



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

**October 28, 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 a Special Meeting of September 23, 2020

**RESIDENT ADVISORY BOARD – RAB Chairperson Comments**

**EXECUTIVE DIRECTOR’S UPDATE**

**DISCUSSION:** No items

**RESOLUTION:** No items



**RECEIVE AND FILE:**

- Monthly Performance Report for September 2020 (Abdi Warsame, Executive Director / CEO)
- Newsletters and News Clippings (Jeff Horwich, Director of Policy & Communications)
- Preview of 2021 Housing Program Policy Updates (Jeff Horwich, Director of Policy & Communications)

**Next Regular Meeting:**

**Wednesday, November 18, 2020 - 1:30 p.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  
September 23, 2020**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a special meeting at 1:30 P.M. on September 23, 2020 via teleconference in Minneapolis, Minnesota, the date, time, and place established for the holding of such meeting.

**Roll Call:**

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

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

The following members of the Board were absent:

The following others were also present:

Abdi Warsame	Executive Director / CEO
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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 Letofsky. Upon a roll call vote, Eight Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen and Chair Issa) and No Commissioner voted “nay”. One Commissioner was absent (Commissioner Xiong). The Chair declared the motion carried.

**Approval of Minutes:**

The Minutes of the Special Meeting of August 26, 2020, were presented for approval. Commissioner Isse moved the minutes be accepted as presented. The motion was seconded by



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

Note: Commissioner Xiong arrived at 1:45 p.m.

#### **Resident Advisory Board:**

RAB Chair Lisa Anderson reported a quorum and all agenda items were approved.

#### **Executive Director’s Update:**

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

**COVID-19 Cases and Testing:** MPHA continues to log low numbers of new cases. We have tracked 127 likely or confirmed resident cases compared to 113 at this time last month. One employee is currently out sick with COVID-19.

**COVID-19 and Flu Testing:** MPHA has made on-site testing available to 57% of public housing units, with new testing events on a near-weekly basis. MPHA has arrangements with Hennepin Healthcare to provide flu vaccinations in all highrises this fall. In September MPHA held a flu vaccine clinic for staff.

**Eviction Moratorium and Housing Stability:** The U.S. Center for Disease Control issued a nationwide moratorium on rental evictions through the end of 2020. In Minnesota renters remain protected from eviction by the Governor’s Peacetime State of Emergency, now extended through October 12. MPHA provides information on both moratoriums on its web site.

**Minneapolis Homeless Encampments and MPHA Properties:** A growing homeless encampment adjacent to MPHA properties including the Hiawathas and the Elliot Twins poses a risk to the safety and peace-of-mind of our staff and residents. MPHA sent a letter to local elected and law-enforcement officials expressing concerns. As of this day it appears a portion of the Hiawatha encampment has been removed.

**MPHA Scattered Sites:** MPHA anticipates completing the conversion of the scattered sites to project-based vouchers in October. Many MPHA departments have paused other activities and shifted hundreds of hours of staff-time to meet this important deadline. We are grateful to the many employees who have devoted themselves to the extensive work of updating resident files and helping families to complete video briefings and online lease-signings.

**Elliot Twins Construction:** The first residents are moving into newly completed apartments. Apartment renovations will be ongoing with residents moving into new units in phases. We have completed over half of the window replacements at the first building and will soon install new insulated panels that cover the exterior. New parking lots are completed, and we have erected the structural steelwork for the new Community Link.



**Extension of Pohlad Grant for Preventing Homelessness:** An additional grant of almost \$250,000 from the Pohlad Family Foundation was awarded to MPHA (part of the Stable Homes Stable Schools initiative) to continue the work to support families of elementary school children at risk of homelessness.

**Supporting Voting and Census Efforts:** MPHA is supporting outreach to residents about voter registration and participation in the U.S. Census. In the October rent statements residents will receive a summary of important voter information. Property managers are working to facilitate the work of census workers in the highrises. We commend MHRC for their ongoing work on both fronts.

**MPHA COVID-19 Operations:** Roughly half of MPHA employees continue to work on-site each day (primarily property staff). MPHA's offices remain closed to the public. MPHA's Executive Leadership has approved recommendations from the task force, laying out a plan for our continued safe operations in the immediate future. We have summarized these measures for all staff by email and will hold all-staff virtual training events in early October.

**Improving Pedestrian Safety at Glendale:** MPHA is moving forward with work related to a Minnesota "Walkable Communities" grant to make the Glendale Townhomes a safer, more enjoyable place for pedestrians. The initial improvements should include temporary "bump-outs" and a traffic circle constructed from bollards, to slow traffic at intersections that residents have identified as dangerous.

**MPHA's "Community Connections":** MPHA officially renamed its "human services" team to "Community Connections" to reflect our work primarily in partnership with community providers. The team has added a new intern to research best-practices on assisted living models to craft recommendations for MPHA to improve our approach to aging-in-place in public housing.

**Director of Human Resources & Diversity, Equity & Inclusion:** MPHA is delighted Albert Jordan joined the agency's leadership team as the new Director of Human Resources & Diversity, Equity & Inclusion. Mr. Jordan's first day was on September 14, 2020.

#### **Item No. 1: Elevator Capital Improvements**

After a brief presentation by staff and discussion, Commissioner Letofsky moved approval of the recommendation set forth in the Report. Commissioner Mohamud seconded the motion. Upon a roll call vote, Eight Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen and Chair Issa) and No Commissioner voted "nay". One Commissioner was absent (Commissioner Xiong). The Chair declared the motion carried.  
[See Document No. 2020-34]

#### **Item No. 2: Fire, Water, Smoke Restoration Work at 630 Cedar Avenue South**

After a brief presentation by staff and discussion, Commissioner Mohamud moved approval of the recommendation set forth in the Report. Commissioner Wetjen seconded the motion. Upon a roll call vote, Eight Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen and Chair Issa) and No Commissioner voted "nay". One Commissioner was absent (Commissioner Xiong). The Chair declared the motion carried.  
[See Document No. 2020-35]



**Item No. 3: Approval of the Revised 2020 Budget**

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, nine Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen, Xiong, and Chair Issa) and no Commissioner voted “nay”. No Commissioner was absent. The Chair declared the motion carried. [See Document No. 2020-36] [See Resolution No. 20-202]

**Item No. 4: Update to MPHA MTW 2020 Annual Plan: Policy Update to Assure Housing Stability for Scattered Site Households in Wrong-Sized Units**

After a presentation by staff and discussion, Commissioner Mohamud moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Letofsky seconded the motion. Upon a roll call vote nine Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen, Xiong and Chair Issa) and no Commissioner voted “nay”. No Commissioner was absent. The Chair declared the motion carried. [See Document No. 2020-37] [See Resolution No. 20-203]

**Item No. 5: Application for HUD Housing Choice Voucher Mobility Demonstration**

After a presentation by staff and discussion, Commissioner Rosenbaum moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Isse seconded the motion. Upon a roll call vote, nine Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen, Xiong and Chair Issa) and no Commissioner voted “nay”. No Commissioner was absent. The Chair declared the motion carried. [See Document No. 2020-38] [See Resolution No. 20-204]

