



SPECIAL BOARD MEETING **NOTICE AND AGENDA**

November 18, 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 ZOOM**

Join via Zoom: www.is.gd/MPHAHearing2021

or use Zoom Meeting ID: 94001034493

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

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

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 October 28, 2020

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

EXECUTIVE DIRECTOR’S UPDATE

DISCUSSION: No Items

RESOLUTION: No Items



RECEIVE AND FILE:

- Monthly Performance Report for October 2020 (Abdi Warsame, Executive Director / CEO)
- Newsletters and News Clippings (Jeff Horwich, Director - Policy and Communications)

PUBLIC HEARING – Annual Updates to Housing Program Policies:

- Public Comments

Next Regular Meeting:

**Wednesday, December 16, 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
October 28, 2020**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a special meeting at 1:30 P.M. on October 28, 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 Xiong moved approval of the proposed agenda. The motion was seconded by Commissioner Brennan. 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". The Chair declared the motion carried.

Approval of Minutes:

The Minutes of a Special Meeting of September 23, 2020, were presented for approval. Commissioner Brennan moved the minutes be accepted as presented. The motion was seconded by Commissioner Wetjen. 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”. The Chair declared the motion carried.

Resident Advisory Board:

RAB Chair Lisa Anderson reported there were no board items presented for discussion.

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: MPHA continues to record few new cases. The Minneapolis Health Department shows about 75% more cases than those we are aware of. We are partnering with Hennepin County Public Health, using their data to target Covid-19 testing locations. We have partnered to bring testing to more than half of our highrise buildings, representing more than 70 percent of our public housing units. Flu shot clinics are also underway to bring free vaccinations to most of our buildings.

Staff Health: In case of a virus spike we are beginning to reflect on how we will adapt to a need to pull back operations. All MPHA employees underwent mandatory COVID-19 training in October, and staff working on site must now take their temperature and complete a health survey each day before arriving. MPHA continues to experience occasional positive employee COVID tests; however, we have noticed an uptick in staff cases. MPHA follows our cleaning and tracing protocols with each new case reported to us, with potential exposed staff quarantining at home when required.

Elliot Twins Progress: The first residents have moved into newly completed apartments, with the next phase scheduled for mid-November. All residents can now tour completed units or watch a virtual tour video. The “community link” addition is framed out and taking shape. At the first tower, window replacement is 100% complete and installation of exterior insulated panels has begun, and new water heaters and boilers are operational.

MPHA Scattered Sites: The conversion of the scattered site portfolio to project-based vouchers took place October 1, following an extraordinary agency-wide effort. The scale and positive impact of this conversion is unprecedented nationwide. This conversion unlocks at least \$3 million in new annual federal subsidy for these units (a 20% increase over MPHA’s current federal capital funding). These funds will support extensive improvements across these homes starting in mid-2021. We are now in a position to pursue a loan that will leverage this increased subsidy into still more funding to repair and build scattered site homes.

The Redwell: The first residents have moved into MPHA’s new next-door neighbor, the Redwell. MPHA has 22 project-based vouchers (PBV) at the Redwell, and the all-affordable property has rented other units to multiple families with tenant-based Section 8 vouchers from MPHA. Our PBV partnership at the Redwell is helping to fill a large gap in affordable housing in the North Loop neighborhood.



Eviction Moratorium and Housing Stability: Overlapping moratoriums continue to prevent all evictions for nonpayment of rent. MPHA has begun regional meetings with other public housing authorities to coordinate our efforts to assist households that may be falling behind on rent during this time.

Public Safety: Concerns related to homeless encampments near our properties have abated somewhat as the encampments have been moved or dispersed. MPHA continues to experience heightened public safety concerns for employees and residents reflecting increased criminal activity in the wider community.

Minneapolis COVID Emergency Housing Assistance: By administering emergency housing stability funds for the City of Minneapolis, MPHA has so far dispersed \$900,000 in city emergency COVID-19 rental help and assisted more than 500 families with more than 1,500 children.

