater than 50 percent of household income for housing. For extremely low-income residents, 63 percent are severely cost burdened[ii].
- Unprecedented low vacancy rates in the metropolitan area are 3-4 percent and for low-income households as low as 2 percent which creates challenges for voucher holders and limits housing choice.

- The average Fair Market Rent for a two-bedroom apartment requires an annual household income of $43,440 to remain affordable, while the median household income of renter households is $37,911[iii].
- Poverty rates in Minneapolis/St. Paul (39% poverty rate) are more than double the region's suburban and rural communities (17.4% rate). According to the Metropolitan Council analysis[iv], concentrated poverty "intersects with race and ethnicity" when 80 percent of Areas of Concentrated Poverty are also where at least half the residents are people of color. "In fact, a person of color (regardless of their income) is as likely to live in an Area of Concentrated Poverty as a person living in poverty due to race-based barriers to housing choice." Income and racial inequality among households within the region is increasing, causing further social and economic isolation as jobs and more affordable housing options move to the suburbs.
- Annually, over 1,800 voucher families move between local jurisdictions, many of them moving from concentrated poverty to other areas of concentration in a different city in the region. This movement of families between local agencies (i.e. HUD portability process) creates substantial administrative time and expense and, ultimately, limits choices for voucher holders and hinders their opportunities for economic advancement.

In short, it is critical that we act now and use the tools Congress has made available to you in order to protect and foster housing choice, economic opportunity, self-sufficiency and fair housing goals.

A regional MTW agency will provide opportunities to help families lift themselves out of poverty, link them to employment and educational opportunities, and provide real housing choices for program participants. A collaborative, multi-agency approach provides opportunities for the Partners to leverage HUD voucher subsidies to create new public-private partnerships with local non-profits, foundations, and private sector developers. For the past several months we have been working with a research group, including Dr. Raj Chetty, Dr. Nathan Hendren, and Dr. Larry Katz. We are collaborating with them on the Creating Moves to Opportunity (CMTO) research project. Another partner in this effort is New York City-based MDRC, who is currently working for HUD's Policy, Development and Research division on the "Rent Reform Demonstration" study. The team has expressed a strong continued interest in evaluating our regional collaboration (see attached letter of support).

The Partners share a mission to provide decent, affordable housing and economic, educational and social opportunities for all residents and participants. Our collaboration will cover a full range of regional strategies, while maintaining independent governance and operating structures for all agencies.

Our primary goals are to expand housing choice and mobility options and create efficiencies that save costs and improve customer service. In the near-term, the Partners have committed to explore the following three strategies:

1. ***Portability streamlining.*** Housing choice will be a significant component of the regional collaboration. The Partners have already begun collaborating on improving communications and aligning processes for families that move due to domestic violence (VAWA). While these actions will benefit a few families, we believe that MTW flexibility will allow us to expand this

initiative to all portability moves and provide opportunities for more families. Using MTW, we would create a set of innovative policies that enable families to choose housing anywhere in the region and quickly make successful moves without running the risk of losing their voucher because of administrative processes. At the same time, the administrative burden of portability intake and billing would be reduced for the housing authorities.

2. ***Regional mobility initiative.*** Recent research[v] has shown that children who move from a high poverty neighborhood to a lower-poverty neighborhood have better outcomes in terms of earnings and college attendance rates. The findings apply to children who move before age 13, and the younger a child is at the time of the family's move, the more the outcomes improve. The Partners find this research clear and compelling and feel the urgency of this issue for our region. By properly structuring programs that promote housing choice, we can target initiatives that mitigate some of the root causes of income inequality that plague the region. While Minneapolis and Metro HRA already have mobility programs, a combined regional mobility program would provide greater choice for the families. We will also provide region-wide extensive pre- and post-move mobility counseling. Pre-move counseling will include financial literacy and tenant education training, providing listings of rental units to families and housing search assistance including tours of opportunity neighborhoods. Post-move counseling will be focused on maintaining stability and ensuring success in new neighborhoods. Using MTW flexibility, the Partners can also provide financial assistance to cover costs such as rental application fees, security deposits, and moving expenses.

3. ***Regional project-based initiative.*** With a strong housing market and low vacancy rate, families are challenged to find decent and affordable housing. Voucher families struggle with finding units that meet their needs, close to quality schools and employment. The Partners will explore ways to project-base vouchers throughout the region, creating new housing opportunities for low-income families. By partnering and connecting families with area employers, the initiative would also promote stable "workforce" housing.

These targeted initiatives will enhance housing choice and streamline HUD regulated policies. Significant efficiencies can be achieved by leveraging the capabilities of each agency. The political boundaries dividing housing authority jurisdictions have little to do with the shared economic and cultural amenities residents enjoy. Improvements in the delivery of assistance, mobility counseling, and alignment of shared services (e.g., inspections, procurement) are but a few of the many efficiencies possible and inherent in this regional MTW approach.