**Item No. 6: Approval of MPHA 2021 Moving to Work (MTW) Annual Plan**

After a presentation by staff and discussion, Commissioner Mohamud moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Wetjen seconded the motion. Upon a roll call vote, nine Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen, Xiong and Chair Issa) and no Commissioner voted “nay”. No Commissioner was absent. The Chair declared the motion carried. [See Document No. 2020-39] [See Resolution No. 20-205]

**Receive and File Items:**

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



- The Monthly Performance Report for August 2020. [See Document No. 2020-40]
  - MPHA's occupancy level is at 97.4% at the end of August, slightly down from the 97.6% at the end of July
  - Twenty-nine units were leased in August down from 44 that were leased in July
  - HCV is working on pulling more names off the waiting list. We continue to see an increase in reports of job losses that will lead to increased housing assistance payments (HAP). Our numbers remain on target and we will continue to work towards full utilization of the program.
- Newsletters & News Clippings [See Document No. 2020-41]

**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, nine Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen, Xiong and Chair Issa) and no Commissioner voted "nay". No Commissioner was absent. The Chair declared the motion carried. The meeting was adjourned at 2:25 p.m.

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Secretary of the Board of Commissioners

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Date These Minutes Approved



# Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending September 30, 2020

## Contents

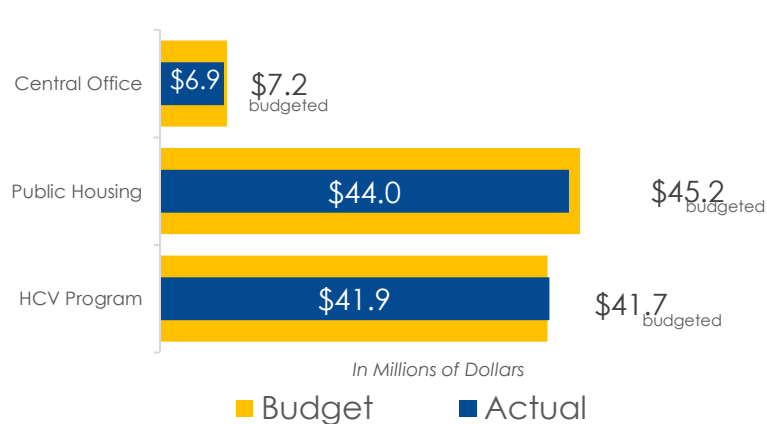
1. Financials
2. Performance of Operations
  - Public Housing Programs
  - Housing Choice Voucher Programs
3. Community Connections
4. Building Improvement and Development Projects
  - Update on Elliot Twins RAD Conversion and Scattered Sites Section 18 Process
5. Inquiry Response and Social Media



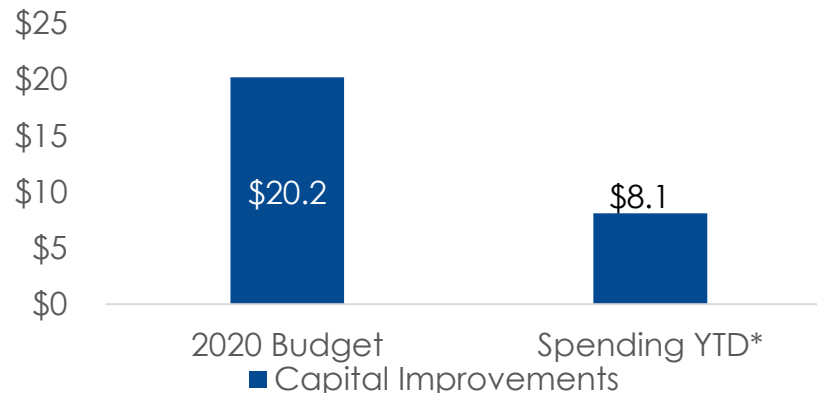
## Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 16,527,753	\$ 16,342,996	\$ (184,757)	-1%
Public Housing Operating Subsidy	\$ 15,493,122	\$ 15,312,050	\$ (181,072)	-1%
HCV HAP Subsidy & Admin Fees	\$ 40,197,231	\$ 40,649,374	\$ 452,143	1%
Other Revenues, Fees, & Grants	\$ 3,098,417	\$ 2,268,301	\$ (830,116)	-27%
Transfers-In	\$ 1,072,300	\$ 1,154,188	\$ 81,888	8%
Total Sources	\$ 76,388,823	\$ 75,726,909	\$ (661,914)	-1%
Uses				
Public Housing Operations	\$ 45,227,256	\$ 44,003,562	\$ 1,223,694	3%
Housing Choice Vouchers	\$ 35,467,974	\$ 35,753,536	\$ (285,562)	-1%
MTW Initiatives	\$ 65,853	\$ 33,359	\$ 32,494	49%
Human Services	\$ 381,900	\$ 265,354	\$ 116,546	31%
Total Uses	\$ 81,142,983	\$ 80,055,811	\$ 1,087,172	1%
Net Sources/(Uses)	\$ (4,754,160)	\$ (4,328,902)	\$ 425,258	9%