Distribution of Essential Supplies: Using a grant from the Pohlad Family Foundation, MPHA's Community Connections team purchased nearly 14,000 essential household items, which were delivered to more than 1,800 residents across MPHA highrises. The efforts focused on residents with the greatest needs, including the elderly, disabled, and those for whom purchasing culturally-specific products was cost-prohibitive.

MPHA Budget Process: MPHA is working on the annual budget process and we anticipate more information on the budget in upcoming meetings

Receive and File Items:

After a presentation by staff and discussion, Commissioner Xiong moved approval of the Receive and File items. Commissioner Rosenbaum 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". The Chair declared the motion carried.

The following items were received and filed by the Board:

- The Monthly Performance Report for September 2020. [See Document No. 2020-42]
 - MPHA's occupancy is holding steady at 97.1% at the end of September
 - 34 new units were leased in September
 - Housing Choice Vouchers continue to house families during this time and are 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)
- Newsletters and News Clippings [See Document No. 2020-43]
- Preview of 2021 Housing Program Policy Updates [See Document No. 2020-44]

Adjournment:

There being no further business to come before the meeting, Commissioner Isse moved approval to adjourn the meeting. 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". The Chair declared the motion carried. The meeting was adjourned at 2:01 p.m.



Secretary of the Board of Commissioners

Date These Minutes Approved



Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending October 31, 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

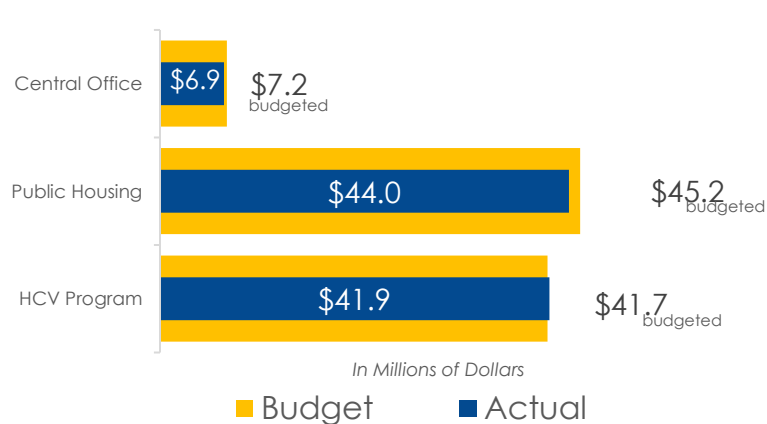
****This financial report has not yet been updated as of October because the General Ledger is not yet closed as of the distribution date of this report.****



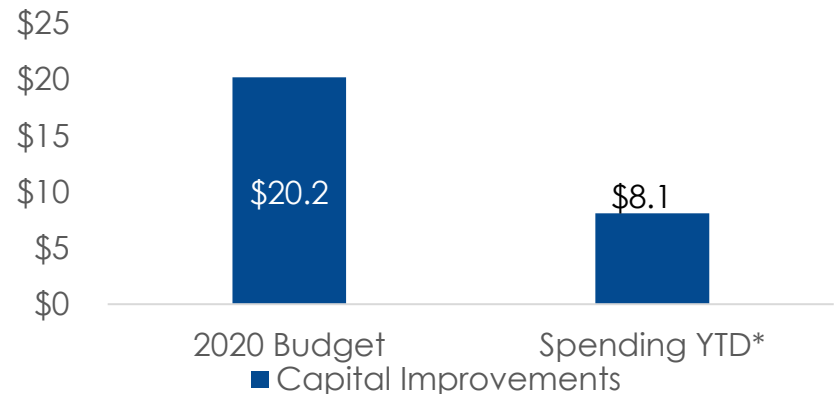
Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

