



# **AMENDED** **NOTICE AND AGENDA**

**January 27, 2021**

**A SPECIAL/ANNUAL 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 IN MINNEAPOLIS, MINNESOTA. PLEASE DIAL-IN:**

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

The Resident Advisory Board will meet at 12:00 Noon, same date 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 December 16, 2020
- Election of Officers and Committee Appointments

**RESIDENT ADVISORY BOARD – RAB Chairperson Comments**

**EXECUTIVE DIRECTOR’S UPDATE**

**DISCUSSION:**

1. Meeting Schedule for 2021 Board Meetings (Abdi Warsame, Executive Director / CEO)
2. Roof Replacement at Hamilton Manor (Laura Dykema, Director of Planning & Development)



**RESOLUTION:**

3. Fourth Amendment to MPHA's MTW Agreement (Jeff Horwich, Director - Policy & Communications)
4. Amended Application for HUD Housing Choice Voucher Mobility Demonstration (Kyle Hanson, Director – Housing Choice Voucher Program)

**RECEIVE AND FILE:**

- Monthly Performance Report for December 2020 (Abdi Warsame, Executive Director / CEO)
- Diversity, Equity and Inclusion (DEI) Annual Plan (Albert Jordan, Director – Human Resources & DEI)
- Newsletters and News Clippings (Jeff Horwich, Director – Policy & Communications)

**Next Regular Meeting:**

**Wednesday, February 24, 2021 - 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  
December 16, 2020**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a special meeting at 1:30 P.M. on December 16, 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 Rosenbaum moved approval of the proposed agenda. The motion was seconded by Commissioner Letofsky. 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 the Regular Meeting of November 18, 2020, were presented for approval. Commissioner Mohamud moved the minutes be accepted as presented. The motion was seconded by Commissioner Rosenbaum. 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:**

Michael Russell on behalf of Lisa Anderson, Chaired the RAB Meeting. RAB reported that all items on the agenda were discussed and 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 in Public Housing:** The Minneapolis Health Department continues to report new cases in MPHA high-rise buildings:

- 429 total high-rise cases since March, including 29 deaths.
- 40 new cases in the past two weeks.
- Each high-rise building has reported at least one case.
- The building with the most cases has 31 to-date, which is about 9% of units in the building.
- 39% percent of cases in MPHA highrises required hospitalization, compared to 7% city-wide.
- 59% of high-rise cases were in people over 65; at least 80% were people of color.

MPHA continues to work with Hennepin County and other partners to target testing to buildings based upon this data. This week MPHA and the St. Paul PHA sent a joint letter state health and housing leaders, stating that public health vaccination priorities would be effectively addressed by prioritizing public housing highrises.

**Staff and Operations:** MPHA continues to operate under “Phase 3” COVID protocols (on a scale of 4), after moving to this more restricted stance last month. Current employee COVID-19 cases are down from last month, with three employees currently out with COVID-19.

**HUD Emergency Safety and Security Grant:** MPHA has applied to HUD for \$235,000 to help fund more security cameras at the Hiawathas, Feeney Manor, and 350 Van White Memorial Blvd. These locations experienced a spike in security incidents during the summer months, including nearby homicides and car-jackings. Our application included letters of support from the Minneapolis Highrise Representative Council and local police precincts. We expect to hear back on the grant application in mid-January.

**Elliot Twins Progress:** Construction is on-track. The second phase of apartment renovation and resident moves into newly completed apartments is complete. A third phase of apartment renovations is currently underway. The “community link” continues to take shape and we are projecting February 2021 completion of that addition.

**2021 Moving to Work Plan:** MPHA’s has received initial comments from HUD. The comments are primarily focused on additional detail regarding the proposed Regional MTW Agency. We are in communication with HUD to resolve remaining questions.



**Technology Updates to Highrise Offices:** MPHA is conducting substantial upgrades to improve the internet speeds and other technology at our property offices. This includes network upgrades at all major sites, and replacement of W-Fi infrastructure at three sites. We are also replacing more than 30 outdated copy/print/scan machines with new technology.

**OnePlatform:** MPHA's major strategic project to move our core functions to a new, unified software platform (Yardi Voyager) is nearing the finish line. The "Go Live" date has been pushed out slightly to February 1.

**Item No. 1: Write-Off Delinquent Accounts for Former Public Housing Tenants**

After a brief presentation by staff and discussion, Commissioner Brennan moved approval of the recommendation set forth in the Report. Commissioner Letofsky seconded the motion. Upon a roll call vote, Nine Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen, Xiong and Chair Issa) and no Commissioner voted "nay". The Chair declared the motion carried. [See Document No. 2020-47]

**Item No. 2: Approval of the 2021 MPHA and 2021 Elliotts LP Budget**

After a presentation by staff and discussion, Commissioner Wetjen moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Brennan 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. [See Document No. 2020-48] [See Resolution No. 20-206]

**Item No. 3: Annual Updates to Housing Program Policies**

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 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. [See Document No. 2020-49] [See Resolution No. 20-207]

**Item No. 4: Updates to MPHA Procurement Policy**

After a presentation by staff and discussion, Commissioner Wetjen made an amendment to clarify the first sentence of the second paragraph of Section 5.2 of the Procurement Policy; *"Under small purchase procedures, the MPHA shall obtain a reasonable number of quotes (at least two) for amounts between \$10,000 to \$175,000; . . ."* Commissioner Rosenbaum moved approval to accept the amendment to "Section 5.2 Small Purchase Procedure. 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.



Commissioner Xiong moved approval of the recommendation set forth in the Board 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”. The Chair declared the motion carried. [See Document No. 2020-50] [See Resolution No. 20-208]

**Item No. 5:      Compendium of MPHA Administrative Policies**

After a presentation by staff and discussion, Commissioner Beckmen 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, Eight Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Wetjen, Xiong and Chair Issa) and no Commissioner voted “nay”. The Chair declared the motion carried. [See Document No. 2020-51] [See Resolution No. 20-209]

**Receive and File Items:**

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

The following items were received and filed by the Board:

- The Monthly Performance Report for November 2020. [See Document No. 2020-52]
- Newsletters and News Clippings [See Document No. 2020-53]

**Adjournment:**

There being no further business to come before the meeting, Commissioner Xiong 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”. The Chair declared the motion carried. The meeting was adjourned at 2:37 p.m.

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Secretary of the Board of Commissioners

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Date These Minutes Approved



January 27, 2021

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Meeting Schedule for 2021 Board Meetings

**Previous Directives:** The Board of Commissioners adopted bylaws which provide that the Board adopts its annual meeting schedule at the first meeting held each year.

**Resident Advisory Board Review/Recommendations:** Not Applicable.

**Budget Impact:** Not Applicable

**Affirmative Action Compliance:** Not Applicable

**Procurement Review:** Not Applicable

**RECOMMENDATION:** It is recommended that the Board of Commissioners approve the regular meeting schedule for 2021 as presented below.

The following is the proposed schedule for regular meetings of the Minneapolis Public Housing Authority Board of Commissioners for the year 2021. Unless otherwise duly noticed all meetings will be held at 1001 Washington Avenue North, Minneapolis, Minnesota at 1:30 p.m.

Wednesday, January 27, 2021 (annual)  
Wednesday, February 24, 2021  
Wednesday, March 24, 2021  
Wednesday, April 28, 2021  
Wednesday, May 26, 2021  
Wednesday, June 23, 2021  
Wednesday, July 28, 2021  
Wednesday, August 25, 2021  
Wednesday, September 22, 2021  
Wednesday, October 27, 2021  
Wednesday, November 17, 2021  
Wednesday, December 15, 2021

Please note that the meetings are held on the fourth Wednesday, of each month with the exceptions of November and December, which will be held on the third Wednesday of the month because of the holidays.



This Report was prepared by Paula Sotelo, Executive Assistant to ED/CEO. For further information please call Abdi Warsame, Executive Director / CEO, at 612-342-1495.





January 27, 2021

Agenda Item 2

## REPORT TO THE COMMISSIONERS

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

**SUBJECT:** Roof Replacement at Hamilton Manor

**Previous Directives:** The Board previously approved the Capital Fund Program (CFP) Plan for FY 2020 as part of the Agency's 2020 Moving to Work (MTW) Plan.

**Resident Council Review/Recommendation:** This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's January 27, 2021 meeting.

**Budget Impact:** Expenditures will be charged to the Capital Fund Program.

**Affirmative Action Compliance:** The contractor has signed an Equal Opportunity / Affirmative Action Policy statement. Additionally, the contractor intends to utilize W/MBE and Section 3 vendors for portions of the work. MPHA will monitor compliance.

**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 or his designee to execute a contract and all related documents with Palmer West Construction in the amount of \$734,950 for roof replacement at Hamilton Manor located at 1314 44<sup>th</sup> Avenue North.

Hamilton Manor is a six-story, seniors midrise with 220 units. The age of the existing built-up roof system is over 20 years and, although MPHA has performed regular maintenance to extend its serviceable life, roof replacement is now needed. Along with a new, 30-year fully adhered roof system, the scope of this project also includes replacing the existing building lightening protection as well as adding fall protection measures so staff and vendors can safely perform maintenance in the future.