### Year to Date (YTD) Expenses



### MTW Capital Fund Program

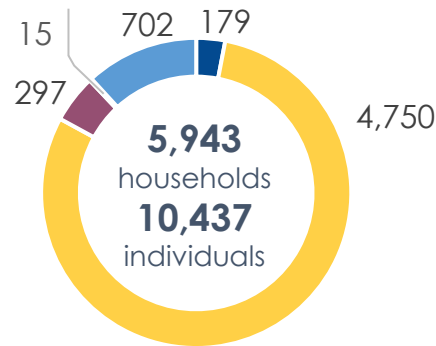


\*An additional \$6.9 million is under obligation for capital projects YTD

# Public Housing Programs



## Occupied Units\*

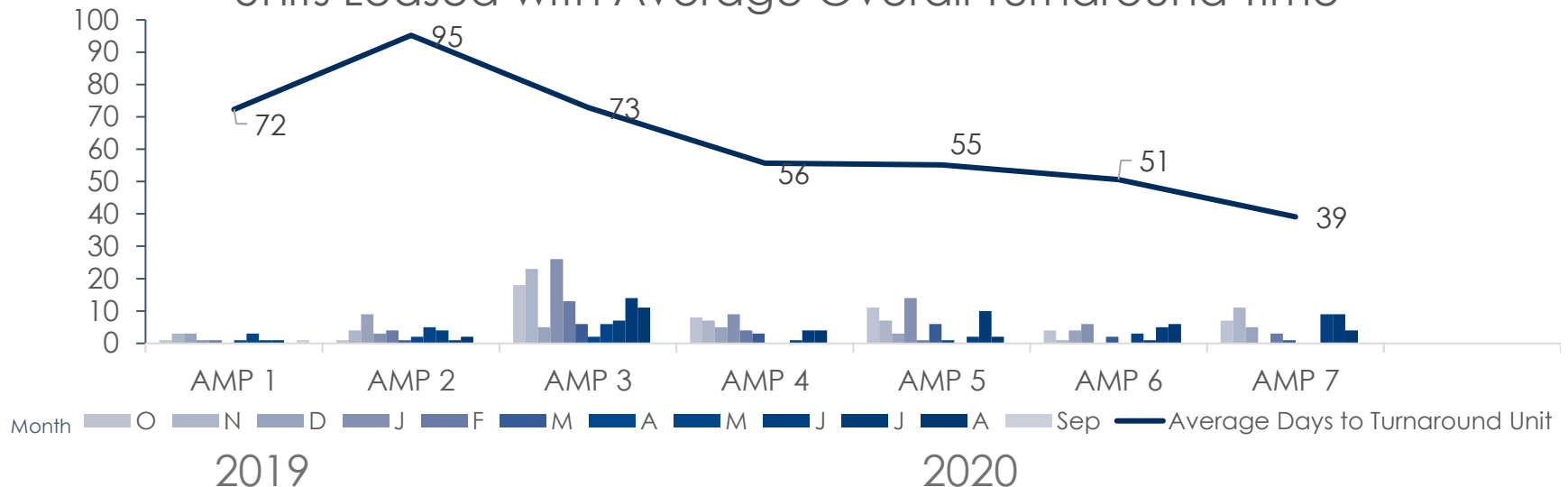


- Glendale
- MHOP
- Scattered Sites
- Highrise
- Minnehaha Townhomes

**34**  
new units leased  
during month

**97.1%**  
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)

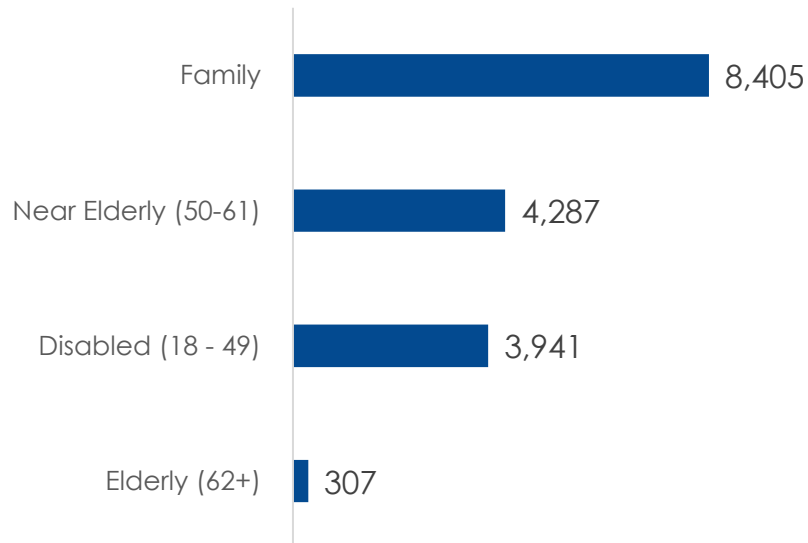
\*\*\*Excluding unit transfers

## Public Housing Programs

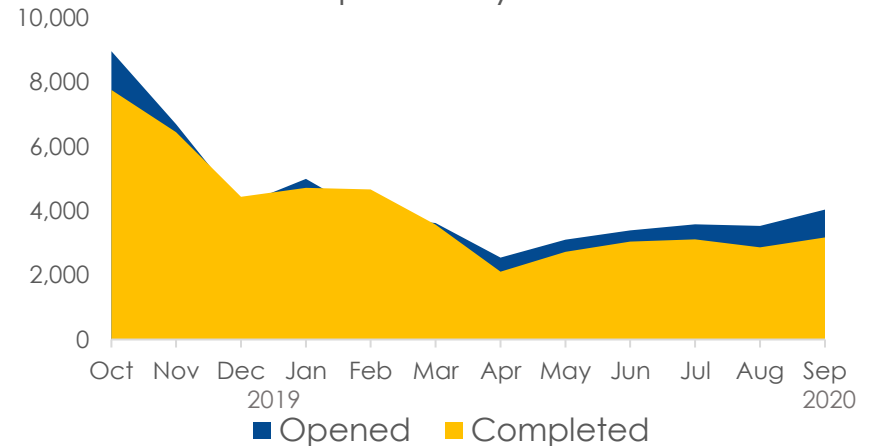


Reason for Vacating Unit	Count
Illness	11
Death	10
Moving in with or closer to Family	5
Moving Out of Town	4
To Nursing Home	4
Mutual Agreement	3
Skip	2
Purchased Home	1
Change in Family Composition	1
Other	1

### Applicants on Waiting List



### Work Orders Opened and Completed by Month

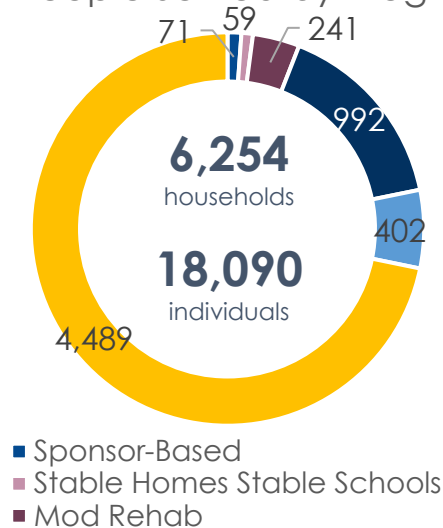


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	92	99%	1
Urgent: 1 Day	568	90%	3
After Hours Non-Emergency: 2 Days	14	100%	0
Important: 3 Days	789	79%	8
Routine: 10 Days	1,216	70%	32
Non-Routine: 20 Days	50	56%	86
Pest Control	449	100%	6

# Housing Choice Voucher Programs



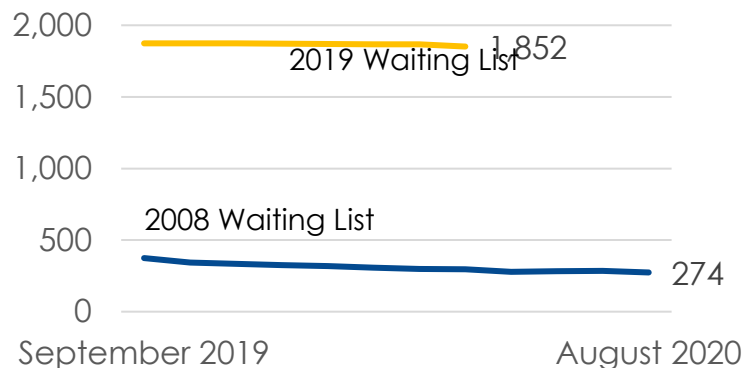
People Served by Program\*



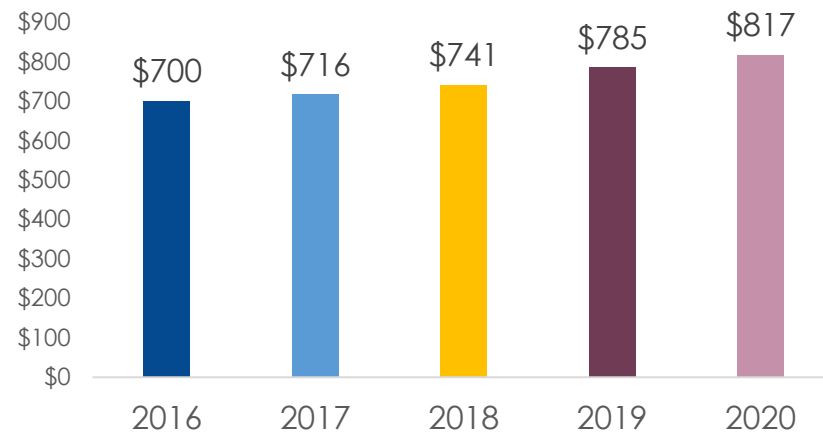
Family Unification Program and Veterans Affairs Supportive Housing