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

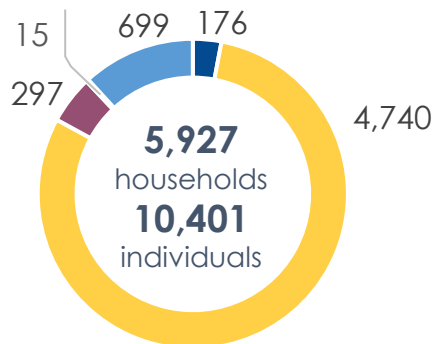


*An additional \$6.9 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*

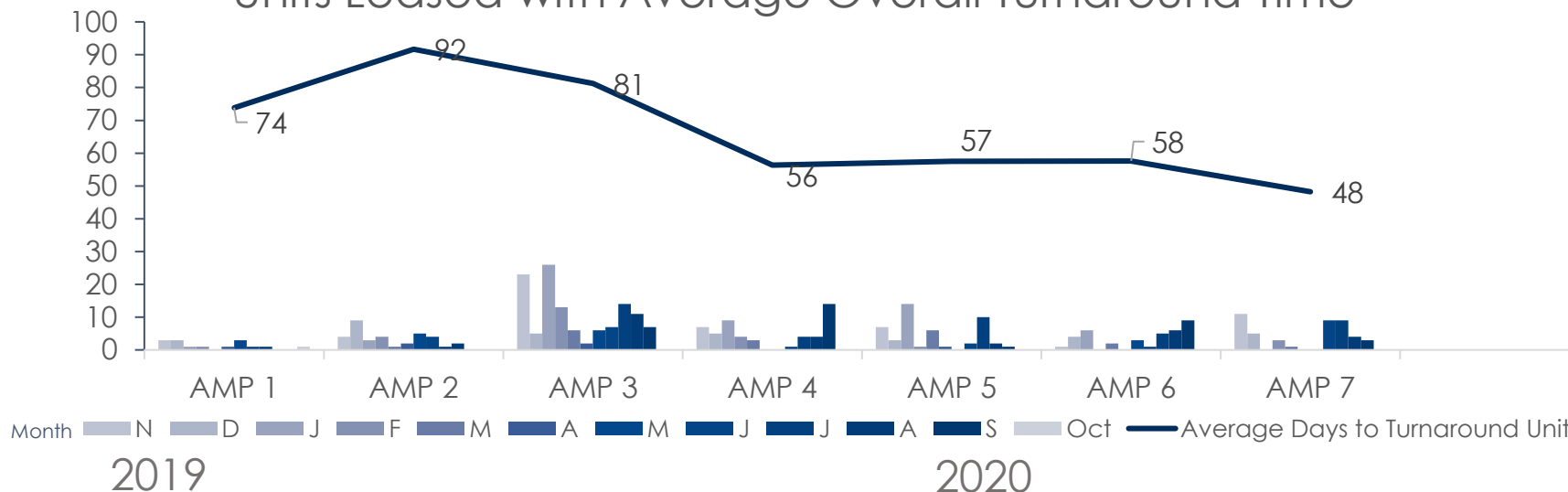


- Glendale
- MHOP
- Scattered Sites
- Highrise
- Minnehaha Towhhomes

32
new units leased
during month

96.9%
occupancy

Units Leased with Average Overall Turnaround Time***



*At any given time, units may be vacant due to normal unit turnaround or because they are undergoing renovations.