On November 24, 2020, an invitation for bids was publicly advertised with a bid due date of January 7, 2021. The following bids were received:

Palmer West Construction	\$ 734,950.00
Central Roofing	\$ 754,584.00
Diverse Construction Services	\$ 763,950.00
Berwald Roofing	\$ 907,935.00
John A. Dalsin & Son	\$ 979,750.00
Commercial Roofing	\$1,127,245.00
Camacho Contractors	\$1,154,710.00
Becsom Corporation	\$1,290,239.00
A.W. Farrell & Son	\$2,380,961.00

The low bidder, Palmer West Construction, has successfully completed several roof replacement projects and staff is confident they will perform well for MPHA on this project.

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



## Agenda Item 3

January 27, 2021

### REPORT TO THE COMMISSIONERS

**FROM:** Abdi Warsame, Executive Director/CEO  
**SUBJECT:** Fourth Amendment to MPHA's MTW Agreement

**Previous Directives:** None

**Resident Notification:** Not applicable

**Impact on Budget:** None

**Recommendation:** Staff recommend adopting this technical amendment to MPHA's Moving to Work Agreement, implementing new regulatory waivers to support the waiver of "independent entity" requirements for agency-owned properties with project-based vouchers. This amendment was authored by and has been recommended to all MTW agencies by HUD.

This board resolution concerns a technical amendment to MPHA's Moving to Work (MTW) Agreement. It is inconsequential to MPHA's current operations or activities, although it may insulate MPHA against future compliance risk. We bring it before the board at the request of the MTW Program Office of the U.S. Department of Housing and Urban Development (HUD), which has made the same request of all 39 MTW agencies.

MPHA's MTW Agreement is the contract that forms the basis of our relationship with HUD. Among many other things, the MTW Agreement includes Attachment C, a list of regulatory waivers available to MTW agencies as we use our MTW flexibility to pursue the statutory goals of the MTW Demonstration.

It has been the stance of MPHA and other MTW agencies that this list is not exhaustive. HUD has a strong preference for MTW agencies to craft activities from among the explicitly given list of waivers. Nonetheless, HUD's MTW office has worked with agencies to establish standards for certain activities based upon regulatory waivers that are not in Attachment C.

One such activity was adopted by MPHA in its 2020 MTW Annual Plan: *Inspections and Rent-Reasonableness for MPHA-Owned Properties* (2020 – 1). This activity allows MPHA to continue to perform its own inspections and make determinations of rent-reasonableness for agency-

owned PBV properties.<sup>1</sup> This activity is appealing to MTW PHAs that have converted public housing properties to PBV subsidy (through RAD or otherwise), in that it allows them to essentially continue the same in-house practices they established for these properties under public housing, rather than pay an external vendor to perform them. The activity addresses the statutory MTW goal of “cost effectiveness.”

MPHA drafted and adopted this activity using a set of regulatory waivers provided by HUD and our outside counsel, based upon HUD’s established practice with other agencies who have adopted it. HUD subsequently approved the activity in MPHA’s 2020 MTW Annual Plan.

Concurrently, HUD’s MTW Office was determining how to implement an opinion from HUD’s Office of Inspector General (OIG) regarding this type of activity. According to the HUD OIG, this activity (as established at other agencies prior to MPHA) was not valid because it lacked an explicit waiver in the MTW Agreement. HUD’s solution was to draft the language for such a waiver, which they asked MTW agencies to adopt as an amendment to the MTW Agreement. This amendment is attached to this report and resolution, verbatim as provided by HUD.

HUD first shared this amendment with agencies at an awkward time in MPHA’s MTW plan cycle. In February 2020, MPHA was still awaiting HUD’s approval of our 2020 MTW Annual Plan, including this activity crafted with the “old” regulatory authorizations. As the matter was not urgent, staff opted to wait until we were outside of our MTW plan cycle rather than risk causing confusion with this technical change. We communicated our intention with HUD staff, who replied that they were comfortable with MPHA postponing.

The proposed amendment updates the language of four relevant sections of Attachment C of the MTW Agreement. Although we have been assured of such by HUD, MPHA policy staff have also analyzed the language in the proposed amendment and reached our own determination that it will have no adverse impact upon MPHA’s MTW Activity 2020-1 or any other aspect of our operations.

Although HUD has characterized this amendment as “optional,” they strongly urge its adoption by agencies such as MPHA that have implemented this activity. Doing so protects MPHA against any hypothetical challenge as to the legality of this MTW activity. MPHA staff wish to note that while adoption of this particular amendment is in the agency’s best interest, this action is not intended to signify MPHA’s general assent to the broader theory that regulatory waivers available to MTW PHAs must explicitly be enumerated under Attachment C.

Upon board passage, ED Warsame will sign the amendment, which we will transmit to HUD for counter-signature.

A copy of the recommended Board Resolution and the proposed amendment are attached to this report. This report was prepared by Jeff Horwich, Director of Policy & Communications ([jhorwich@mplspha.org](mailto:jhorwich@mplspha.org)).

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<sup>1</sup> “Rent-reasonableness” refers to the total contract rent (tenant rent payment plus subsidy) of a unit. MPHA’s determination of rent-reasonableness does not have any bearing upon the calculation of the tenant rent payment, which is based upon 30 percent of adjusted household income.



Agenda Item 3

January 27, 2021

### **RESOLUTION No. 21-210**

**WHEREAS**, the Minneapolis Public Housing Authority in and for the City of Minneapolis (MPHA) signed a Moving to Work (MTW) Agreement with the U.S. Department of Housing and Urban Development (HUD) on January 6, 2008, making MPHA a full-status MTW Agency; and

**WHEREAS**, MPHA and HUD may, by mutual agreement, amend the MTW Agreement as needed to address unforeseen issues, discrepancies, or developments; and

**WHEREAS**, HUD has recommended that all MTW agencies adopt the attached amendment to provide explicit waiver authority in the MTW Agreement for an increasingly common MTW activity that waives “independent entity” requirements for agency-owned PBV properties; and

**WHEREAS**, MPHA and HUD have previously approved such an activity (2020 – 1) in MPHA’s 2020 MTW Annual Plan; and

**WHEREAS**, this implemented activity provides an operational benefit to MPHA, which we may further safeguard by adopting HUD’s recommended amendment;

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of MPHA that the agency adopt the attached “Fourth Amendment to Amended and Restated Moving to Work Agreement Between U.S. Department of Housing and Urban Development and Minneapolis Public Housing Authority.”

**FOURTH AMENDMENT**  
**TO**  
**AMENDED AND RESTATED MOVING TO WORK AGREEMENT**  
**BETWEEN**  
**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
**AND**  
**MINNEAPOLIS PUBLIC HOUSING AUTHORITY**

This Fourth Amendment to the Moving to Work (“MTW”) Agreement (“Agreement”) is entered into by and between the United States of America through the U.S. Department of Housing and Urban Development (“HUD”) and Minneapolis Public Housing Authority (“Agency”) and is effective on the date of execution by HUD following execution by the PHA. Unless otherwise defined herein, all capitalized terms used herein shall have the same meanings ascribed to them in the Agreement.

This Amendment replaces the language in authorizations D.1.f., D.5., D.7.a. and D.7.d of Attachment C as follows:

**1. Section D.1.f. of Attachment C is replaced with the following language:**

f. The Agency is authorized to determine property eligibility criteria, including types of units currently prohibited by Section 8 regulations and shared living facilities, subject to HUD’s subsidy layering requirements. The Agency may also waive the independent entity requirements for PHA-owned units. If the Agency chooses to use this authorization, it will need to provide a transition plan to both the affected residents and HUD prior to the end of the demonstration. *This authorization waives certain provisions of Sections 8(o)(11) and 8(p) of the 1937 Act and 24 C.F.R. 983.53-54, and 982 Subparts H and M as necessary to implement the Agency's Annual MTW Plan.*

**2. Section D.5. of Attachment C is replaced with the following language:**

**5. Ability to Certify Housing Quality Standards**

The Agency is authorized to certify that housing assisted under MTW will meet housing quality standards established or approved by HUD. The certification form will be approved or provided by HUD. The agency is also authorized to perform HQS inspections on PHA-owned HCV and PBV units in lieu of the independent inspection requirements. *This authorization waives certain provisions of Section 8(o)(8) and 8(o)(11) of the 1937 Act, 24 C.F.R. 982.352(b), and 24 C.F.R. 982, Subpart I as necessary to implement the Agency's Annual MTW Plan.*

**3. Section D.7.a of Attachment C is replaced with the following language:**

a. The Agency is authorized to project-base Section 8 assistance at properties owned directly or indirectly by the Agency that are not public housing, subject to HUD's requirements regarding subsidy layering. If the Agency chooses to project-base Section 8 assistance at such properties, the Agency recognizes and accepts that such units would no longer be eligible for operating subsidy provided under Section 9(e) of the 1937 Housing Act or for future capital funds provided under section 9(d) for those units if it chooses to use this authorization. Project-based assistance for such owned units does not need to be competitively bid, nor are the owned units subject to any required assessments for voluntary conversion. The Agency may also waive the independent entity requirements for PHA-owned units. *This authorization waives certain provisions of Sections 8(o)(11) and 8(o)(13)(B and D) of the 1937 Act and 24 C.F.R. 982.1, 982.102 and 24 C.F.R. Part 983, as necessary to implement the Agency's Annual MTW Plan.*

**4. Section D.7.d. of Attachment C is replaced with the following language:**

d. All units that receive project-based Section 8 assistance must meet either (i) existing HQS standards established by the Secretary or (ii) a local standard for communities receiving project-based Section 8 assistance developed by the Agency and approved by the Secretary pursuant to this MTW Agreement, as applicable. The agency is authorized to perform HQS inspections on PHA-owned HCV and PBV units in lieu of the independent inspection requirements. *This authorization waives certain provisions of Sections 8(o)(8) and 8(o)(11) of the 1937 Act, and 24 C.F.R. 983.103(f) and 24 C.F.R. 982 Subpart I as necessary to implement the Agency's Annual MTW Plan.*

IN WITNESS WHEREOF, the parties have caused this Amendment to Attachment C to be executed by their duly authorized representatives.