The Twin Cities Metropolitan Region is uniquely suited to be the first Regional Moving to Work Agency in the country. There is a clear ability using Minneapolis' MTW Agreement to maintain the integrity of the individual agencies while working through a regional structure and MTW approach. Furthermore, we intend to create an evaluation committee with highly regarded professionals, community representatives and academicians to ensure we are effectively measuring qualitative and quantitative

success. Most importantly, families in the program will benefit from increased housing choices, expanded mobility opportunities and links to education and jobs.

We stand ready to meet with you at any time to discuss next steps in obtaining a Regional MTW designation. It is time to step up, in partnership with HUD, on the regional concept provided in the law. We are ready to work with HUD to accelerate the opportunities and explore the innovations that are literally at our fingertips. In the meantime, if you should have any questions or desire additional information, please do not hesitate to contact us at 612-342-14.

Sincerely,

Gregory P. Russ,
Executive Director
Minneapolis Public Housing Authority

Terri Smith
Director
Metropolitan Council Housing and Redevelopment Authority

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[i] U.S. Department of Housing and Urban Development, *FY 2014-2018 Strategic Plan*, 2014.
[ii] National Low Income Housing Coalition, "The Gap: A Shortage of Affordable Homes". March 2018.
[iii] National Low Income Housing Coalition, "Out of Reach 2017: Minnesota", May 2017.
[iv] Metropolitan Council, "Areas of Concentrated Poverty in 2016," *MetroStats*, February 2018.
[v] Chetty, R., N. Hendren, and L. F. Katz (2015). "The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Experiment". *American Economic Review* 106(4), 855-902. Chetty, R. and N. Hendren (2017). "The Impacts of Neighborhoods on Intergenerational Mobility I: Childhood Exposure Effects" and "The Impacts of Neighborhoods on Intergenerational Mobility II: County-Level Estimates".

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

JAN 15 2020

Ms. Tracey Scott
Interim Executive Director
Minneapolis Public Housing Authority
1001 Washington Avenue, North
Minneapolis, MN 55401-1043

Ms. Terri Smith
Director
Metropolitan Council and Redevelopment Authority
390 Robert St. North
St. Paul, MN 55101-1805

Dear Tracey and Terri,

We have received the request from the Minneapolis Public Housing Authority (MPHA) and the Metropolitan Council and Redevelopment Authority (Metro HRA) to form a regional MTW voucher program. MPHA and Metro HRA ("the Partners") are seeking to regionalize MTW activities in order to achieve cost saving efficiencies and to increase housing choice for both communities. We are supportive of this proposal in concept, and we have been in discussions with both internal stakeholders at HUD and with the Partners in assessing the needs for establishing a regional MTW voucher program within the parameters and requirements of the Section 8 Program and the MTW Demonstration.

Below are the basic requirements that need to be met in order to set the groundwork for the proposed regional MTW voucher program. This is not an exhaustive list and is subject to change as we work through identifying potential remedies to challenges that may arise throughout the planning process. Given these requirements, you may move forward with gathering any legal documents or other action items related to planning and implementation for this initiative.

Once the Partners have accepted the requirements and have internally agreed upon their proposed regional MTW voucher program, we are happy to set up regular discussions with both agencies as an opportunity to scope out the planning and implementation process, and to troubleshoot as needed. HUD staff in these meetings would include members of the MTW Office, the Office of the General Counsel, and the Office of Housing Voucher Programs.

<u>MTW Regionalization Requirements</u>

1. Given the framework of the 2016 regionalization provision (language attached), in order to meet the Partners' goal of forming a regional MTW voucher program, MPHA would accept status as the lead MTW agency administering Metro HRA vouchers on behalf of Metro HRA. The partners may co-locate staff, resources, etc. as agreed upon between both agencies. The legal form and nature of the agreement between MPHA and Metro

HRA governing the administration of the regional MTW voucher program shall not be determined by HUD, except to state that the agreement it must conform to all relevant statutes, regulations and program requirements.

2. The FY1996 Appropriations Act authorized the initial implementation of the MTW Demonstration Program. Per the FY1996 Appropriations Act – "*The amount of assistance received under section 8, section 9, or pursuant to section 14 by a public housing agency participating in the demonstration under this part shall not be diminished by its participation*".

   The FY2016 Appropriations Act authorized the expansion of the MTW Demonstration Program and the opportunity to form a regional MTW agency. Per the FY2016 Appropriations Act - "*no public housing agency granted MTW designation shall receive more funding under sections 8 or 9 of the United States Housing Act of 1937 than it otherwise would have received absent this designation*".

   The above statutory language regarding an MTW agency receiving no less or no more funding than it otherwise would have absent MTW designation applies to MPHA and Metro HRA's regional MTW vouchers, and to all actions MPHA takes in the agency's capacity as the lead MTW agency administering the regional MTW voucher program.

3. Subject to the foregoing referenced funding language contained in the FY1996 and FY2016 Appropriations' Acts, MPHA may apply its MTW flexibilities when administering Metro HRA's vouchers. As the administrator authorized under law to apply its MTW flexibilities to another agency's vouchers, MPHA must administer the vouchers exclusively in order to apply these flexibilities.