**Metropolitan Housing Opportunities Program (Hollman consent decree units owned and operated by third-parties)

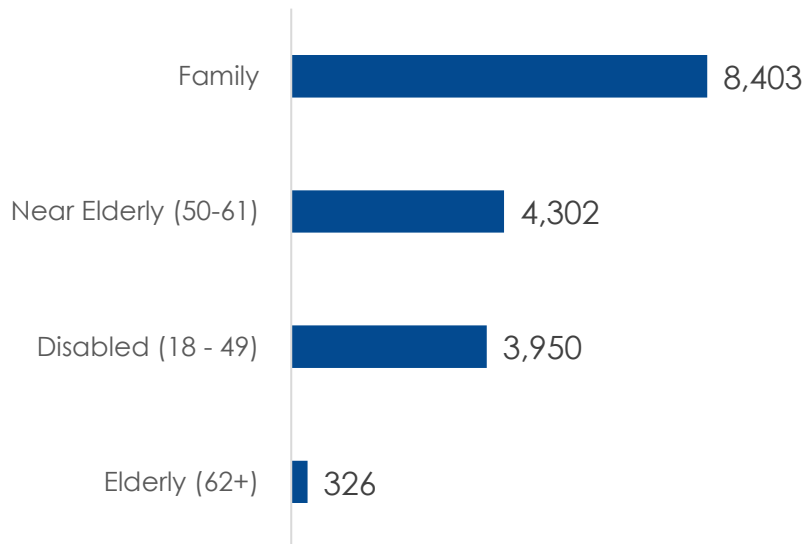
***Excluding unit transfers

Public Housing Programs

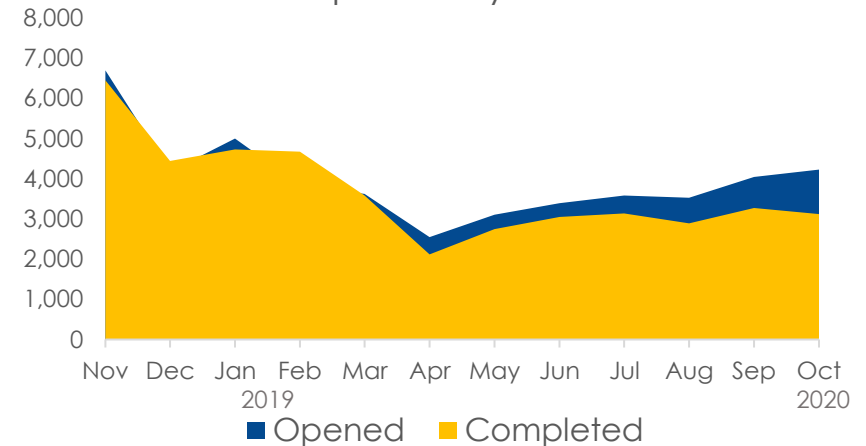


Reason for Vacating Unit	Count
Moving in with or closer to Family	8
Moving Out of Town	8
Death	8
Received S8 Voucher	4
To Nursing Home	3
Illness	3
Other	2
Mutual Agreement	2
Skip	2
Purchased Home	1
Eviction - Other	1

Applicants on Waiting List



Work Orders Opened and Completed by Month

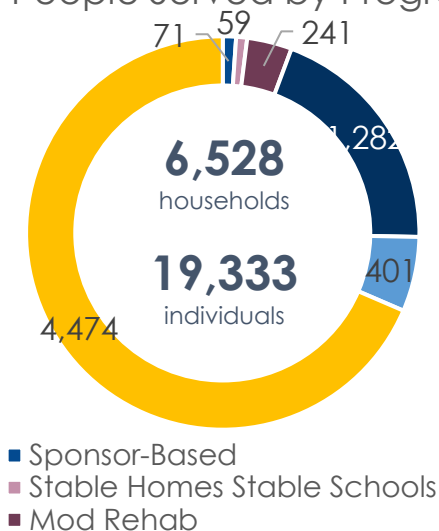


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	57	100%	0
Urgent: 1 Day	667	92%	2
After Hours Non-Emergency: 2 Days	9	89%	2
Important: 3 Days	702	79%	12
Routine: 10 Days	1,100	71%	39
Non-Routine: 20 Days	58	60%	50
Pest Control	528	100%	12