MINNEAPOLIS PUBLIC HOUSING AUTHORITY

By: \_\_\_\_\_

Name: Abdi Warsame

Its: Executive Director/CEO

Date:

UNITED STATES DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT

By: \_\_\_\_\_

Name:

Its:

Date:



Agenda Item 4

January 27, 2021

## REPORT TO THE COMMISSIONERS

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

**SUBJECT:** Amended application for HUD Housing Choice Voucher Mobility Demonstration

**Previous Directives:** None

**Resident Notification:** Not applicable

**Impact on Budget:** The Federal NOFA provides funding for additional staffing costs and provides additional new vouchers for the program. If awarded MPHA will be the lead agency and there will be annual reporting and tracking costs associated with the work.

**Recommendation:** Approve the attached resolution, which affirms and asserts MPHA's interest in participating in HUD's Housing Choice Voucher Mobility Demonstration, and our willingness to comply with all applicable evaluation, reporting, and other requirements.

### Overview

The Minneapolis Public Housing Authority (MPHA) and the Metropolitan Housing and Redevelopment Authority (Metro HRA) have agreed to partner in our application to HUD for the Mobility Demonstration grant program. HUD recently sent new rules clarifying that if agencies are jointly applying for the Mobility application and a new round of MTW applications, they cannot accept both awards. Metro HRA is applying for both cohorts. HUD is advising agencies in this situation, to send in a second application, as the sole applicant. The second application will be scored only if Metro HRA is accepted into a new MTW cohort and declines to be part of the joint mobility award.

### Background

According to "The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Experiment" by Chetty, Hendren and Katz, American Economic Review, "growing up in neighborhoods with lower levels of poverty improves children's academic achievement and long-term chances of success and reduces intergenerational poverty". Further research from the New England Journal of Medicine (Ludwig, Sanbonmatsu,



Gennetian, etc. al.) found that children who move to low-poverty neighborhoods have also been shown to “experience lower rates of hospitalizations, lower hospital spending, and some changes in mental health over the long-term.”

In a randomized controlled trial implemented at the Seattle Housing Authority and King County Housing Authority, researchers tested whether offering a set of housing mobility-related services to voucher families resulted in more moves to opportunity areas. This study’s conclusion was that yes, the provision of mobility-related services did help to create strong gains in the number of families that moved to opportunity areas. HUD now intends to scale up the Seattle-King County research by funding approximately 10 additional cities/areas in order to learn whether a selected set of mobility-related services is more or less effective than a comprehensive set of mobility-related services, and if so, which services are most effective. The ten new sites will be selected by HUD via a national competition. Applications to participate in the demonstration are due to HUD via email no later than October 13, 2020.

The primary purposes of the Housing Choice Voucher Mobility Demonstration are to provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity area, and to evaluate the effectiveness of the strategies pursued under the demonstration.

#### Applicant Requirements

Applicants are required to evidence their interest in participating in the demonstration, and must agree to comply with all applicable grant requirements, the evaluation, and the reporting requirements in Section XII Reporting and Recordkeeping Requirements described below:

### **XII. Reporting and Recordkeeping Requirements**

#### Federal Audit Reporting

MPHA will submit performance and financial reports under Office of Management and Budget (OMB) guidance and program instructions. MPHA acknowledges that since the total Federal share of the Mobility Demonstration Program award will be more than \$500,000, we may be subject to post award reporting requirements reflected in 2 CFR part 200, appendix XII-Award Term and Condition for Recipient Integrity and Performance Matters.

#### Public and Indian Housing Information Center (PIC) Reporting

MPHA will follow the HUD requirements for PIC Reporting under the Mobility Demonstration Program grant guidelines. This may include using new program codes on line 2n of Form HUD-50058 (e.g. MDV). We agree to 100% of PIC reporting for the MDVs, including submission of voucher issuance date and voucher expiration date.

#### Voucher Management System Reporting

MPHA will follow HUD guidance for reporting MDV HAP and unit months leased, and mobility-related service expenditures in the Voucher Management System.

#### Reporting on non-HUD Funds

MPHA will follow HUD guidance on reporting related to the use of non-HUD funds contributed to the demonstration.

#### Performance Reporting

MPHA will submit, at least annually, a report documenting achievement of outcomes under the purpose of the program and the work plan in the award agreement.

#### Race, Ethnicity, and other Data Reporting

MPHA will provide HUD funded program benefits to individuals or families to report data on the race, color, religion, sex, national origin, age, disability, and family characteristics of persons and households who are applicants for, participants in, or beneficiaries or potential beneficiaries of HUD programs in order to carry out the Department's responsibilities under the Fair Housing Act, Executive Order 11063, Title VI of the Civil Rights Act of 1964, and Section 562 of the Housing and Community Development Act of 1987.

*Copies of any recommended Board Resolutions are attached to this report. This report was prepared by Kyle Hanson, Director of the Housing Choice Voucher Program ([khanson@mplspha.org](mailto:khanson@mplspha.org)).*



Agenda Item 4

January 27, 2021

#### **RESOLUTION No. 21-211**

**WHEREAS**, the Department of Housing and Urban Development recently published a Notice in the Federal Register that implements the Housing Choice Voucher (HCV) mobility demonstration authorized by the Consolidated Appropriations Act, 2019 and the Further Consolidated Appropriations Act, 2020. The Notice in its entirety can be found at, Docket No. FR-6191-N-01, 85 Federal Register 42890 et. seq.; and

**WHEREAS**, the primary purposes of the Housing Choice Voucher Mobility Demonstration are to provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity area, and to evaluate the effectiveness of the strategies pursued under the demonstration; and

**WHEREAS**, the Minneapolis Public Housing Authority (MPHA) intends to apply and, if granted an award, participate in the Mobility Demonstration grant program; and

**WHEREAS**, the recipients of such grant funding are required to evidence their interest in participating in the demonstration, and must agree to comply with all applicable grant requirements, the evaluation, and the reporting requirements found in the Notice referenced above;

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of MPHA that the board affirms and asserts MPHA's interest in participating in HUD's Housing Choice Voucher Mobility Demonstration in partnership with Metro HRA and as outlined herein, and affirms and asserts MPHA's willingness to comply with all applicable requirements, the evaluation, and the reporting requirements as delineated in Section XII Reporting and Recordkeeping Requirements, Notice of Federal Award, Docket No. FR-6191-N-01, 85 Federal Register 42890 at 42910, 42911.



# Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending December 31, 2020

## Contents

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

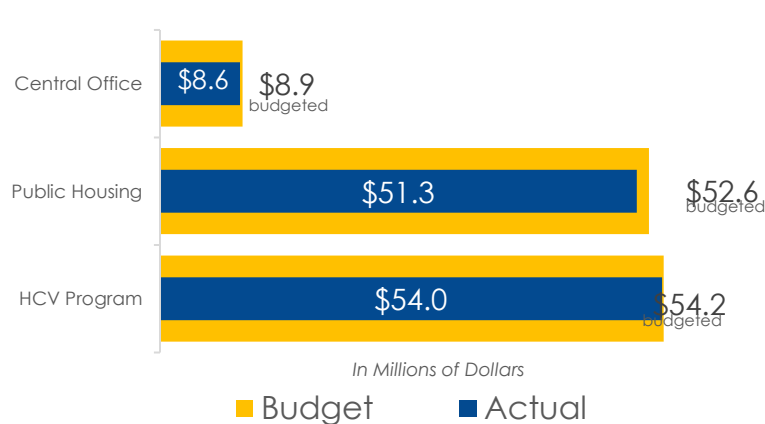
**\*\*This financial report is as of November because the General Ledger is not yet closed for December as of the distribution date of this report.\*\***