4. There will be no change to Metro HRA's Annual Contributions Contract (ACC) as a result of its participation in the regional MTW voucher program. The Housing Assistance Payment (HAP) and Administrative Fees for these vouchers will continue to be distributed by HUD to Metro HRA. Metro HRA continues to have the responsibility to report on these vouchers in the Public and Indian Housing Information Center (PIC), Voucher Management System (VMS), its Annual PHA Plan, and in any other systems as required by HUD.

5. Both MPHA and Metro HRA shall be jointly and severally liable for any violation of statute, regulation or program requirement that may arise in MPHA's administration of the regional MTW voucher program. Accordingly, HUD may, at its discretion, take enforcement action against either or both agencies for MPHA's failure to comply with program requirements.

6. Metro HRA is required to submit household data in PIC using the Form HUD-50058 MTW for any households that are participants in the regional MTW voucher program.

MTW flexibilities (ex: eliminating assets, biannual reexaminations, rent calculation changes, etc.) cannot be implemented without reporting household data through the Form HUD-50058 MTW. Systems of record currently utilized by agencies may have the capability to manage both the Form HUD-50058 and the Form HUD-50058 MTW, but Metro HRA should confirm this with its software vendor.

7. MPHA's Standard MTW Agreement would be amended to include all requirements and specifications for the regional MTW voucher program. MPHA would propose this as an MTW activity in its Annual MTW Plan (including the required public comment process), and upon approval, would provide annual updates in both its Plan and MTW Report. Metro HRA may choose to report on the regional initiative in its Annual PHA Plan.

8. Policy requirements for the regional MTW voucher program must be included in board-approved Section 8 Administrative Plans for both MPHA and Metro HRA (including the required public comment process). The Partners are reminded that any policy decisions for the regional MTW program must still adhere to housing requirements outside of United States Housing Act of 1937 (i.e. Fair Housing, Civil Rights, etc.) and may only implement what's been specifically approved as an MTW activity. Any subsequent changes to the MTW activity must be proposed and approved in MPHA's Annual MTW Plan before implementation.

We look forward to working with the Partners to establish a regional MTW voucher program. Please contact Pravin Krishnan at (202)402-3965 or me at (202)402-4306 if you have any questions. Thank you.

Sincerely,

Marianne Nazzaro
Moving to Work Program Director
Office of Public Housing Investments

cc:
Lucia Clausen, Minneapolis Field Office
Matt Jensen, Minneapolis Field Office

FY2016 Appropriations Statute

Regionalization Provision

- The Secretary may, at the request of a Moving to Work agency and one or more adjacent public housing agencies in the same area, designate that Moving to Work agency as a regional agency.

- A regional Moving to Work agency may administer the assistance under sections 8 and 9 of the United States Housing Act of 1937 (42 U.S.C. 1437f and g) for the participating agencies within its region pursuant to the terms of its Moving to Work agreement with the Secretary.

- The Secretary may agree to extend the term of the agreement and to make any necessary changes to accommodate regionalization.

- A Moving to Work agency may be selected as a regional agency if the Secretary determines that unified administration of assistance under sections 8 and 9 by that agency across multiple jurisdictions will lead to efficiencies and to greater housing choice for low-income persons in the region.

For immediate release:
January 28, 2020

MPHA and Met Council to Form Nation's First Regional "Moving to Work" Agency

Housing authorities will combine resources and regulatory flexibility to increase housing choice for low-income renters across the metro

The U.S. Department of Housing and Urban Development (HUD) has approved a first-in-the-nation partnership between Minnesota's largest public housing authorities: the Minneapolis Public Housing Authority (MPHA) and Metropolitan Council Housing and Redevelopment Authority (Metro HRA). In forming the nation's first Regional Moving to Work (MTW) agency, MPHA and Metro HRA will combine efforts to make it easier for families with housing vouchers to move where they wish across the metro area, including to neighborhoods they feel offer the best chance for economic success.

"Today, low-income families with a voucher who want to move for better opportunity, employment, or affordability run into invisible lines and hurdles that make it much harder than it should be," said MPHA Interim Executive Director Tracey Scott. "Now MPHA and Metro HRA will be able to try things no one in the country has tried before to lower those barriers and empower families to meet their goals."

Moving to Work, or MTW, is a powerful federal designation held by just 39 U.S. housing agencies. MTW agencies are allowed to combine sources of funds and waive many housing regulations in the interest of their local communities. MPHA is Minnesota's only MTW agency. However, in 2015 Congress allowed MTW agencies to form a regional MTW agency with one or more adjacent housing authorities, extending this power to others in the interest of "efficiencies and greater housing choice for low-income persons." MPHA and Metro HRA are the first such arrangement approved by HUD.

"This first-of-a-kind partnership is a giant step forward in our efforts to reduce barriers to housing that's safe and affordable," said Metro HRA Director Terri Smith. "Far too many residents are hampered by their inability to find stable housing. That, in turn, limits the ability of our cities and towns to grow, prosper, and thrive.