\*Including port-ins and port-outs

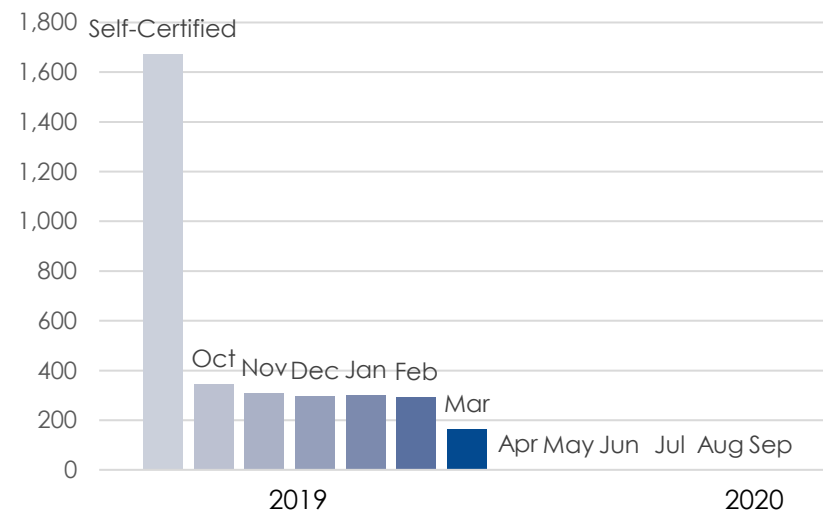
Applicants on Waiting List



Average Housing Assistance Payment per Unit, Year to Date



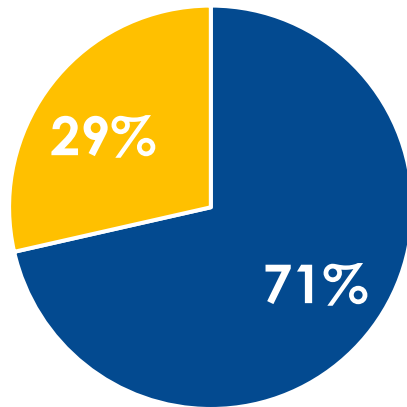
Annual Inspections Conducted



# Community Connections Department



Community Connections  
Sponsored COVID19 Testing  
May 25 to September 30, 2020



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

**21**  
high rises  
**3,577**  
units offered testing

## Spotlight on Department's September Activity

### Health:

- Flu shot clinics begin October 19<sup>th</sup> and will be offered at most highrises, via a partnership between Hennepin Healthcare and VOA. Most residents will be able to receive a vaccination free of charge.
- A new partnership with Hennepin County Public Health uses epi and GIS data to map MPHA properties and track COVID positives to inform future testing locations and allow for the most cost-efficient, highest impact use of resources.

### Employment & Education:

- Our weekly newsletter was sent to **551 unemployed MPHA residents/participants** with an average **30% open rate**.
- Held partnership exploration meeting with Blue Cross Blue Shield for a potential program sponsorship for MPHA's "Create Your Future" Program.

### Community Resource Specialists:

- Safo held meetings with all 7 AMPs to introduce Community Resource Specialist (CRS) role and gather data regarding the most needed resources in each AMP. A one-pager with links to resources in the top five categories of **rent assistance, eviction resources, resources about navigating county programs, readymade meals, and housekeeping services**, was sent to all property management.
- Pohlad Foundation's grant of \$50,000 for COVID-related supplies has been completely spent! Purchases were based on highest need as identified by property managers. A total of **13,863** items were delivered to **1,848 highrise units (36%)** across **32 (76%) buildings**. On average each household served received **7 full-sized items** such as disinfectant spray, laundry detergent, dish soap, toilet paper, and shampoo and conditioner.

## Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
1314 44 <sup>th</sup> Avenue North	Roof replacement	Planning
Hiawatha Towers	HCPD accessible unit upgrades, common area improvements	Planning
1707 3 <sup>rd</sup> Ave S	Generator & main electrical switch gear replacement	October construction start
Scattered Sites – Various sites	2020 improvements: roof replacement, comprehensive modernization, structural repairs	Planning/Bidding - ongoing
Cora McCorvey Center	HVAC system upgrades	Awarding contract
1707 3 <sup>rd</sup> Ave S/1611 S 6 <sup>th</sup> St/2728 Franklin/Snellings	Elevator modernization	Materials ordered; early 2021 construction start

## Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Site	Energy pilot project: single-family new construction	Under contract; fall start

## Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Glendale	Site lighting upgrades	In progress
Minnehaha Townhomes	Surveillance system installation	Substantially complete
350 Van White Memorial Blvd	Corridor flooring replacement	In progress
315 Lowry Avenue North	Site security upgrades	In progress
600 18 <sup>th</sup> Avenue North	Window replacement, masonry repairs & HVAC systems replacement	In progress
Hiawatha Towers	Site security upgrades	In progress
High-rises – Various sites	HVAC systems replacement	In progress
Scattered Sites – Various sites	2020 improvements: roof replacement, comprehensive modernization, structural repairs	In progress - ongoing
1611 S 6th St	Plumbing & fire alarm system replacement, sprinkler system retrofit, apartment improvements including creation of 6 ADA units; HVAC upgrades	In progress

## Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Elliot Twins	Comprehensive building modernization	In progress

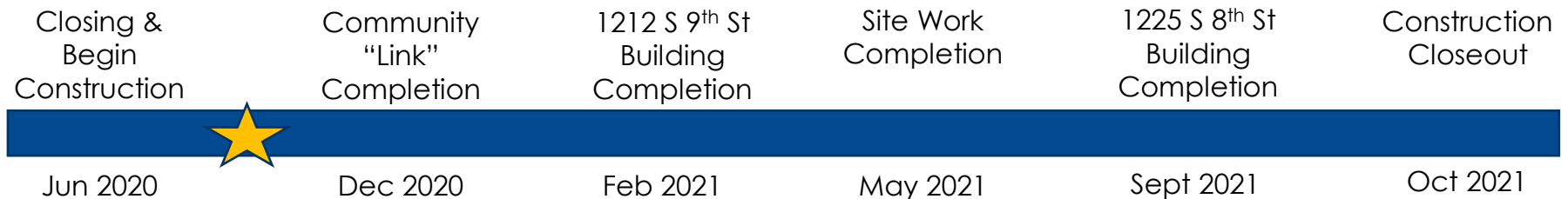
# Elliot Twins RAD Conversion & Building Renovation