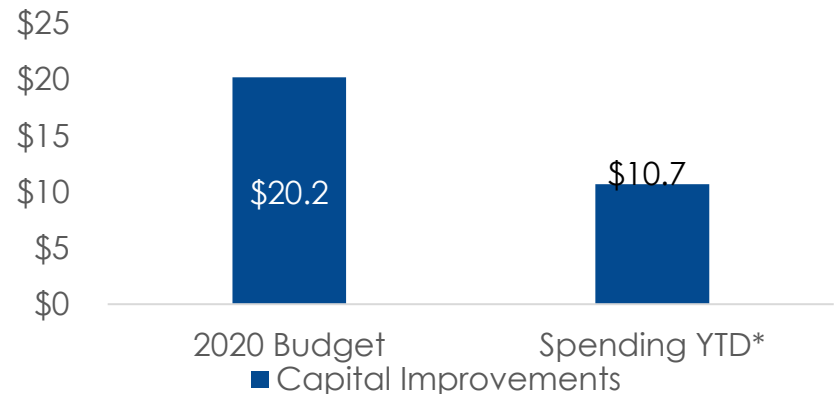
## Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 19,308,251	\$ 19,096,590	\$ (211,661)	-1%
Public Housing Operating Subsidy	\$ 19,786,038	\$ 19,452,468	\$ (333,570)	-2%
HCV HAP Subsidy & Admin Fees	\$ 52,474,625	\$ 52,569,927	\$ 95,302	0%
Other Revenues, Fees, & Grants	\$ 3,742,509	\$ 2,647,040	\$ (1,095,469)	-29%
Transfers-In	\$ 1,104,186	\$ 1,270,128	\$ 165,942	15%
<b>Total Sources</b>	<b>\$ 96,415,609</b>	<b>\$ 95,036,153</b>	<b>\$ (1,379,456)</b>	<b>-1%</b>
<b>Uses</b>				
Public Housing Operations	\$ 52,642,169	\$ 51,256,278	\$ 1,385,891	3%
Housing Choice Vouchers	\$ 45,711,341	\$ 44,885,703	\$ 825,638	2%
MTW Initiatives	\$ 91,533	\$ 48,381	\$ 43,152	47%
Human Services	\$ 466,700	\$ 353,198	\$ 113,502	24%
<b>Total Uses</b>	<b>\$ 98,911,743</b>	<b>\$ 96,543,560</b>	<b>\$ 2,368,183</b>	<b>2%</b>
<b>Net Sources/(Uses)</b>	<b>\$ (2,496,134)</b>	<b>\$ (1,507,407)</b>	<b>\$ 988,727</b>	<b>40%</b>

### Year to Date (YTD) Expenses



### MTW Capital Fund Program

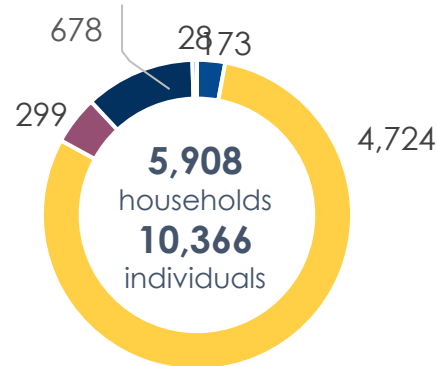


\*An additional \$7.6 million is under obligation for capital projects YTD

# Public Housing Programs



## Occupied Units\*

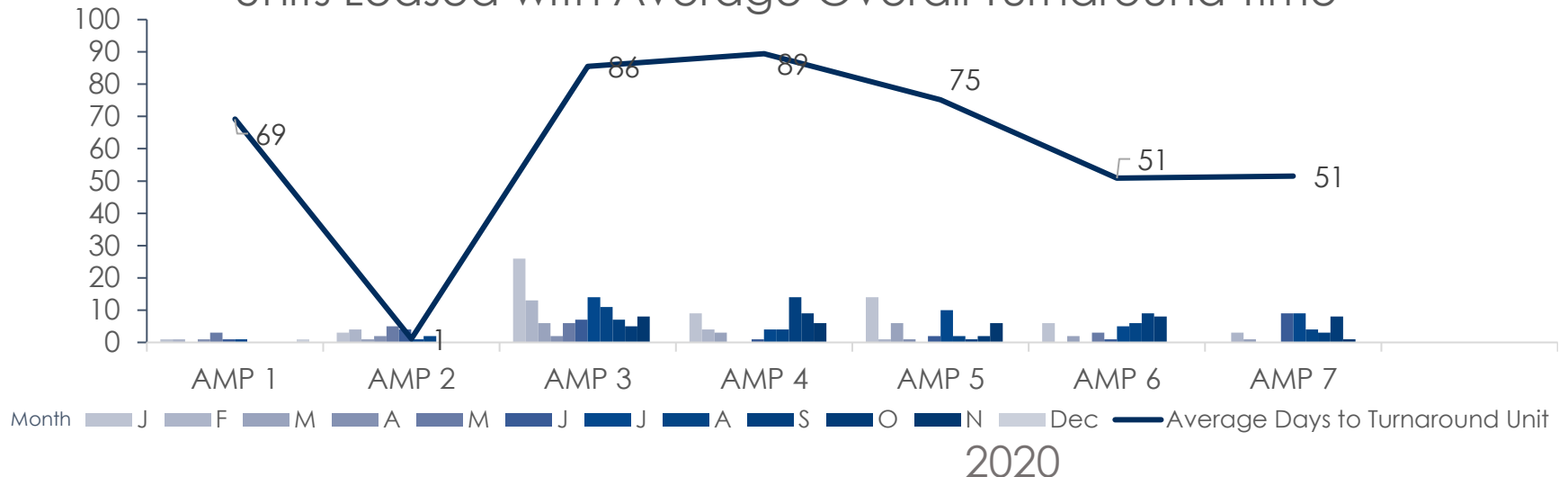


- Glendale
- MHOP
- Scattered Sites
- Highrise
- Minnehaha Towhomes

**41**  
new units leased  
during month

**96.4%**  
occupancy

## Units Leased with Average Overall Turnaround Time\*\*\*



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

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

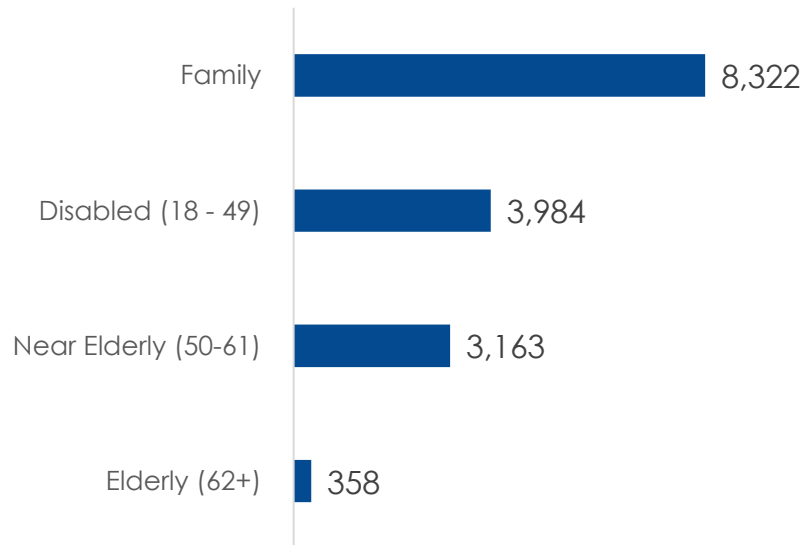
\*\*\*Excluding unit transfers

## Public Housing Programs

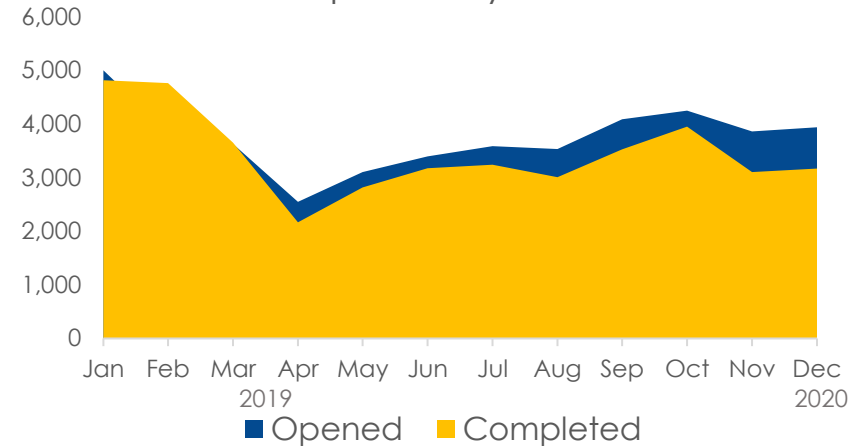


Reason for Vacating Unit	Count
Death	14
Moving Out of Town	5
To Nursing Home	5
Illness	3
Moving in with or closer to Family	3
Dislike Unit	2
Skip	2
Other	1
Eviction - Other	1

### Applicants on Waiting List



### Work Orders Opened and Completed by Month

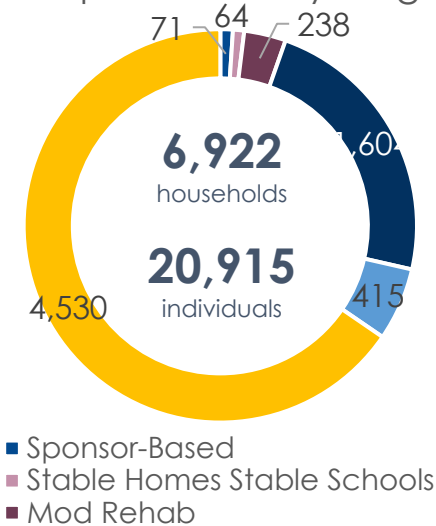


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	71	100%	0
Urgent: 1 Day	721	88%	6
After Hours Non-Emergency: 2 Days	18	100%	0
Important: 3 Days	570	81%	9
Routine: 10 Days	1,175	79%	22
Non-Routine: 20 Days	33	33%	103
Pest Control	584	100%	11