"A lot of work remains, but participating in the Moving to Work Demonstration Program, in partnership with MPHA, gives us another tool and a unique opportunity to achieve state and regional goals of ending homelessness and providing housing choices to people and families," said Smith.

Initially, the partners expect to establish a shared pool of Section 8 Housing Choice Vouchers and combine their administrative muscle to streamline processes and help families achieve geographic and economic mobility. Other metro area housing agencies could later choose to join the partnership.

Together, MPHA and Metro HRA serve more than 44,000 people in the Twin Cities through federal, subsidized housing programs.

# # #

MPHA Contact: Jeff Horwich
Director of Policy & External Affairs
jhorwich@mplspha.org | 612-342-1402

Metropolitan Council Contact: Bonnie Kollodge
Communications Department
Bonnie.Kollodge@metc.state.mn.us | 651.602.1357

Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending June 30, 2020

Contents

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

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	$ 11,115,096	$ 11,221,659	$ 106,563	1%
Public Housing Operating Subsidy	$ 10,753,752	$ 10,746,472	$ (7,280)	0%
HCV HAP Subsidy & Admin Fees	$ 26,570,643	$ 26,303,274	$ (267,369)	-1%
Other Revenues, Fees, & Grants	$ 1,741,415	$ 1,435,189	$ (306,226)	-18%
Transfers-In	$ 1,002,300	$ 1,008,082	$ 5,782	1%
Total Sources	$ 51,183,206	$ 50,714,676	$ (468,530)	-1%
Uses				
Public Housing Operations	$ 32,829,325	$ 31,765,278	$ 1,064,047	3%
Housing Choice Vouchers	$ 23,613,243	$ 23,653,197	$ (39,954)	0%
MTW Initiatives	$ 44,053	$ 9,824	$ 34,229	78%
Human Services	$ 254,600	$ 149,506	$ 105,094	41%
Total Uses	$ 56,741,221	$ 55,577,805	$ 1,163,416	2%
Net Sources/(Uses)	$ (5,558,015)	$ (4,863,129)	$ 694,886	13%

The budget presented has been modified from the original version, but within the limits approved by the board. This revision was made to account for significant variances related to the Energy Loan Pay-off, the delay in converting the Scattered Site public housing units to project-based vouchers, unspent HUD appropriations remaining from 2019, and updated 2020 funding estimates including the additional CARES Act resources that must be spent in 2020.

Year to Date (YTD) Expenses

MTW Capital Fund Program

*An additional $7.0 million is under obligation for capital projects YTD

Public Housing Programs

Occupied Units*

25
new units leased during month

97.3%
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
Moving in with or closer to Family	3
Moving Out of Town	2
Other	2
Purchased Home	1
Dislike Unit	1
Evicted - Non Payment	1

Applicants on Waiting List

Work Orders Opened and Completed by Month

Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	52	100%	0
Urgent: 1 Day	613	91%	1
After Hours Non-Emergency: 2 Days	20	95%	0
Important: 3 Days	641	78%	8
Routine: 10 Days	853	76%	17
Non-Routine: 20 Days	10	80%	46
Pest Control	388	100%	19

June 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

June 2020

Human Services Department

Residents and Participants THRIVE

PARTNERSHIPS

HEALTH

Improved Health and Well Being

- Services that are tailored, culturally competent, accessible and trauma-informed
- Culture of health
- New or expanded funding models

EDUCATION

Improved Educational Achievement

- Flexible subsidies for targeted youth and adult initiatives with services attached
- Mobility initiatives to support school and employment success
- Life-long learning and activity

EMPLOYMENT

Increased Self-sufficiency

- Pathways to jobs of the future and retention support
- Working family childcare supports
- Homeownership opportunities, financial skills and wealth generation

LIVED EXPERIENCE | DATA | SYSTEMS

DIGITAL EQUITY

June 2020

Human Services Department

Active Human Services Partnerships $1,022,493 spent annually on the following contracted services

- Assisted Living - $370.76k
- Food Security - $40k
- Mental Health/Social Services - $600k
- Youth Programming -$11.7k
- COVID Testing - $0
- ESL - $0
- Health Education - $0
- Community Garden - $0

Human Services Sponsored COVID19 Testing May 25 to June 30, 2020

- Percentage of high rise units offered testing
- Percentage of units remaining

8 high rises **229** residents tested

Spotlight on Department's Q2 Growth

Employment and Education

- Hired Antonio Elias, Manager of Employment and Education (E&E) Initiatives in March
- Exploring partnerships with Hired, Summit Academy, and Urban League Twin Cities
- Sent Employment and Education survey to 3,290 HCV participants and AMP 1&2 residents to gather information on their needs and wants regarding E&E initiatives
- Launched bi-weekly Employment and Education communication to share info on community resources

Staffing

- Hired Safo Mahamood, a new Community Resource Specialist, to cultivate neighborhood-level resources and work with Communications team to update online resources
- Temp Community Resource Specialist position approved for hire in July

Human Services Department

Doubled the number of partnerships at eleven buildings

Increased partnerships by 50% at another 6 buildings

Increased partnerships by 25% at another 4 buildings

Three of the six buildings on this list with no partnerships are Assisted Living. The remaining three will be the first priority in the next month for developing new partnerships.