- **Phase I apartment rehab & resident relocations completed**
- **New boilers & water heaters installed**
- **Community link, window replacement & exterior cladding work underway**
- 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
- All tenants are offered on-site relocation

## Construction Timeline

(subject to change)





# Scattered Site Section 18 Process

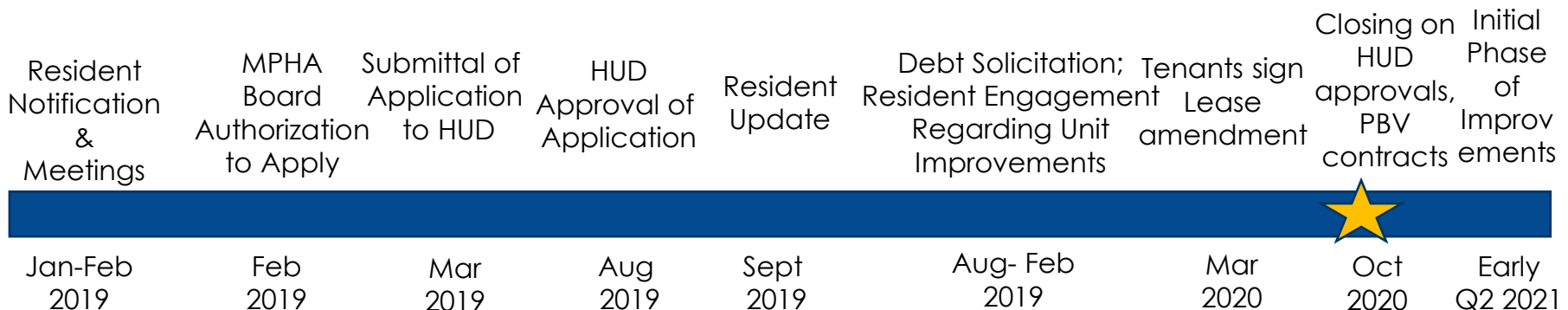


## Section 18 with debt financing



- **Conversion to project-based vouchers on October 1st.**
- 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

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



# Inquiry Response and Social Media



## MPHA on Facebook

Top Performing Post (10,440 views)

September 2020

72

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



Minneapolis Public Housing Authority

Published by Jeff Horwich [?] · September 17 · 🌐

What's new at The Elliotts, you ask? 😊 New kitchens, w/ the first fully finished apartments almost ready for move-in! And steel framing for the amazing new Community Link, joining the towers w/ new lobby, common rooms, and exercise room. #PreservePublicHousing #RAD #HousersAtWork



4

Posts for the Month  
5,483 Followers



## MPHA on Twitter

Top Performing Post (965 views)



Minneapolis Public Housing Authority

@MPLSPubHousing

What's new at The Elliotts, you ask? 😊 New kitchens, w/ the first fully finished apartments almost ready for move-in! And steel framing for the amazing new Community Link, joining the towers w/ new lobby, common rooms, and exercise room.  
#PreservePublicHousing #RAD #HousersAtWork



3:31 PM · Sep 17, 2020 · Twitter Web App



6

Tweets for the Month  
705 Followers





## First Residents Move into Newly Renovated Elliot Twins Apartments

We are now almost six months into construction at the Elliot Twins! Crews have been constructing the 6,200 square-foot community link (new common area, exercise and laundry rooms), replacing windows, pouring parking lots, and preparing the exterior for an energy-efficient and beautiful exterior skin.

Top-to-bottom apartment remodels are also underway, with the first residents moving into their new units. Upgrades include: new flooring, complete kitchen remodels, and sprinkler installation. At nearly 60 years old, the two towers in the Elliot Park neighborhood are among the oldest high-rise public housing in Minneapolis. Follow the [MPHA Facebook page](#) for regular updates!

### Did you know...

## Stable Homes Stable Schools Serves Thousands of Mpls Children

During this school year, the city and MPHA's *Stable Homes Stable Schools* program will serve more than **800 families** and **2,312 children** in Minneapolis!



Check out this new "bollard-built" traffic circle at the **Glendale Townhomes!**

City and county staff, through feedback from Glendale residents, are mitigating higher-risk intersections for pedestrians through our "walkable communities" work to improve safety and walkability.



**Residents and neighbors at Horn Towers** hauled in the last bounty of summer, totaling over 636 pounds of veggies grown for residents. Great community garden leadership by Horn resident Lisa Anderson, along with Lyndale neighbors Haakon and Alison (seen here).

## Major Milestone in Preserving Family Homes

In October, MPHA converted over 700 scattered site family homes to project-based vouchers! We now move forward on the long-term project of improvements and renovations to preserve these single-family, duplex, and fourplex homes in every part of the city—and to build new ones. The process will unfold over many years as we apply this new federal funding. We are so grateful for the incredible MPHA families who have been with us on this journey.



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

# HIGHRISE down

Published Monthly by the Minneapolis Highrise Representative Council

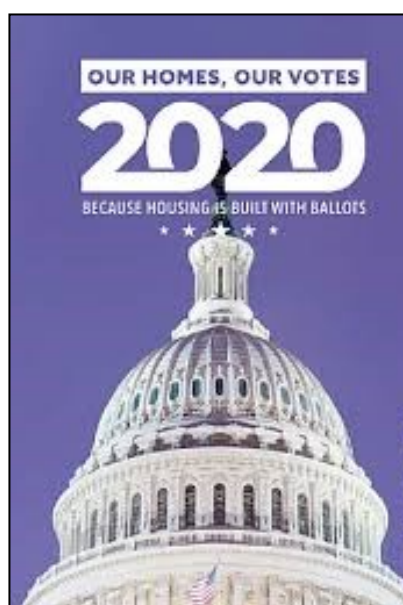
October 2020

**Voice of the Five Thousand**

Vol. 30, No. 10



## What is your voting plan?!



The General Election is November 3 and the simple act of individuals voting can dramatically impact the course of this country, nationally and right here at home.

Not only will citizens be electing a U.S. President, they'll also be electing U.S Representatives, U.S. Senators, state legislators, school board members, and will vote on a number of judicial positions as well. These elected

officials decide many things that affect the lives of public housing residents, for example: rent amounts; how much money is available to maintain and operate public housing; how much residents have to pay for medical services and more. Minneapolis residents will also weigh in on two ballot questions/ proposed changes to the City Charter that deal with redistricting of wards and park districts and special municipal elections.

The Centers for Disease Control (CDC) urges citizens to play it safe when voting this fall by voting by mail. The City of Minneapolis has started sending out absentee ballots and many people have already filled them out and mailed them in or dropped them off at an early voting center. If you have not yet requested your absentee ballot, there is still time! You may apply on-line for an absentee ballot through the Minnesota Secretary of State website ([www.sos.state.mn.us](http://www.sos.state.mn.us)). Or you may simply call 311 (or, 621-673-2917) to request that an absentee ballot application be sent to you. After you have submitted your application, you will receive your ballot in the mail to fill out and return. It's that easy! Why not do it today! You do not have to be a registered voter to request an absentee ballot application.