# Housing Choice Voucher Programs



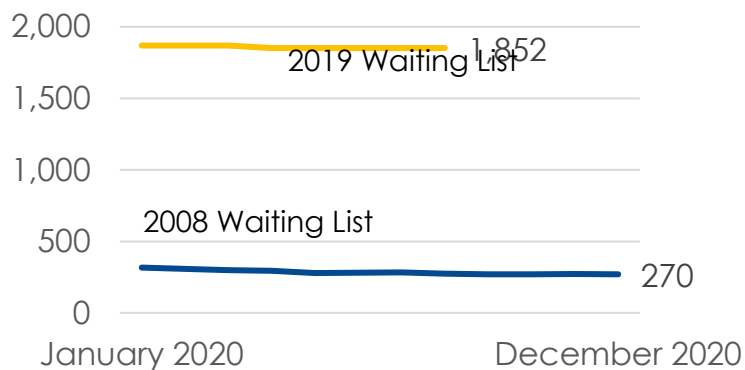
People Served by Program\*



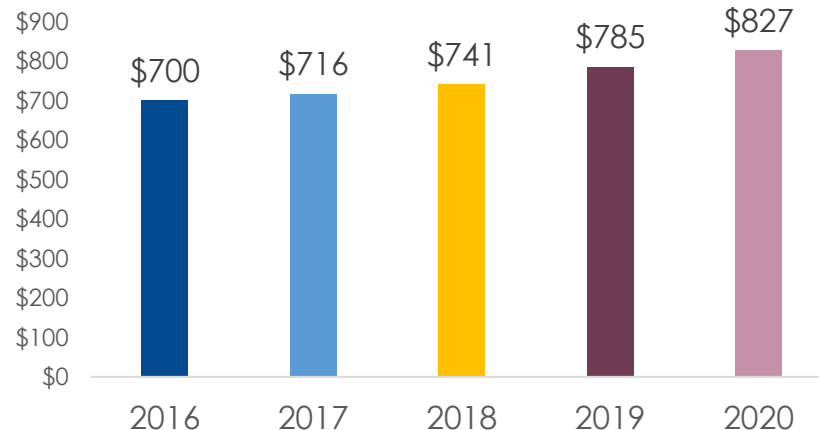
Family Unification Program and Veterans Affairs Supportive Housing

\*Including port-ins and port-outs

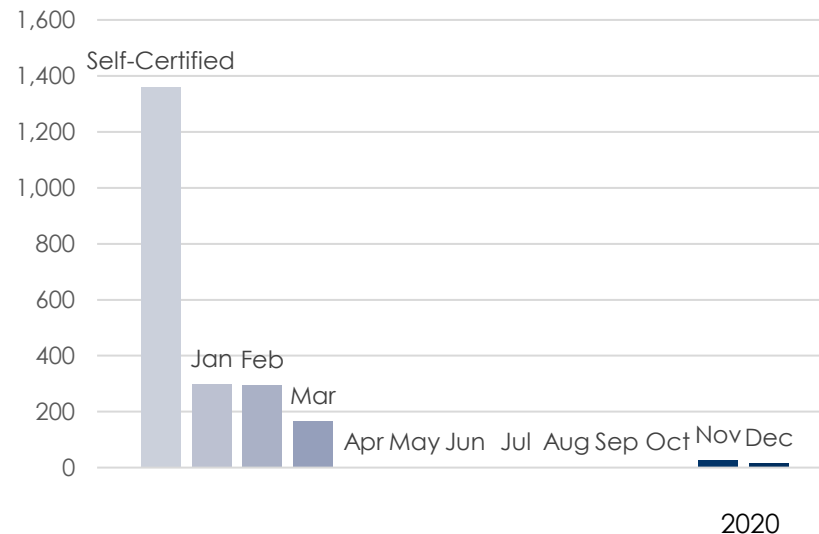
Applicants on Waiting List



Average Housing Assistance Payment per Unit, Year to Date



Annual Inspections Conducted





## Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
1314 44 <sup>th</sup> Avenue North	Roof replacement	Bidding; spring start
Hiawatha Towers	HCPD accessible unit upgrades, common area improvements	Planning
1707 3 <sup>rd</sup> Ave S/1611 S 6 <sup>th</sup> St/2728 Franklin/Snellings	Elevator modernization	Materials ordered; April 2021 construction start

## Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Site	Energy pilot project: single-family new construction	Under contract; January 2021 start

## Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Glendale	Site lighting upgrades	Complete
350 Van White Memorial Blvd	Corridor flooring replacement	Complete
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	Substantially complete
High-rises – Various sites	HVAC systems replacement	Complete
1707 3 <sup>rd</sup> Ave S	Generator & main electrical switch gear replacement	In progress
Scattered Sites – Various sites	2020 improvements: roof replacement, comprehensive modernization, structural repairs	In progress
1611 S 6th St	Plumbing & fire alarm system replacement, sprinkler system retrofit, apartment improvements including creation of 6 ADA units; HVAC upgrades	In progress
Cora McCorvey Center	HVAC system upgrades	In progress

## Development Projects - Active

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

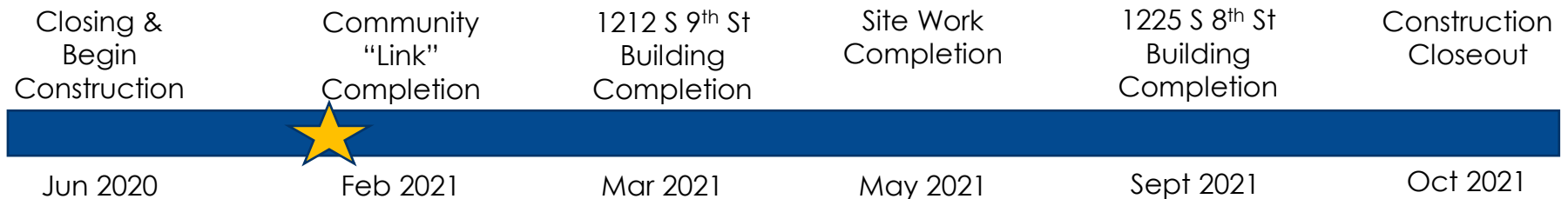
# Elliot Twins RAD Conversion & Building Renovation



- **Phase III apartment rehab completion in January**
- **Window/roof replacement & exterior cladding work underway**
- **Community link construction 75% complete**
- 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

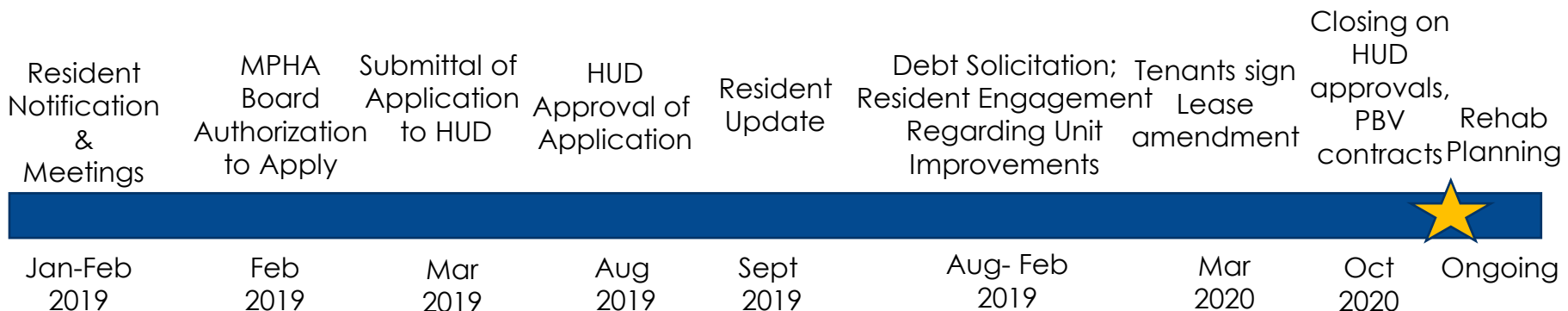


## Section 18 with debt financing



- **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 (2,135 views)

December 2020

94

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



### FREE MEAL BAGS AVAILABLE

- Free for all families
- No qualification requirements
- No contact information collected



For more information and food pickup locations visit:  
[www.everymeal.org/winter](https://www.everymeal.org/winter)



## MPHA on Twitter

Top Performing Post (1,736 views)



**Minnesota Housing** @mnhousing · Nov 24, 2020  
Applications are due by December 7 for rent, mortgage and utility assistance through the COVID-19 Housing Assistance Program. Find out if you're eligible by calling 211 or apply today at [211unitedway.org](https://211unitedway.org).

### COVID-19 Housing Assistance Program



**Deadline to Apply is  
December 7**

**m MINNESOTA**

4 6



10

Posts for the Month  
5,671 Followers



25

Tweets for the Month  
745 Followers



January 27, 2021

MEMORANDUM TO:           MPHA BOARD OF COMMISSIONERS

FROM:                       Albert Jordan, Director of Human Resources & DEI

SUBJECT:                   Diversity, Equity and Inclusion (DEI) Annual Plan

The work of MPHA is focused on serving our residents and community. As a diverse group of employees, we serve one of the most diverse demographics in the state. Aligned with our mission of service is equity and inclusion. Within our agency our ability to understand and honor all aspects of ourselves and community are paramount to our ability to demonstrate the empathy and compassion that empowers each person in our agency to do their best work. The events in Minneapolis including demonstrations around the death of Mr. Floyd in May, gave us the opportunity to provide a space to begin conversations with our employees that were necessary to help with understanding and restorative healing.