Building Improvement Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
1314 44th 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 3rd Ave S	Generator & main electrical switch gear replacement	Bidding
2415 N 3rd St	Security pilot	Planning/on hold
Scattered Sites – Various sites	2020 improvements: roof replacement, comprehensive modernization, structural repairs	Planning/Bidding - ongoing
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	Awarding contract
Scattered Site	Energy pilot project: duplex new construction	Cancelled
Scattered Site	Energy pilot project: rowhome new construction	Cancelled

Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Glendale	Site lighting upgrades	In progress
Minnehaha Townhomes	Surveillance system installation	In progress
315 Lowry Avenue North	Site security upgrades	Mobilizing
600 18th Avenue North	Window replacement, masonry repairs & HVAC systems replacement	Mobilizing
Hiawatha Towers	Site security upgrades	Underway
Scattered Sites – Various sites	2020 improvements: roof replacement, comprehensive modernization, structural repairs	Underway - ongoing
1611 S 6th St	Plumbing & fire alarm system replacement, sprinkler system retrofit, apartment improvements including creation of 6 ADA units; HVAC upgrades	Underway; remobilizing

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Elliot Twins	Comprehensive building modernization	Underway

Elliot Twins RAD Conversion & Building Renovation

- **Closed on June 11**
- **First tenant relocations complete**
- **Construction began June 22**
- 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 (construction timeline forthcoming)

HUD Resident Notice	Form Resident Committees	Determine Design Direction	Design Development Resident Engagement Develop Financing Strategy	Secure Financing Finalize Relocation Construction Bidding	Closing & Begin Construction
Jan 2019	Feb-Mar 2019	Mar-Jun 2019	Jun-Dec 2019	Jan-Jun 2020	Jun 2020

Scattered Site Section 18 Process

Section 18 with debt financing

- 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)

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

June 2020

Inquiry Response and Social Media

June2020

72
Formal inquiries received and addressed
(Channels include media, social media, and website contact forms)

MPHA on Facebook

Top Performing Post *(12,940 views)*

25
Posts for the Month
5,318 Followers

MPHA on Twitter

Top Performing Post *(1,499 views)*

33
Tweets for the Month
653 Followers

2021 Moving to Work Annual Plan

Overview of timing and core elements

Jeff Horwich, MPHA Director of Policy & Communications

MPHA Board of Commissioners - July 22, 2020

MINNEAPOLIS PUBLIC HOUSING AUTHORITY

Key Dates

- July 27: Draft plan posted for public, open for comment
  - Draft emailed to MPHA Board
- August 1: Notification to residents and voucher households
- Early August: Online video presentations (English and Somali)
  - MPHAOnline.org and MPHA's YouTube channel
- August 26: Public hearing (online)
  - Online hearings are standard and anticipated in this period by HUD
  - Planning underway; details TBD.
- August 31: Deadline for public comments
- September 23: Final consideration/approval by MPHA Board
- Early October: Target for on-time submittal to HUD

New Proposed Activities

- "Regional Moving to Work Agency" Designation
  - MPHA and Metro HRA propose to form a regional voucher program, jointly using MPHA's MTW flexibilities to expand housing opportunities through:
    - Portability
    - Mobility
    - Project-based vouchers
  - HUD has specified that designation will occur through MPHA's MTW Annual Plan process.
    - Multiple other components and agreements required to implement.

- No other new activities for 2021

Updates to Existing Activities

- Triennial recertifications for all MTW voucher households
  - Modification of “Rent Reform” Activity (2014-1)
  - Rent-portion stays the same; families keep more earned income
  - No req’t to report interim income increases in most cases
  - Benefits for families and staff outweigh impact on HAP expenses
- Ability to convey public housing provisions to PBV leases
  - Addition to “Local PBV Program” Activity (2018-6)
  - Objective: Resident Transparency – clear transfer of public housing lease items to PBV documents in cases of subsidy conversion.
- Applications of Goal-Oriented (GO) Housing activity (2018-2)
  - Employment coaching/savings match pilot
  - Sponsor-based housing and services for youth
- New applications of Flexible Subsidy activity (2020-3)

Highlights of Ongoing Activities

- Stable Homes Stable Schools
- Minnehaha Townhomes
- Sumnerfield Townhomes (lease-to-own program)
- Downtown View (supportive housing for youth)
- Local Project-Based Voucher Program

OTHER NOTABLE PLAN COMPONENTS

- MTW Budget
- 2021 Capital Plan Summary

Community Update

July 2020

Construction Underway at Elliot Twins

Construction teams are hard at work at the Elliot Twins. Starting in late June, workers started preparing the site for the 6,200 square-foot community link. The link will include a new commons area, exercise room, new laundry facilities, and more. Complete apartment remodels will also be kicking off as part of biggest public housing renovation in Minnesota history. 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 the community link 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.