**Help your building win!** By voting early with an absentee ballot you could also help your building's resident council win MHRC's Absentee Vote Contest, with a cash prize being awarded to the resident council in each Area with the highest percentage of absentee ballots cast. You could also help the MPHA regional management group your highrise is a part of win the regional award for highest percentage of absentee ballots cast.

**Continued on page 2**



## Free flu shots coming to all highrises

The MPHA's Community Connections department is arranging for free on-site flu shots for all MPHA highrise residents, provided by Hennepin Health. The flu shot clinics will be scheduled from mid-October through December and fliers will be sent to all buildings.

The Highrise Active Living Committee endorses these clinics and strongly encourages all residents to get a flu shot. The Minneapolis Health Department shared this important information about flu shots at the committee's last meeting:

- Flu shots are safe – we've used them for years and understand them well.
- Flu shots have a good safety record – hundreds of millions of Americans have safely received flu vaccines over the past 50 years and there is extensive research on the safety of flu vaccines.
- Flu shot safety is monitored by the CDC and FDA through the Vaccine Adverse Event Reporting System (VAERS), which allows for investigation into any adverse events.
- This may be the most important flu shot season yet.
- Influenza is a deadly or disabling disease.
- In a year when health care resources are stretched to care for those with COVID, it is especially important to take any measures that we can to prevent getting flu.
- The flu shot works to lessen the severity of an influenza infection.
- The flu shot will not protect you from COVID19 but it could prevent you from being infected with COVID19 and the flu at the same time, which could lead to worse health outcomes.
- The flu vaccine will not interfere with the body's ability to fight off coronavirus.
- COVID vaccines will have to be given over two shots at different times while flu vaccines are one shot. This means that while COVID testing and flu shots are sometimes offered together, flu-shot clinics are limited to only flu vaccine.

Voting continued...

**Watch for upcoming voter information!** The MHRC will send out sample ballots for posting to all of the high-rises, as well as polling locations for those who plan to vote in person.

**Vote early in person:** For those who want to vote early in person, there are several Early Vote Centers, some of which are open now. Open now: 980 E Hennepin Ave. and Hennepin County Government Center (300 S 6th St., skyway level), Mon-Fri, 8am-4:30 p.m., with additional hours starting October 19. Open starting October 27, 7am-6pm, Urban League Twin Cities (2100 Plymouth Ave. N.) and Longfellow Park Rec. Center (3435 36th Ave. S.)

Need a ride to your voting location?



The MHRC is working to identify volunteers to drive residents to and from their polling locations between the hours of 9:30 am and 4:00 pm on November 3. The MHRC is also looking for volunteers to drive residents to early voting centers. If you are in need of a ride please call the MHRC office at 612-342-1330 no later than October 20. Please leave your name, address and phone number and let us know if you want to vote on election day (November 3), or earlier at an Early Vote Center. Please state if you prefer morning or afternoon to go and vote and also if you need w/c accessible transportation. Someone will call you back to try to match you with a volunteer and to schedule a pick-up time.



Waa maxay qorshaha aad ka leedahay inaad codaysso?

Codayntii guud ee da;ika maraykanka ayaa inagu soo fool leh waxayna dhacaysaa bisha November ee soo socota saddexdeeda codayntaan ma ahan oo kaliya mid madaxwayne balse waa dhamaan golayasha kala duwan ee dowladda sida sanadka, governarka, madaxda sare iskuulada iyo dhamaan madaxda haydaha sharciga u qaabilsan. Markaa waa inaad u diyaar garoowdaan waayo waa muhiimad si aad u heshaan masuuliyiin wax ka qabta baahidiina kala duwan mustaqbalka soo socda. Maadaama aad tihiin kuwii loo shaqeynayay. Waxaana ogaataa dhamaan masuuliyiintaan aad dooran naysid inay yihiin kuwii la rabay inay wax ka qabtaan Amnigiina ,guryaha aad degantihiin dib u habaytooda caafimaadkiina waxbarashada ugu fiican ee caruurtiina shaqooyinka iwm .

Waxaana ogaataa maadaama uu dalku haysto xaalad degdeg ah ee gurijoog sababo cudurkaan caabuqa ah ayaa hayadda caafimaad idin faraysaa inaad afka duubataa xilliga doorashada amaba waa inaad horay u cadysaa waxaana ka helayaa adoo dalbada degmadaan aad degan tahay warqadaha ama formka la buuxsho ee la yiraahdo horay u coday si lagu soo diro foormkii codaynta (ballots) waqti fiican ayad haysataa hadda .

Ogowna hadda waxaa la galayaa xilli qaboobe ah sidaa darted waxaa kuu wanaagsan inaad haddaba hore u coaysid. Lana soco macluumaadka codaynta ee laguugu soo diro adreeskaaga waa soomaali iyo luqadda engiriiska. Waxaa

kaloo hayaada layiraan MHRC ee u qaabilsan u doodida dadwaynaha degan guryaha dhadheer xuquuqdooda ayaa waxay tartarsiinaysaa golayaasha guryaha madaxdooda inay caawiyay dadka degan guryahooda iyagoo ka caawinaya xusuusinayana doorashada giurigii ku guulaysta inuu dad badan diiwaan galiyo waxa uu helayaa abaalmarin lacageed .hayaddan kor ku soo xusnay waxay u soo diraysaa dhamaan guryaha dhaadheer macluumaad ka hadlayo dooshada iyo meelaha ay ka dhacayso .

Haddaba haddii aad goaansato inaad horay u codayso fiirso jadwalkaan sidaan ayay u dhacaysaa doorasha waxaana lagu qabanayaa meelahaan 980 E Henneipin Ave iyo waliba Hennepin County Government Center #300 S 6<sup>th</sup> St waxay furan yihii Isniin – jimco saacadha 8:00 am ilaa 4:30 pm iyadoo saacado dheeraad ah lagu darayo haddii loo baahdo. Waxayna bilaabanaysaa bishan oktoobar 19keeda .

Meelaha kale ee ka baxsan magaladaan waxay codaynta hore bilaabanaysa bishan oktoobar 27keeda saacadhana waa 7:00am ilaa 6:00pm meelah lagu qabanayana waa (2100 playmouth Avenue N) iyo park center (3435 36<sup>th</sup> Ave S.)

Haddii aad u baahato gaari inaad u raacdo meelaha doorashada la soo xidhiidh hayadda (MHRC)

Waliba haydaan waxay raadinaysaa volunteer howshaan ka qaybgala.