The work we began this summer was facilitated in partnership with Pink Consulting. Since then, we have engaged Pink Consulting who have successfully helped organizations on their journey of discovery and action in the Diversity, Equity, and Inclusion (DEI) space to create a workplan for 2021. The current version of the 2021 workplan is attached for your reference.

Diversity, equity, and inclusion work is ongoing and a vital thread in the tapestry of culture within an organization. The strength of that thread and how it is set within the organization has a great deal to do with the success of the ongoing journey of the organization. To that end our DEI plan for 2021 will include a three-pronged approach to setting this critical thread to allow us to continuously build this tapestry into the future.

The pillars of the plan are to; Educate, Communicate, and Elevate. The activities aligned to this will provide a backdrop for the organization that will allow us to dive deeper into the culture. The actions we will take and their alignment to these pillars can be seen on the attached plan.

The launch for this work is an employee survey intended to help organizations take an honest and open assessment of their current cultural state including DEI. Its intent is not to place any blame, but instead to provide a safe space to provide candid feedback. The culture of an organization is the cumulative sum of the experiences of its membership. This survey will allow us to gather feedback about those experiences to inform us on how to improve and sustain the most inclusive and equitable culture possible that honors the diversity of our teams and welcomes curiosity and a desire to know more about those we work alongside everyday as well as those we serve.

We can only grow in our shared experiences and having the platform that will allow this work to occur will strengthen the culture of the MPHA.

We appreciate your support in these efforts and look forward to continuing to share updates with you on the journey of this work.





## MPHA 2021 DEI Plan

Communicate



Educate



Elevate



### Annual Plan Milestones



	Complete by	Description of Activities & Outcomes	Plan Aspect (Communicate, Educate, Elevate)
<input type="checkbox"/>	January-February, 2021	Executive Town Hall will be a chance to notify organization of the survey coming and its intent. Launch Survey with 2-week timeline.	Educate, Communicate
<input type="checkbox"/>	January - February 2021	Closed survey, DEI Committee & Leaders complete IDI	Educate
<input type="checkbox"/>	Ongoing	Calendar of DEI Annual Milestones	Education
<input type="checkbox"/>	February – March, 2021	Survey Analysis and planning with DEI team with recommendations to Leadership	Educate, Elevate
<input type="checkbox"/>	February – March, 2021	Agency wide meetings planned and set for reporting on results and feedback sessions	Educate, Communicate
<input type="checkbox"/>	March, 2021	All Staff Development: Session I	Educate, Communicate
<input type="checkbox"/>	April, 2021	IDI Participant Session I	Educate
<input type="checkbox"/>	June, 2021	All Staff Development: Session II	Educate, Communicate
<input type="checkbox"/>	June, 2021	IDI Participant Session II	Educate
<input type="checkbox"/>	July 15, 2021	Elevate DEI Initiative	Elevate
<input type="checkbox"/>	August 15, 2021	IDI Participant Session III	Educate
<input type="checkbox"/>	September, 2021	DEI Committee Plan Charter Review and Update (Ongoing)	Educate, Elevate, Communicate
<input type="checkbox"/>	October, 2021	IDI Participant Session IV	Educate
<input type="checkbox"/>	December, 2021	Communication of 2021 Outcomes and 2022 Plan to Agency	Communicate



## First MPHA Residents & Staff Receive COVID-19 Vaccine

Following the priority for seniors and at-risk individuals, the COVID-19 vaccine was made available to MPHA's assisted-living facilities, through our assisted-living partners. All residents and caregiving staff were offered the vaccine, along with 36 doses for MPHA's front-line workers who keep our buildings operating during and after-hours. MPHA has advocated at the state and local levels for public housing residents, as well as front-line MPHA employees and social worker partners, to be prioritized for the vaccine. We are readying a prioritization plan for the future rounds of vaccine we hope will be targeted to MPHA properties.

### Community Services Directory Now Available on MPHA Website

MPHA has updated and upgraded the directory of community services on our website for [shelter](#), [health](#), [food](#), [transportation](#), and more! While the resources provided are far from exhaustive, MPHA hopes this will be a valuable resource for the families we serve and others in the community. Connect to local resources online at: [MPHAOnline.org/resources](https://MPHAOnline.org/resources).



### Lease-signings, Move-ins Remain Top Priority

MPHA's operations have adapted in many ways to the pandemic. But **from the start, it has been essential to continue safely serving new families**. This single mother of two (above) is excited to sign her lease and move her daughters into a three-bedroom house—it happens to be our first new single-family lease-up after MPHA converted over 700 scattered site homes to project-based vouchers in October! This conversion brings more federal money for major repairs, supporting permanent affordability and providing a brighter future for these invaluable MPHA homes.



In late December, [Hennepin County Library—Webber Park](#) donated Chromebooks for seven MPHA households! Thank you to the library staff for coordinating the donation and for providing resources to keep MPHA residents connected during this time.



# Housing advocates, officials in Minnesota hope for a stronger federal role under Biden

★ [startribune.com/housing-advocates-officials-in-minnesota-hope-for-a-stronger-federal-role-under-biden/573480531](https://www.startribune.com/housing-advocates-officials-in-minnesota-hope-for-a-stronger-federal-role-under-biden/573480531)

Advocates look to the Biden administration to take on a bigger role as an eviction crisis looms.

By **Marissa Evans** Star Tribune

December 25, 2020 — 7:38pm



President-elect Joe Biden, right, listens to Rep. Marcia Fudge, D-Ohio, left, his choice to be housing and urban development secretary, during an event to announce several positions in the Biden administration in Wilmington, Del.

Minnesota housing officials and advocates are anticipating a stronger federal role in housing when President-elect Joe Biden takes office next month.

Biden has proposed a \$640 billion investment over 10 years in affordable housing, making universal housing vouchers available to all families who qualify, expanding tax credits for affordable housing and helping secure housing for domestic violence survivors, formerly incarcerated people and other marginalized groups.

Earlier this month, Biden nominated U.S. Rep. Marcia Fudge, a Democrat from Ohio, to be secretary of the Department of Housing and Urban Development (HUD). But much of Biden's housing ambitions hinge on whether Democrats will take the majority in the Senate

next month after the two runoff elections in Georgia.

Biden also faces the challenge of how to ward off a looming eviction crisis nationwide as tenants can't pay rent and landlords struggle with their own bills.

Housing advocates in Minnesota are hoping to see a clear departure from the Trump administration, which they have criticized over the years for failing to support full funding for capital needs for public housing and voucher programs, and rolling back rules that required states and local governments to eliminate housing discrimination. During the campaign, Trump frequently described low-income housing as a threat to suburbs.

Minnesota Housing Commissioner Jennifer Ho said she hopes the new administration will help with renewing federal assistance for unemployment benefits and housing assistance funding. While people statewide have worked hard to prevent people from becoming homeless or getting evicted, Ho said those efforts are "not sufficiently funded going forward."

"COVID-19 has just exposed what we've long known: If you don't have housing and the ability to afford it that you are really vulnerable to lots of other things," Ho said. "We've seen that a lot during COVID so we're looking forward to a more coherent strategy on managing the virus not just on the health care side but the economy side and other things at play."

Cecil Smith, president of the Minnesota Multi Housing Association, said it's challenging to think ahead to possible policy changes as federal pandemic assistance is running out. He said the "most immediate priority" needs to be income support or housing assistance so that people can stay housed.

"We kept people housed in Minnesota through a national crisis and I think local owners responded, and the partnerships that we're seeing at the state and local level with federal funding has been impressive," Smith said. "Now all of that is burned off and we're looking at January. What's going to happen in February?"

Smith noted that much housing policy in the past few decades has come from state and local government. However, he said under a Biden administration there will likely be an emphasis on affordable financing for mortgages and low-income housing.

Jennifer Keogh, deputy executive director for the Minneapolis Public Housing Authority (MPHA), said the agency is hopeful about Biden's proposals for universal vouchers and increasing public housing authorities' capital needs budget. She noted how the agency saw more than 14,000 people apply for the Section 8 voucher waiting list last year for just 2,000 spots and the agency's ongoing budget shortfall to take care of needed repairs for its buildings.

"We saw some pretty destructive comments made about fair housing and looking at some of his comments that I would equate to NIMBY and ... in [President Trump's] last little push about 'saving the suburbs,'" Keogh said. "We house families in all of Minneapolis but we

have neighborhoods that our voucher holders can't access, and we want our families to be able to access every ZIP code in our city."