MPHA and Partners Launch Highrise Health Alliance

MPHA, Minneapolis Highrise Representative Council (MHRC), and partners from local government and the healthcare sector have launched the Highrise Health Alliance. Many MPHA highrise residents experience unmanaged health and mental health conditions, with much higher rates of emergency room visits and hospitalizations. The Highrise Health Alliance will bring together leaders from all sectors (health, mental health, social services, housing) to interpret data, identify priorities, and align services.

MPHA Continues to Push for Mobile Testing

During the coronavirus pandemic, COVID-19 testing remains a top priority for many Minneapolis residents and is crucial for MPHA highrise residents. In recent weeks, MPHA has provided mobile testing at eight sites and tested more than 220 residents. MPHA continues to push hard for mobile COVID testing for all residents who want it. Residents have been able to receive on-site testing thanks to the University of Minnesota Community Universal Health Care Center, Neighborhood Healthsource, Hennepin Healthcare, Volunteers of America, and many other valued volunteers.

PLEASE POST!
(And read one person at a time, following social distancing guidelines.)

Published Monthly by the Minneapolis Highrise Representative Council

July 2020 **Voice of the Five Thousand** Vol. 30, No. 7

PLEASE STAY WELL!
COVID-19 IS NOT OVER!
COVID-19 weli ma dhamaan!

Masks are required outside your apartment.
Waa waajib in aad xirato af dabool marka aad dibadda ka joogto gurigaaga.

Keep your distance. Ka fagoow dadka kale.

Help improve COVID-19 healthcare and testing and earn $10

Public health researchers need your opinion on COVID-19 healthcare and testing. Your opinion matters! Only a small number of responses will be collected, and these responses will directly influence future programs and services. The survey is not yet open, but going to the below link will gather contact information for interested individuals. For those who provide information, we'll send a full electronic survey link in the next few weeks.

All respondents to the full survey **will receive a $10 gift card for their time**. The link to show your interest is: http://tiny.cc/covid19-testing. We are looking forward to hearing from you!

Request your ballot and vote by mail for the August 11 primary election!

Primary Election Day is Tuesday, August 11. A primary election determines which candidates will be on the ballot in the November 3 general election. You will be helping to choose your political party's choice for U.S. Senator and U.S. Representative, as well as state Senators and Representatives. Non-partisan Minneapolis School Board positions are also on the ballot. You may vote by mail or in person June 26 through August 10.

During COVID-19, a safe way to vote is by absentee ballot. You do not have to be registered to request one. To request your absentee ballot go to www.mnvotes.org. You can also contact the MHRC office to request that an application be sent to you, either at lmurphy@mplshighrise.org or by calling(612)-342-1330 (Leave a message with your name and address). The MHRC will send out sample ballots for posting.

Doorashadii ugu horaysay waa maalinta Talaadada ah, oo ay Bisha Augost 11keeda. doorashadani waa inaad ogaataan qofka aad dooranaysid inuu ku jiri doonaa doorashada guud ee wayn oo nagu soo fool leh oo dhacaysa bartamaha bisha 3 November. Waxa lagaa caawinayaa sida aad u dooran lahayd qofka aqalka sare iyo aqalka hoose kaaga masuul ah iyo waliba masuul kaaga mid noqda xagga schuulka. Waxaa kaloo lagugu wargalinayaa inaad ka codeen kartid adoo gurigaaga jooga mailka qof ahaan waana inta u dhaxaysa bishan juune 26keeda il;aa bisha Augosto 10keeda. Xilligaan oo uu jiro xanuunka safmareenka ah ee caabuqa (COVID-19) sida ugu Amni badan ee aad u bixin karto codkaaga waa adoo isticmaala codaynta la yiraahdo maqnaashaha (absent ballot). Haddaba hadaad xiiseenayso nidaamkaa la soo xidhiidh hayadda isku xidhka deganayaasha degan guryaha dhaadheer ee la yiraahdo (MHRC). Taleefoonkuna waa 612-342-1330 adoo u reebaya cod ku saabsan magacaaga iyo adreeskaad degantahay.

Use SNAP EBT to shop for food online

Due to the COVID-19 pandemic and recent damage to some grocery stores in Minneapolis, it may be difficult for you to find and buy the food you need to stay healthy. As of June 1, 2020, SNAP participants and those receiving Minnesota Family Investment Program (MFIP) food benefits can **purchase eligible food items online using their EBT card at Amazon and Walmart**. Only EBT food benefits can be used online at this time; EBT cash benefits cannot be used online. Your benefits cannot be used to pay for delivery costs or any fees.

To order food from Amazon: visit amazon.com/snap-ebt to create an account and register your EBT card. Free delivery is available on orders over $35.
To order food from Walmart: visit grocery.walmart.com (do not use the regular Walmart website). Some stores offer delivery and curbside pick-up options while some offer pick-up only. Curbside pick-up is free, but delivery to homes has an additional cost: $7.95-9.95 per delivery, or unlimited delivery at $98 for the year or $12.95 per month.
Not interested in purchasing food online but still need help getting groceries? SNAP participants who need help picking up food from a local store can authorize a trusted relative, friend or neighbor to pick up and deliver groceries using their EBT card. To activate this option, contact your county or tribal financial worker.
For help and additional food resources: contact the MN Food Helpline at 1-888-711-1151 or visit hungersolutions.org/find-help.