Talaalkii durayga wax dhaqaalo ah kaagama uu baxayo wuxaana la keenayaa dhamaan guryahaa dhaadheer ee aad degantihiin



Wargalin ku saabsan oo ay iska kaashadeen hayadda guryaha dhaadheer maamusha oo xidhiidh la wadaaga jaaliyadaha ka soo jeeda hayadaha caafimaadka ee gobolkaa henepiinka ayay waxay idiin diyaarsheen talaalka lagaga hortago harkabka iyo xumadaba. Bishan aynu ku jirno ee Oktoobar bartamahaeda ilaa bisha December ee inagu soo fool leh ayaa waxaa idin soo gaaray warqad ay ku cayiman yihiin Meesha lagu qaadayo talaalka iyo waqtiga la qaadayo iyo maalmahaba. Waana ogaysiin qoraal ah kaa soo la soo galin doono qolka aad ka degan tahay guriga.

Waxaana arintaan ayiday hayadda u dooda dhamaan degnayaasha guryaha dhadheer iyadoo ay idinkugu dhiirigalinayaan inaad soo dhawaysaan barnaamijkaan oo uu qof walba ka qaybqaato talaalkan hargabka lagaga hortagayo. Waana lacglaan waana talaal amaankiisu laga soo taxadaray oo aan dhibato kuu keenaynin .

Talaalka hargabka waa talaal dadka maraykanka ah ay wali-good isticmaalaan gaar ahaan xilliyada qaboobaha waayo waxa laga hortagayaa qaboobaha hadduu hargab kuu keeno waa uu kaa celinayaa .oo xataa hayadda daryeelka caafimaad ee maraykanka ayaa ansaxisay talaalkan inuusan dadka dhib u keenaynin. Iyagoo dadka ooga digay inaysan diidin waayo waxa uu kaa celinaya in uu ku haleelo xanuunkaan caabuqa ee dunida oo dhan saameeyay

Waayo hargabku wuxuu sababaa tabar dari haddii aad tabar daraatana waxaa hali u tahay inuu cudurkaa caabuqa ku haleelo marka sidaa awgeed maadama xilligii qaboobaha la galay fadlan ka qayb qaata mashruucan talaalka

Haddaba maxay ku kala duwan yihiin talaalka caabuqa iyo talaalka hargabka .

Ugu haorayn talaalka hargabka waah al irbad uu duriin ah balse talaalka caabuqa oo aan wali soo bixin waa laba irbadood oo macnaheedu yahay laba irbadood oo kala waqti ah

Marka adoo iska eegay xanuunka caabuqa inaad qabto iyo inkale baa haddana lagu diyaarshay inaad qaadata talaalka hargabka.





## Horn residents weigh in on proposed traffic safety improvements



Minneapolis Public Works staffers Abdullahi Abdulle (standing, photo above, left) and Mike Samuelson (standing photo above, right) describe proposed changes to improve traffic safety on Blaisdell Avenue at a recent outdoor meeting with residents.

Horn Tower/Terrace residents learned about proposed changes on Blaisdell Avenue and offered suggestions at a meeting with Minneapolis Public Works staff in September. The project aims to improve safety and reduce vehicle speeding on Blaisdell Avenue. Parking near Horn Towers would not be changed. The project proposes changes to the bike lane on Blaisdell Avenue and shortening the crossing distance for pedestrians at 31<sup>st</sup> Street and Blaisdell Avenue. Construction for the project is planned for 2021.

Residents expressed support for the proposed curb-protected bikeway and pedestrian safety islands. One resident-suggested improvement was that the bikeway should be tapered in front of Horn to narrow the bikeway width so that vehicles cannot enter the bikeway. Other suggestions included: education for people riding bikes so that they know that mobility devices are allowed in bike lanes; more speed limit signs; more street lighting on Blaisdell; and more green space. Concerns were expressed about bikes riding on sidewalks and cars turning when pedestrians are in crosswalks at nearby traffic signals.

Public Works will consider all suggestions received and develop a final staff recommendation later this fall which will be shared with residents.



## CENSUS DEADLINE EXTENDED THROUGH OCTOBER 31!

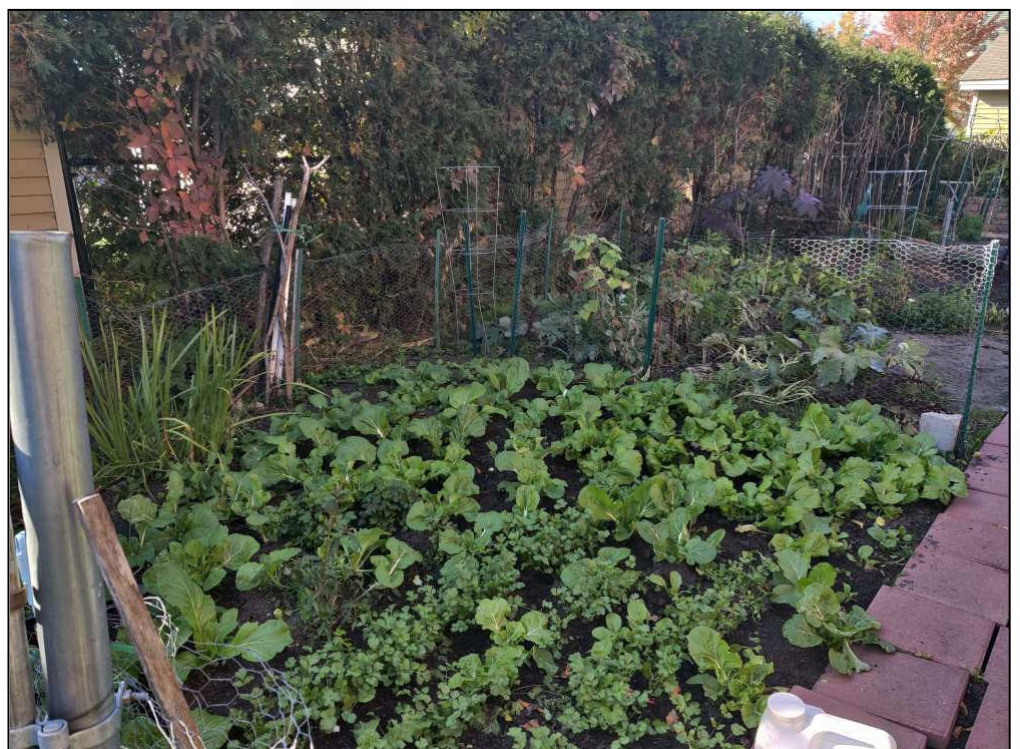
Respond now to the 2020 Census at [2020census.gov](https://2020census.gov) or call toll free, 1-844-330-2020. It's easy, safe and important. The census is about representation, funding and informed decisions.

## Life goes on...

In the face of COVID-19, it is even more important to attend to our physical and mental health. Highrise resident gardeners across the city have been staying active, enjoying the outdoors, and sharing the beauty of gardens and healthy garden produce!