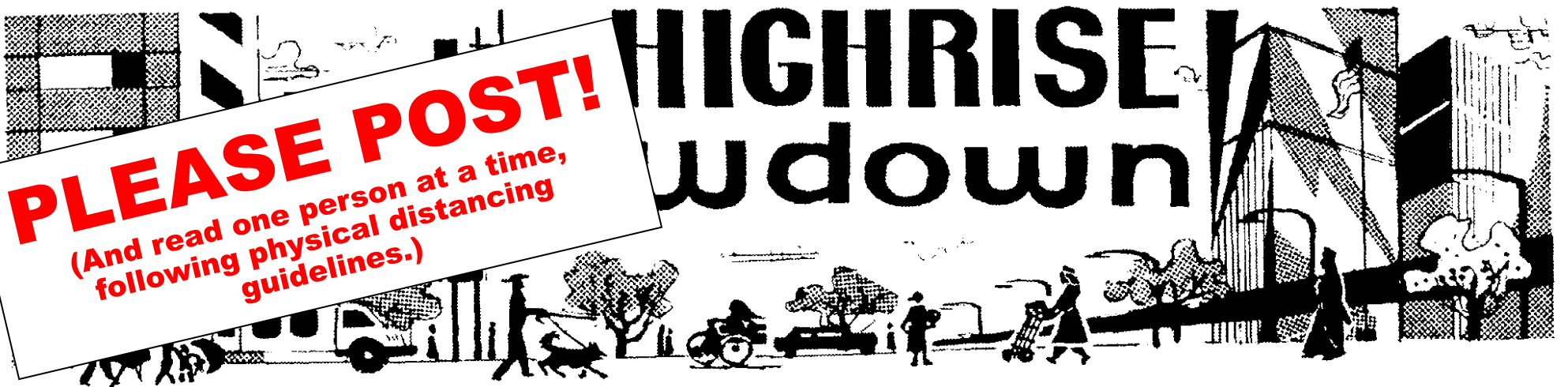
MPHA officials are also optimistic that HUD under Biden will not move forward with the Trump administration's proposals to limit access to housing assistance by immigrants without legal status and transgender people, among other fair housing rules.

Diane Larson, legislative chairwoman for the Minnesota chapter of the National Association of Housing and Redevelopment Officials, said that Fudge's nomination to lead HUD is encouraging and believes Fudge will have an understanding of how other safety net programs like food stamps go hand in hand with supporting people's housing needs.

She also said she's hoping the Low-Income Housing Tax Credits program will be expanded to increase affordable housing statewide. While the federal government is a crucial part of housing policy, Larson said state and local governments also need to preserve available housing.

"Production of new affordable housing is important across Minnesota but ... what we have on the ground is equally as important," Larson said.

Marissa Evans • 612-673-4280



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December 2020

Voice of the Five Thousand

Vol.30, No.12

## Residents make their voices heard in the 2020 election!



While many residents voted early, some chose to vote on election day. Residents from 350 Van white Memorial Boulevard (above) assist with MHRC efforts to get residents to the polls November 3. Volunteers of America Minnesota and East Side neighborhood Services provided free transportation to early voting Centers and to the polls on election day (picture below).

Despite COVID-19, many residents made their voices heard last month by casting their vote in the 2020 Election. These votes, whether by absentee ballot, early voting at election centers, or in-person voting on election day, contributed to a record number of votes cast in Minneapolis — 67.5% of eligible voters and over 80% of registered voters. Next month, the MHRC expects to announce the winner of it's absentee voting contest for the highrise with the highest rate of absentee voting and the MPHA asset management project with the highest overall rate of absentee voting.



## Behind on rent?

***It's not too late to ask for help, but do it now!***

*(The MPHA has reached out to the MHRC to help get the word about the importance of residents asking for help if they are behind on their rent.)*

**By Betsy Grossman, MPHA Assistant General Counsel**

The COVID-19 pandemic has caused a financial strain for many people. All Minnesotans, including public housing residents, currently have federal and state protections against eviction for nonpayment of rent. However, your rent payments are still due. MPHA thanks the vast majority of residents who have continued to pay on time and in full each month. Tenant rent payments are an essential part of MPHA's operating budget.

**If you are falling behind, MPHA and your VOA social workers (VOA 612-821-2189) are here to help you get back on track!** If your income has fallen and you have not submitted this information to MPHA for a rent reduction, please do so as soon as possible. If you are behind on rent, **establishing a payment plan can help you get caught up** and be current when the eviction moratoriums end. Talk to your property manager about income changes or setting up a payment plan.

MPHA's goal is to keep every resident safely and stably housed during the pandemic, and long after it ends. Thank you for doing your part by paying your rent each month and reaching out for help if you need it.

Xanuunka Caabuqa (COVI-19) ayaaa waxa uu sababay inuu culays dhaqaalo u keeno dhamaan dadwaynaha magaaladaan degan. Iyo waliba dadka danyarta ah ee degan guryaha dhaadjeer ee (MPHA) kuwaasoo inta badan ka hela dhaqaalaha dowladda maraykanka iyo statekaba, Haddaba dowladda iyo statekaba waxay ku qasbeen in dhamaan aan dadka guriga laga saari karin inta uu xanuunkaan caabuqa jiro. Haddaba inkastoo uu sharcigaa jiro haddana lagaama cafin inaad kirada guriga bixiso inta lagu jiro caabuqa hayadda guryaha dhaadheer (MPHA) waxay aad ugu mahadcelinaysaa deganayaasha baxsha kiradooda xilligaan lagu jiro caabuqa, dadkaasoo kiradooda u baxsha si toos ah bil walba. Waayo bixinta kiradaada waxay muhiim u tahay in ay





# Water bottle refill stations coming to Cedar Highrises

By Kristen Klingler, MHD

Later this month, six water bottle refill stations will be installed at the Cedars highrise buildings as part of a pilot project to replace old drinking fountains and improve access to free, filtered drinking water. The stations will be located in indoor common spaces and available to residents 24 hours a day, 7 days a week.



## What is a water bottle refill station?

Water bottle refill stations look similar to a drinking fountain, but have added benefits. You can quickly and easily refill your own water bottle or container with free, chilled water using an automatic, no-touch dispenser. The machine filters out lead and other contaminants that may come from a building’s plumbing system and provides a crisp, pure taste. Because you don’t have to touch the machine to use it, there are fewer germs compared to a regular drinking fountain.

## Why are these stations being installed?

Some highrise residents have shared concerns about drinking water straight from the tap in their apartment or from old drinking fountains. As a result, they spend money on bottled water or choose sugary drinks like soda, juice, or iced tea instead. With the new water bottle refill stations, residents will have easy access to free, safe, good tasting water! If you live in one of these buildings, watch for more information about when the new stations will be available and how to get a free reusable water bottle.

## Why is it important to drink water?

Drinking water is a great way to quench your thirst and keep your body hydrated. Water is a delicious and healthy alternative to soda and other sugary drinks, which can lead to serious health problems including diabetes, weight gain, and tooth decay. People with chronic health conditions are more likely to have serious complications from COVID-19, so drinking water is extra important right now.

## Will water bottle stations be installed in other buildings?

This pilot project is funded by the Minneapolis Health Department with support from Minneapolis Mayor Jacob Frey and the City Council. Results of the pilot, including resident feedback and usage rates, will help determine if more water bottle refill stations should be installed in other MPHA buildings.

hayaddu fuliso guryahja wax u qabadkooda ee dhinac walba. Sidaa darteed haddii aadan bixin kirada ama aad dib ugu dhacdid bixinta kiradaada fadlan la xidhiidha (VOA) numbarka taleefoon 612 8212189 si ay kaaga caawiyaan habka aad u bixin lahayd kirada lagugu leeyahay. Si uu culayska kaaga yaraado hadduu dhaqaalahaaga hoos u dhaco waayo hayadda (VOA) waxay kaa caawinaysaa in MPHA kuu samayso nidaam aad ku bixiso dayntaa adoo gurigaaga degan kiradana iska bixinaya. Si aan guriga lagaaga saarin madaxa gurfigaaga ayaa howshaan kuu qabanaya. Madaxda hayadda guryaha waxaa ujeedkeedu yahay in ay sugto nabadgalyada iyo deganasha deganayaasha guriga xilligaan dhibaataadu jirto. Waxaa ay hayaddu mar labaad ifdinkaga mahadcelinaysaa si hagarlaanta ah ee aad ugu hogaasantaan kirada guriga bixinteeda.

## What building improvements are needed in your highrises?

The MPHA is putting together its 5-year physical needs assessment. Resident input is limited because of COVID-19. Last month, resident leaders, during MHRC’s monthly presidents meeting, shared some of their building concerns with MPHA, for example, draft windows and the need for more security cameras. If you have thoughts about your building’s physical needs you may phone or email them to the MHRC, to be later forwarded to MPHA. Share your thoughts at: [info@mplshigrise.org](mailto:info@mplshigrise.org) or by calling (612) 342-1330.

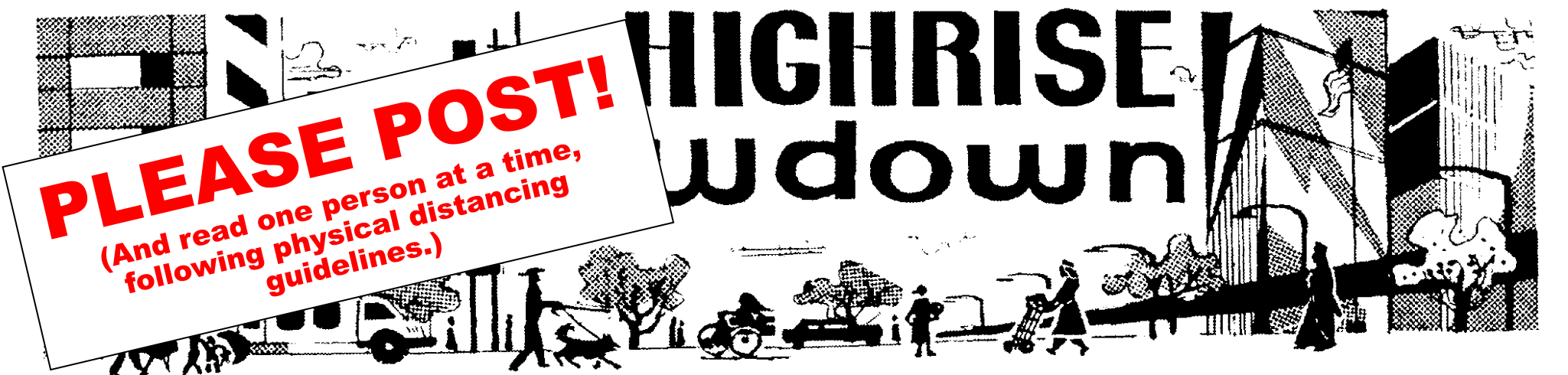


Although the COVID-19 pandemic has temporarily caused suspension of in-person Project Lookout volunteer sign-in activities, volunteers continue to monitor activity from their apartment televisions and windows and report and document security problems as they arise. Picture above: Odesa Williams, 2415 N. 3rd St.