Sida aad wax ugu iibsanayso Kaardhka cuntada adoo isticmaalada aaladda internetka eel la magacbaxday online

Ka dib xannunkii caabuqa ee dad badan aafeeyay iyo waliba banaanbaxyadii ka dhacay asdbuucyadii la soo dhaafay kuwasoo waxyeelo wawayn u gaystay in dukaamadii waawaynaa ee cuntada si aad u heshaan cunto caafimaad badan oo aan ahayn qaali ayaanu waxaanu idinla wadaagaynaa inaad ka doonataan wixii raashin ah oo aad ka heli jirteen dukaamadaa waway sida Cun foodhka iyo taagadkaba waxaa meeshoodii hadda baddelay si ku meel gaar ah laba shirkadood oo kala ah Amazon, iyo Wallmart. Adigoo aan tagin meeshooda bay waxay kuugu diyaaryihiin inay kuu sameeyaan inay gurigaaga kuugu keenaan balse waa inaad isticmaashaa aaladda internetka adoo isticmaalaya kaadhkaaga cuntada ee (EBT).

Laga bilaabo Bishaan juune kowdeeda 2020 haddii aad leedahay barnaamijka cuntada lagu iibsado kaadhka EBT ama aad ka qaybgashay brograamka dadka waawayn ee (SNAP) ama (MFIP) waxaa kuu suura galaya inaad cunto ku soo gadato adoo isticmaalaya kaadhkaaga ay lacgata cuntada kuugu jirto balse ogow hadii uu kaash yahay lagama yeelayo.

Haddaba haddii aad doonayso inaad ka dalbato (Amazon) oo aadan awoodin adiga u yeedho qof ehel ah ama ad aaminsantahay yaqaanana sida loo isticmaalo aaladda internetka waxuuna qofkasi galaya websidhka (www.Amazon.com/snap-ebt si uu kuugu sameeyo akawnti aad ku dalbatid wixii aad ka doonaysid. Ogowna waa inaad diiwaangalisaa kaadhkaaka cutada lumbarkiisa. Waxaana ka helaysaa dalbasho free ah haddi aad dalbato qarash ka badan $35 sidoo kale haddii aad rabto inaad ka dalbato dukaanka way nee cuntada oo layiraahdo Walmart waxaad ka heli kartaa (adoo ka eegaya aalada internetka (visit grocery.walmart.com ogowna marnaba ha isticmaalin webka walmartiga.

Waxaad kaloo ogaataa in dukaamadaa cuntada ee waawayn qaarkood ay cuntada ku iibiyaan dukaanka hortiisa ama agagaarka marshabiyeediga iyo meelaha gaariga la dhigto taasoo ay ku magacaabaan (Curbside pick-up) marka hadduu qof kuugu adeegayo oo gaari leh u dhiibo gaarkaaga cuntada una qor waxaad rabto sii uu kuugu soo qaado dhamaan waxaad u baahnayd. Waxaad ogaataa sabata laguugu soo gudbinayo maacluumaadkan waa maadaama ay dhacdo aafooyin xun sida caabuqa iyo bananbaxyo sababay in la burburiyo dhamaan maqaayadihii iyo macdaaradii cuntada lagu iibinayay baa waxaa la doorbiayay in dadka waawayn ee aan awoodin inay kaligood adeegtaa in loo bidhaansho arrimahaan .

CUB to offer limited sales at damaged stores and free transportation to other area CUB stores.

With two of its Minneapolis stores closed for rebuilding, shoppers can now board a dedicated bus service to other local CUB stores, or shop a smaller, temporary community store on-site opening in July. The smaller stores will offer fresh produce, meat, dairy, grocery and over-the-counter medicines. The Lake Street temporary store will be open by Wednesday, July 8, and the Broadway location plans to open theirs later in July.

Customers needing a full-size store can board the dedicated bus service to nearby full-size CUB grocery stores from both the Lake Street and Broadway locations, which will run every hour from 10:00 a.m. to 6 p.m. The Lake Street CUB bus will take riders to the Quarry CUB location, while the Broadway CUB bus will tranport shoppers to the Crystal CUB Foods. Each bus will limit riders to no more than 20 to allow for social distancing. Pickups at each location will be on the hour, and drop-offs on the half-hour. CUB Foods will be looking for community input from residents to share ideas and suggestions going forward.

Dukaanka wayn ee cuntada iyo waxyabaha kala lagu iibsho ee loo Yiqian)

Ayaa wuxuu kuu diyaarshay macaamil kooban oo aad kaga iibsan kartid dukaankaa iyo waliba isagoo kuugu keenaya gurigaaga si lacag laan ah wixii aad ka dalbato.)