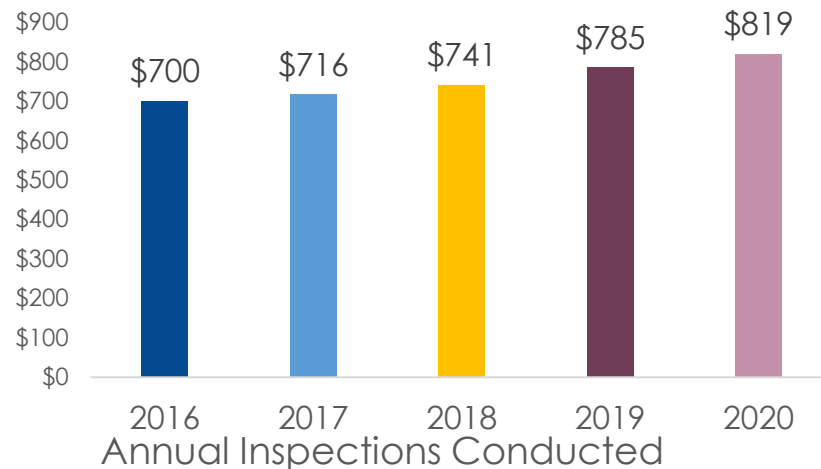
Housing Choice Voucher Programs



People Served by Program*



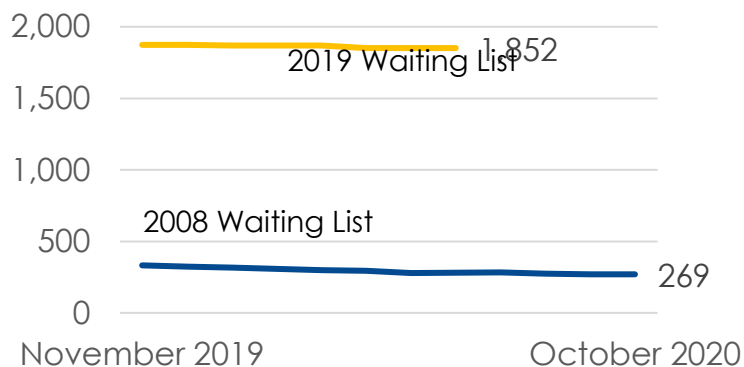
Average Housing Assistance Payment per Unit, Year to Date



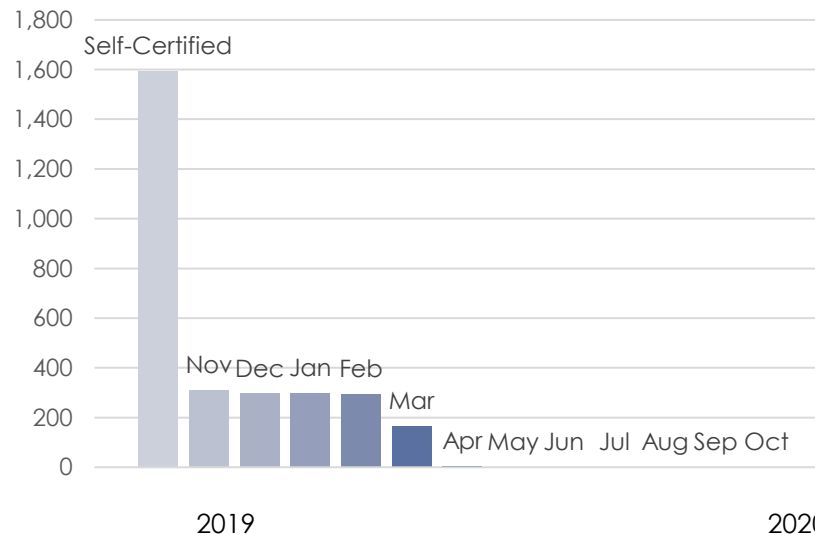
Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

Applicants on Waiting List



Self-Certified



Spotlight on Department's October Activity

Health:

- In October, COVID testing transitioned to a long-term strategy whereby testing will be done based on epidemiology data indicating buildings with high positive rates.
- An agreement with Hennepin Healthcare to deliver flu vaccines at all highrises was finalized and launched.

Education & Employment:

- Sent weekly newsletter to **552** unemployed MPHA residents / participants with an average **38%** open rate, up 8% since last month.
- Met with Blue Cross Blue Shield for a potential program sponsorship for MPHA's "Create Your Future" Program, with a planned Q1 2021 launch.
- Participated in Hennepin's County Workforce Deployment Committee with the purpose of co-creating job opportunities initiatives for MPHA/Hennepin residents/participants.