## This Month’s Events

- Tuesday, December 8, 1:00 p.m.:** Laundry Project Committee meets via conference call
- Wednesday, December 9, 10:30a.m.:** Project Lookout coordinators meet via conference call
- Thursday, December 10, 10:00 a.m.:** MHRC Executive Committee meets via conference call
- Wednesday, December 16, 12:00 p.m.:** Resident Advisory Board meets via conference call; **1:30 p.m.:** MPHA Board of Commissioners meets via conference call
- Thursday, December 17, 10:00 a.m.:** Resident council presidents meet via conference call





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January 2021

Voice of the Five Thousand

Vol.31, No.1

## Congratulations to the winners of MHRC’s Highrise Absentee Voting Contest!

To encourage as many residents as possible to stay home and stay safe during the pandemic, the MHRC sponsored a contest to promote voting by absentee ballot in the Presidential Election. City-wide, 43% of all residents voted by absentee ballot! Pictured below are either resident leaders, or a picture of the highrise, from each of the four areas that had the highest percentage of absentee voting.



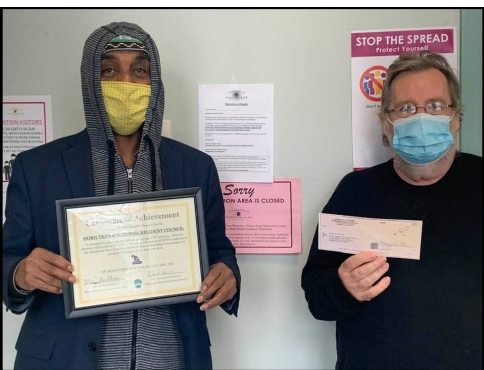
North Area: Heritage Commons at Pond’s Edge (350 Van White Mem. Blvd.)—62%  
Pictured L-R: Rosylan McBeath and Shirley Vincent



Northeast Area: St. Anthony Highrise (311 University Ave. NE)—57%).



Southeast Area: Snelling Manor (3755 Snelling Ave.)—61%.



Southwest Area: Horn Terrace/Tower “B building” (115 W. 31st St.)—56%. Pictured L-R: Danda Khalif and Steve Brown.

The MHRC also sponsored a contest between the various MPHA Asset Management Projects (AMPs) to see which AMP could get the highest percentage of absentee voting. The contest took the place of MHRC’s Annual Food Drive Competition this year, with the name of the

**continued on next page**

## The COVID-19 Vaccine and Highrise Residents



The distribution of the COVID-19 vaccine is underway, with health professionals and residents in long-term care facilities receiving the first doses. The MHRC and MPHA are advocating with government and health officials for highrise residents to be considered high priority for receiving the vaccine, and that the vaccine be offered on-site at the highrises. Distribution and other important information from the Minneapolis Health Department is printed below.

The COVID-19 vaccine will be distributed in phases. Here are the vaccine distribution phases and expected availability.\*

Potential Timeline for Distribution

**Phase 1A - Dec 2020:** Distribution will focus on healthcare workers and long-term care residents.

**Phase 1B - 1st quarter 2021:** Distribution will focus on other critical workers.

**Phase 1C - End of 1st quarter 2021:** Distribution will focus on adults with high-risk medical conditions and people 65 and older.

**Phase 2 - 2nd and 3rd quarter 2021:** Vaccine distribution will have a continued focus on critical populations and general population.

**Phase 3 - 3rd quarter 2021 and after:** Distribution will focus on the general population.

\*Note: This timeline is dependent upon vaccine approval and availability. All time frames are estimated and subject to change.



Voting competition continued....

winning AMP being added to the coveted traveling food drive trophy. Congratulations to the winning Horn AMP which had 50% of all residents vote by absentee ballot!



MPHA Horn AMP staff with the traveling food drive competition trophy which this year marks the winner of the AMP with the highest percentage of absentee voting. Pictured L-R: Joyce Farley, Zahra Ismail, and Sahra Omar-Samatar.

Hopes and dreams...

At its last meeting, MHRC Executive Committee members were asked to share their hopes for 2021. In this and the next issue of the *Highrise Lowdown*, we will share some of their responses.



Michael Russell, 2415 N 3rd St: “I hope to see things change. Things aren't working for everyone; we can do better. Residents need to work with MPHA so there is better enforcement of policies. Our home doesn't feel safe. Staff and council members need to make things better for everyone.”



Shirley Brown, 616 Washington St. NE: “First, I want to thank MHRC for keeping us together, focused and aware of what's going on in our communities. I hope and pray that the new administration gets some things going to help address important issues we're facing.”



Mattie Henderson, 1710 Plymouth Ave. N: “I want to thank MHRC. They've gone beyond the call of duty to keep us together. 2020 has made us wiser and things will be different and better in 2021. We need to love up on one another and let us not forget the people who are no longer here. We have lost so many.”



Tamir Mohamud, 1515 Park Ave. S: “COVID-19 has been hard on the Somali community. We have lost many family members. Zoom meetings and phone calls have kept us together. I'm glad the election is over and I look forward to better days.”



Debra Jackson, 1707 3rd Ave. S: “I am grateful to have survived COVID-19 in 2020 and I am optimistic about 2021!”

Additional Information

- The first vaccines will be given by injection. They will require two doses given several weeks apart.
- The vaccine will be free with or without health insurance.
- The first vaccines were approved under an emergency use authorization. The authorization requires each vaccine is proven safe and effective.
- The first vaccines are not expected to be approved for use in children and those who are pregnant or nursing. More data is needed about how the vaccine affects these groups.

COVID-19 waqtiga qaybinta tallaalka

Tallaalka COVID-19 waxaa loo qaybin donna wajiyo. Waa kuwan wejiyada qaybinta tallaalka iyo helitaanka la filayo. \*

Jadwalka suurtoogalka ah ee Qaybinta

**Wejiga 1A - Diseembar 2020 :** Qaybinta waxay diiradda saari doontaa shaqaalaha daryeelka caafimaadka iyo dadka deggan daryeelka muddada-dheer.

**Wajiga 1B - rubuca 1aad 2021:** Qaybinta waxay diiradda saari doontaa shaqaalaha kale ee muhiimka ah.

**Wajiga 1C - Dhammaadka rubuca 1aad 2021:** Qaybinta waxay diiradda saari doontaa dadka waaweyn ee leh xaala-daha caafimaad ee halista sare leh iyo dadka 65 iyo wixii ka weyn.

**Wejiga 2 - 2aad iyo 3aad rubuc 2021:** Qaybinta tallaalka waxay yeelan doontaa diiradda sii socota ee dadka muhiimka ah iyo guud ahaan dadka.

**Wejiga 3 - 3-aad rubuc 2021 iyo ka dib:** Qaybinta waxay diiradda saari doontaa dadweynaha guud.

\* Xusuusin: Jadwalkani wuxuu kuxiranyahay ogolaanshaha talaalka iyo helitaanka. Waqtiyada oo dhan waa la qiyaasaa oo waa is beddeli karaan. Xog dheeraad ah

- Tallaallada ugu horreeya waxaa lagu bixin doonaa cirbad. Waxay u baahan doonaan laba qiyaasood oo la siiyo dhawr toddobaad oo u dhexeeya.
  - Tallaalku wuxuu noqon doonaa mid bilaash ah caymis caafimaad ama aan lahayn.
  - Tallaalladii ugu horreeyay waxaa lagu oggolaaday oggolaansho adeegsi deg-deg ah. Oggolaanshaha ayaa u baahan tallaalka kasta oo la caddeeyo inuu ammaan yahay oo waxtar leeyahay.
- Tallaallada ugu horreeya lama filayo in loo oggolaado isticmaalka carruurta iyo kuwa uurka leh ama kalkaalisada ah. Macluumaad dheeri ah ayaa looga baahan yahay sida tallaalku u saameeyo kooxahan.



## This Month's Events

**Thursday, January 7, 10:00 a.m.:** MHRC Executive Committee meets via conference call

**Monday, January 18,** Martin Luther King Day

**Tuesday, January 19, 1:30 p.m.:** Maintenance, Modernization, and Management Committee meets via conference call

**Thursday, January 21, 10:00 a.m.** MHRC Board meets via conference call

**Friday, January 22, 10:00 a.m.:** Security Advisory Committee meets via conference call

**Monday, January 25, 10:00 a.m.:** Active Living Committee meets via conference call

**2:00 p.m.:** Diversity Committee meets via conference call

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

**Thursday, January 28, 10:00 a.m.:** Resident council presidents meet via conference call