Iyo waliba ay xidhan yihiin laba bakhaar oo ka midah dukaamadaa (CUB) oo uu dhismo ka socdo ka dib dhibaatadii ka dhacday banabaxii lagu taageerayay dilkii ninkii madowga ahaa sidaa darted haddaad damacsantahay inaad wax ka iibsato dukaankaa (CUB) waxaa diyaar kuu ah Busas gaar ah oo kuu qaada dukaamada kale eek u yaala isla magaaladaan adigoo ka soo iibsan kara cuntadaad rabto iyo khudradaa rabto. Waxaana ay bilaabanaysaa bisha Julay ay inagu soo fool leh Macdaarka ku yaala dariiqa lake waxaa sii ku meelgaarka loo furayaa malinta Arbacada ee bisha Jukar sideeda sidoo kale midka ku yaala dariiqa Broadway isna waxaa la furayaa bisha dhalanaysa ee July.
Macaamisha wax ka iibsanaya meelaha aanu kor ku soo xulnay ee dukaanka (CUB) waxaa la doonayaa inay si camiran u soo buuxshaa Busaskaa u kala gooshaya dariiqa lake iyo dariiqa

Broadway kuwaa soo ukala soconya saacadaha kala ah 10:00 am ilaa 6:00 pm ogowna waxaa laga rabaa rakaabka inuu ahaado mid xadadan oo markiiba waxaa loo ogolyahay 20 qof ka badan ma ay raaci karaan. Iyadoo waliba ay la socota shariciga ka la fogaansha ah iyo inuu qof walba uu qaato maaska afka lagu daboosho. Dukaanka cuntada ee CUB wuxuu idinka codsanayaa inaad fikirkiina iyo rayigiinaba idinkoo mahadsan.
Waxaa diyarshay

Life goes on...

During this time of COVID-19, it is important to show and share the ways in which residents continue to safely support their highrise communities. Please send your pictures with a brief description and we'll share them here each month! Email them to jstumme@mplshighrise.org.

Volunteers from Power of the People deliver and distribute food to residents of Art Love Manor (800 5th Ave. N).

NEED A LITTLE HELP FROM A NEIGHBOR?

Northstar Neighbor finds a healthy volunteer in your community to help with delivery of groceries or prescriptions, as well as making check-ins by phone to share in conversation. **No one should be alone during this crisis** — contact Northstar Neighbor today.

SIGN UP AT NORTHSTARNEIGHBOR.COM OR CALL US AT 612-430-8899

LOOKING TO VOLUNTEER?

We're connecting people who want to help a neighbor in need. If you're willing to help someone in your community with deliveries or conversation during this time of social distancing, **please contact us and we'll connect you with someone who'd like some help from a neighbor.**

NORTH STAR NEIGHBOR

CONNECTING MINNESOTANS TWO PEOPLE AT A TIME. NORTHSTARNEIGHBOR.COM

Thank you Project Lookout Volunteers! See you next year at the Lookout Cookout!

Unfortunately the 2020 Project Lookout Cookout was one of the many casualties of COVID-19 (picture above is from last year's event). Nevertheless, the MHRC is working with Project Lookout Coordinators to arrange for the distribution of recognition gifts to the many volunteers who have worked (and continue to observe and report during COVID-19) to keep their communities safe.

-A message from MPHA Executive Director/ CEO Abdi Warsame

"I would like to take this opportunity to thank the Project Lookout volunteers from across our city. These selfless individuals have for over 33 years worked to keep their communities safe. It's been a tough year for all of us, the coronavirus pandemic has restricted some of the vital work that these wonderful volunteers do, however they continue to play a role in making sure that everyone around them is safe. Thank you, stay safe and congratulations to our Project Lookout volunteers."

(Ka timd Abdi Warsame)

Waxaan jeclaaday inaan munaasamadaan uga mahad cesho dhaan deganayaasha sida iskaa wax u qabsada ah ugu ilaalsha guryaha ay degan yihiin iyadoo xiligaan lagu jiro waqti aad u adag oo lala dagaalayo xanuunka saf marka ah ee caabuqa (COVID-19). Waxaana hubaa inuu ahaa sanadkaan sanad aad ugu adag howlahaa ay qabtaan si ay dhamaan deganayaasha degan ugu noolaadan si amni ah waana ay ku guulaysteen inay amni ka dhigaan gurigooda .

Haddaba aad iyo aad baad u mahadsantihiin kuna deganaada nabad.)

This Month's Events

Thursday, July 9, 10:00 a.m.: MHRC Executive Committee meets via conference call
Tuesday, July 21, 1:30p.m.: Maintenance, Management & Modernization Committee meets via conference call
Wednesday, July 22, 12:00 p.m.: Resident Advisory Board meets via conference call; **1:30 p.m.:** MPHA Board of Commissioners meets via conference call
Thursday, July 23, 10:30 a.m.: Resident council presidents meet via conference call.
Friday, July 24, 10:00 a.m.: Security Advisory Committee meets via conference call
Monday, July 27, 10:00 a.m.: Active Living Committee meets via conference call