Department Operations:

- Staff began development of a volunteer program which will be designed to support residents/participants with food distribution and other events.
- New Community Connections webpage has been built, is being reviewed by stakeholders, and will go live mid-November.
- Community Connections Contract Manager launched quarterly partnership meetings to bring together organizations doing similar work at MPHA (e.g. Food Security partners). The meetings will morph into a regular collaborative space for problem-solving and service expansion.

DID YOU KNOW?

Community Connections' Assistant Director was asked to present at a CLPHA webinar titled "*All In: How Housing-Health Partnerships Evolve to Help Residents Achieve Successful Outcomes*" to highlight MPHA's work in connecting housing to health initiatives.

18
high rises
1,978
residents offered
flu vaccines

Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
1314 44 th Avenue North	Roof replacement	Planning; spring start
Hiawatha Towers	HCPD accessible unit upgrades, common area improvements	Planning
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 rd Ave S/1611 S 6 th 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; start date TBD

Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Glendale	Site lighting upgrades	In progress
Minnehaha Townhomes	Surveillance system installation	Complete
350 Van White Memorial Blvd	Corridor flooring replacement	In progress
315 Lowry Avenue North	Site security upgrades	In progress
600 18 th Avenue North	Window replacement, masonry repairs & HVAC systems replacement	In progress
Hiawatha Towers	Site security upgrades	Substantially complete
High-rises – Various sites	HVAC systems replacement	In progress
1707 3 rd Ave S	Generator & main electrical switch gear 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

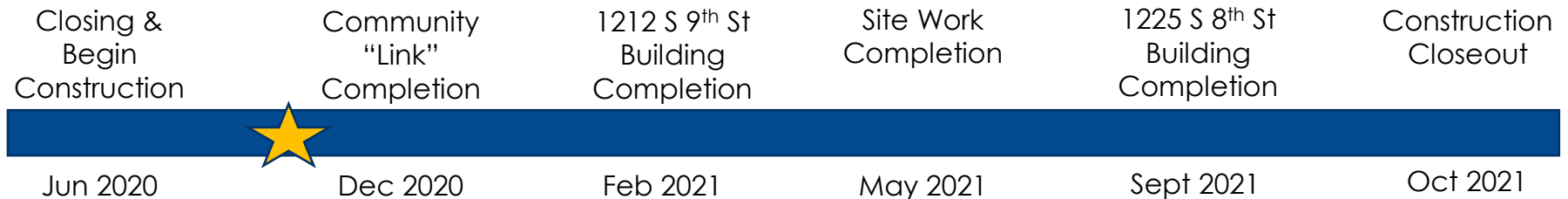
Elliot Twins RAD Conversion & Building Renovation



- **Phase II apartment rehab underway**
- **Mock unit open houses held; virtual tours available online**
- **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

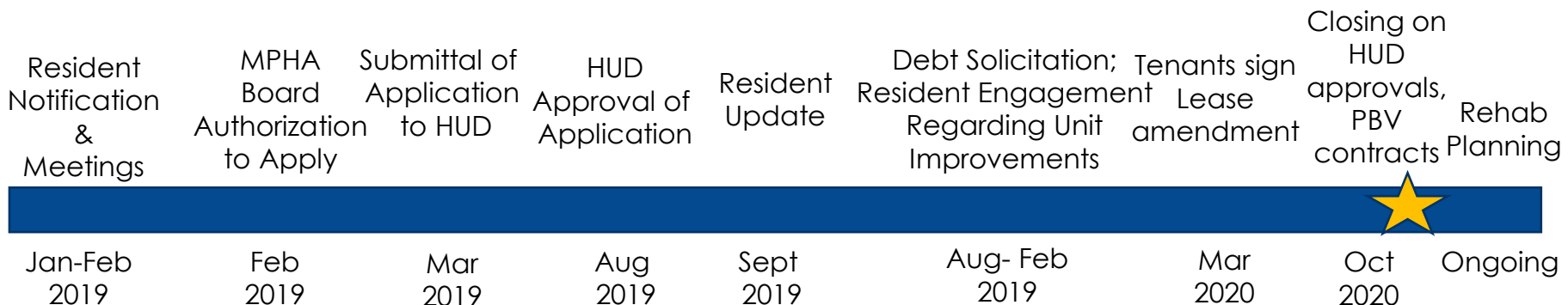


Section 18 with debt financing



- **Conversion to project-based vouchers occurred 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 (13,024 views)