828 Spring St. NE.



800 5th Ave. N

## This Month's Events

**Thursday, October 1, 10:00 a.m.:** MHRC

Executive Committee meets via conference call

**Tuesday, October 13, 1:00 p.m.:** Laundry Project Committee meets via conference call

Last day to pre-register to vote (same-day registration allowed at polls, November 3)

**Tuesday, October 20, 1:30p.m.:** Maintenance, Management & Modernization Committee meets via conference call

**Friday, October 23, 10:00 a.m.:** Security Advisory Committee meets via conference call

**Monday, October 26, 10:00 a.m.:** Active Living Committee meets via conference call

**Wednesday, October 28, 12:00 p.m.:** Resident Advisory Board meets via conference call; **1:30 p.m.:** MPHA Board of Commissioners meets via conference call

**Thursday, October 29, 10:00 a.m.:** Resident council presidents meet via conference call





# Annual Updates to Housing Program Policies – Overview –

Jeff Horwich, Director of Policy & Communications  
October 28, 2020

# Timeline

- **Oct. 28 (Today):** Overview to MPHA Board
- **Nov. 1:** Notice to public housing households (mail) and voucher households (text message)
- **Nov. 1:** Draft policies and summary of changes (English/Somali) available for review and comment
  - Via MPHA website and by request from MPHA offices and ET staff
- **Nov. 18:** Public hearing (Zoom)
- **Dec. 1:** Public comment deadline
- **Dec. 16:** Submitted for board approval
- **Jan. 1, 2021:** Policies effective



# 2021 Policy Changes and Additions

## Public Housing

- Updates to comply with City of Minneapolis renter screening rules
- Updates to flat rent calculation and tables
- Delete/modify material formerly applicable only to converted scattered sites

## Voucher Program

- Updates to support triennial income recertifications

## Regional MTW

- New chapter added (placeholder)

## Agency-Owned Project-Based Vouchers

- New chapter to cover specific policies for this new category of properties (*Elliot's, Scat. Sites*)
- Overlay of general voucher policies.
- Special policies on:
  - Forming and running resident organizations
  - Overhoused/underhoused households
  - Phasing in rent adjustments for households formerly paying flat rent
  - Other atypical rent situations defined by RAD
  - Clarifying application and waiting list process
  - Exercising the family's *Choice Mobility Option* (applies to Agency-Owned and all other PBV units).

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# Public Notice



## Annual Policy Update and Public Hearing

Each fall, MPHA proposes updates to the policies for its housing programs for the coming year. You may comment in writing or join the public hearing.

You can find a summary of changes and the draft policy document online:  
[MPHAOnline.org/Annual-Policy-Update](https://www.mplspha.org/Annual-Policy-Update)  
The summary is also available in Somali.

Residents of MPHA properties may request these from your property office.  
Holders of Section 8 housing vouchers may request from your Eligibility Technician.

### Virtual Public Hearing:

Wednesday, November 18, 2020

1:30 pm (MPHA board meeting at 1:30, followed by hearing)

Join via Zoom: [www.is.gd/MPHAHearing2021](https://www.is.gd/MPHAHearing2021)

Zoom Meeting ID: 94001034493

Join via Telephone: (301) 715-8592 | Meeting ID: 94001034493#

Listen-Only Somali Line: (435) 777-2200 | Meeting ID: 4968315#

Comment by email: [PublicComment@mplspha.org](mailto:PublicComment@mplspha.org)

Comment by Mail: MPHA Public Comment, Room 204  
1001 Washington Avenue N., Minneapolis MN 55401

Comments should be received by December 1, 2020

If you need language assistance, reasonable accommodation, or alternative format for any aspect of this process, or if you need this notice in an alternative format, please contact 612-342-1413. Hearing-impaired individuals need accommodation may call TDD/TTY Minnesota Relay at 1-800-627-3529.

English: This information is important. If you do not understand it, please call your MPHA representative for free language assistance.

Somali: Halkan waxaa ku qoran war ama akhbaar aad u muhiin ah, haddii aad fahmi kari weydo, fadlan ula tag wakilka hay'adda MPHA si aad tarjumaad bilaash ah uga hesho.

Hmong: Yog koj tsai to tauo toog cov nqi lust seem ceeb no, thov hu mus rau ntawm taav luam qhov chav ua hauj lwj MPHA peb yuav pab ntxhais rau nej.

Oromo: Beekisni kun hedduu barbaachisaa dha. Yaadni isaa hoo isiniif hin galte ta'e, bakkis bu'aa MPHA akka afaan isiniif hirkamu gargaarsa tolaa gaafadisa.

Spanish: Esta informacion es importante, si usted no lo entiende, por favor póngase en contacto con MPHA para asistencia lingüística gratuita.

Amharic: Zii miz qof halkan waa war ama akhbaar aad u muhiin ah, haddii aad fahmi kari weydo, fadlan ula tag wakilka hay'adda MPHA si aad tarjumaad bilaash ah uga hesho.

Laotian: Qhov toog toog cov nqi lust seem ceeb no, thov hu mus rau ntawm taav luam qhov chav ua hauj lwj MPHA peb yuav pab ntxhais rau nej.



## Dhameysrika Nidaamka ee Sanadlaha Ah iyo Kulanka Dadweynaha U Furan

Xagaa kasta, MPHA waxa ay soo bandhigtaa dhameystirka nidaamka guryaha ee barnaamijyada guriyeynta ee sanadka soo socda. Waxa aad ra'yigaaga ku dhiiban kartaa qoraal ahaan ama aad ka qeyb qaadan kartaa kulanka dadweynaha u furan.

Isbedelka oo la soo gaabiyey iyo qoraalka nidaamka horudhaca ah waxaa aad ka heli kartaan:

[MPHAOnline.org/Annual-Policy-Update](https://www.mplspha.org/Annual-Policy-Update)

Qoraalka la soo gaabiyey waxa aad heli kartaan isaga oo af Soomaali ku qoran.

Dadka degan guryaha MPHA waxa ay qoraalka ka codsan karaan xafiiska maamulka guryaha. Dadka heysta Section 8 waxa ay ka codsan karaan qofka shaqaalaha ee la shaqeynaya.

### Kulanka Dadweynaha U Furan Ee Barta Internetka Arbacada 18ka Nofeembar 2020

1:30 PM (ka dib marka uu dhamaado kulanka Maamulka MPHA)

Kaga Qeybgal Kulanka Barnaamijka Zoom:

[www.is.gd/MPHAHearing2021](https://www.is.gd/MPHAHearing2021) Zoom Meeting ID: 94001034493

Kaga Qeybgal Kulanka Telefoonka: (301) 715-8592 | Meeting ID: 94001034493#  
Khadka Telefoonka ee Af Soomaali Kaliya : (435) 777-2200 | Meeting ID: 4968315#

Ra'yigaaga ku soo dir imeyl: [PublicComment@mplspha.org](mailto:PublicComment@mplspha.org)

Ra'yigaaga ku soo dir boostada: MPHA Public Comment, Room 204  
1001 Washington Avenue N., Minneapolis MN 55401

Waa in ra'yigaaga na soo gaaraa ugu Dambeyn 1da Diseembar 2020

Haddii aad dooneyso in xagga luqadda lagaa caawiyo, ama aad adeeg kale u baahan tahay, ama hab kale laguugu soo gudbiyo nidaamkan ama ogeysiiskan hab kale laguugu soo diro, fadlan la xiriiir 612-342-1413. Dadka maqalku ku adag yahay ee doonaya in la caawiyo waxa ay soo wici karaan Minnesota Relay ee TDD/TTY ee 1-800-627-3529.