Minneapolis Public Housing Authority
Published by Jeff Horwich [?] · October 15 · 🌐

Cold snap is coming, but out at Horn Towers they've been hauling in the last bounty of summer! (And having a "little" fun along the way.) 🥬 636 LBS of VEGGIES grown for residents! 🍅🥕 Great community garden leadership by Horn's Lisa Anderson along w/ Lyndale neighbors Allison and Haakon.



12

Posts for the Month
5,564 Followers



MPHA on Twitter

Top Performing Post (2,462 views)

Minneapolis Public Housing Authority @MPLSPubHousing · Oct 1

Today families are moving into The Redwell! Next door to MPHA's headquarters, @SRRealEstateMN's Redwell brings 109 units of MUCH-needed #affordablehousing to The North Loop--incl. 22 units affordable to the lowest-income families thru MPHA's project-based vouchers. #HousersAtWork



3 6 40



18

Tweets for the Month
717 Followers

October 2020

84

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



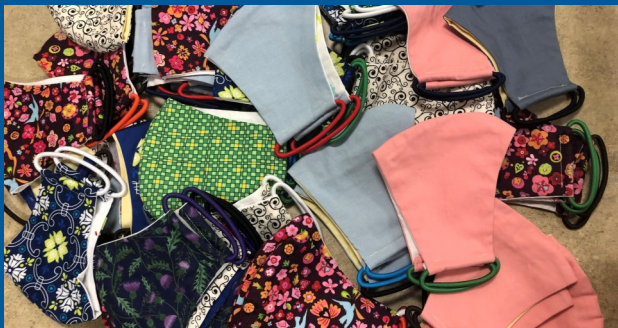
Stable Homes
Stable Schools

Stable Homes Stable Schools Proposed As Permanent

Stable Homes Stable Schools launched in 2019 as a three-year partnership between MPHA, the City of Minneapolis, and Minneapolis Public Schools. SHSS targets rental assistance and supportive services to the one in 15 MPS students affected by

homelessness. The program grew to include emergency support for low-income MPS families affected by COVID-19, and now has **reached more than 800 families and 2,300 children.**

This month, MPHA joined Mayor Jacob Frey and other partners to celebrate the **inclusion of *Stable Homes as a permanent program in the mayor's 2021 budget.*** Although it will take years to fully assess the positive impact of stable housing for these elementary students, early indicators show substantial gains in school attendance and consistent enrollment compared with unassisted families. We believe *Stable Homes Stable Schools* is just hitting its stride, and MPHA is excited to continue this innovative partnership.



Over the past six months, MPHA has received nearly **40,000 masks** donated by organizations and individuals to support MPHA staff and residents. **THANK YOU** to our community for your generosity!



National Homelessness Awareness Month

Even before COVID-19 destabilized many low-income families, Minnesota was facing near-record levels of homelessness. The last comprehensive survey by the Wilder Foundation found that homelessness increased by 10% between 2015 and 2018, with 20,000 Minnesotans homeless on an average night.

MPHA sits at a pivotal spot in the affordable housing continuum. Many people who enter our programs have experienced homelessness, and would be homeless without the assistance we provide. We provide targeted assistance through programs like *Stable Homes Stable Schools*, and our new *Minnehaha Townhomes*. Yet we are keenly aware that more than 20,000 families remain on our waiting lists, some of whom are homeless tonight. **This November, pause to think of the people experiencing homelessness in our city, and how much more we have to do.**



MPHA received a \$50,000 grant from the **Pohlad Family Foundation** to fund the immediate need for toiletries and cleaning supplies for over **1,848 households** in our high-rise buildings. As you can see, MPHA Community Connections and property management staff have been excited to distribute it all!