

NOTICE AND AGENDA

February 24, 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 Regular Meeting of January 27, 2021

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

EXECUTIVE DIRECTOR’S UPDATE

DISCUSSION:

1. Approval of the 2020 Pay Equity Implementation Report (Albert Jordan, Director – Human Resources)

RESOLUTION:

2. Fourth Amendment to MPHA’s MTW Agreement (Jeff Horwich, Director – Policy and Communications)

RECEIVE AND FILE:

- Monthly Performance Report for January 2021 (Abdi Warsame, Executive Director / CEO)
- COVID Vaccination Update (Kyle Hanson, Director – HCV, and Mary Boler, Director – Operations)
- Newsletters and News Clippings (Jeff Horwich, Director – Policy & Communications)

Next Regular Meeting:

**Wednesday, March 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 ANNUAL MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
January 27, 2021**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met at their Special Annual meeting at 1:30 P.M. on January 27, 2021, 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 Isse moved approval of the proposed agenda. The motion was seconded by Commissioner Mohamud. 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 December 16, 2020, were presented for approval. Commissioner Xiong moved the minutes be accepted as presented. The motion was seconded by Commissioner Beckmen. 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.

Election of Officers and Appointments of Committee Members:

The Chair nominated Commissioner Brennan to continue as the Board’s Vice Chair. Commissioner Rosenbaum moved approval of the nomination of Commissioner Brennan to serve as the Vice Chair, ending December 31, 2021. 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 Chair nominated Commissioner Beckmen to continue as the Board’s Secretary. Commissioner Mohamud moved approval of the nomination of Commissioner Beckmen to serve as the Secretary ending December 31, 2021. 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 Chair announced the following committee appointments for 2021: **The Audit Committee:** Commissioners Letofsky (Chair), Isse and Chair Issa; **The Retirement Plan Committee:** Commissioners Mohamud and Xiong; **The Development Committee:** Commissioner Beckmen and Chair Issa; **The Outreach & Advocacy Committee:** Commissioners Wetjen (Chair) and Xiong; **The Executive Committee:** Commissioners Brennan, Letofsky, Rosenbaum and Chair Issa). Commissioner Isse moved approval of the Committee appointments for 2021. 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.

Resident Advisory Board:

On behalf of RAB Chair Lisa Anderson, Jeff Horwich, Director of Policy and Communications, reported that there was a quorum, and all agenda items 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 Vaccinations: The first MPHA residents and front-line staff have received COVID-19 vaccines, via the partners who run our assisted-living programs. Across four buildings, 166 residents and 36 MPHA staff received their initial doses. MPHA has urged state and local health officials to utilize public housing



buildings as an effective way to reach at-risk people and front-line workers. We are finalizing a plan for prioritizing residents and staff when we receive future on-site vaccination opportunities.

COVID-19 Testing: MPHA has continued partnering with Hennepin County in January for targeted, building-based COVID-19 testing. Residents and staff continue to do a commendable job of minimizing our risk. The latest county report showed just 12 new cases in MPHA buildings in the previous 10 days.

Staff and Operations: Given ongoing levels of COVID-19 in the community, MPHA continues to operate under “Phase 3” COVID protocols (on a scale of 4). We are evaluating daily where we are experiencing any heightened risk or pressure on our operations.

OnePlatform: MPHA will go live on February 1 with the transition to our new, unified software system, Yardi Voyager. The switch to Yardi will change nearly every aspect of how MPHA staff do their work, and how our residents, participants, and property owners interact with us. This project has been more than two years in the making, and we expect significant gains in efficiency for our staff and customer service for our clients. The implementation is a major achievement by our IT Department, in particular.

Operations Assessment: MPHA has kicked off an Operations Assessment, led by consultants from HCI and Quadel. These third-party experts have considerable experience assisting public housing agencies with the operational adjustments necessary to thrive following RAD conversions. We expect to receive recommendations in mid-March.

Elliot Twins Progress: We are in the final phase of apartment renovations in the first tower. Once this phase is complete, roughly half of residents will have moved into their new apartments. The exterior finish-panels are going up on the tower, giving a glimpse of the buildings’ final appearance. The Community Link between the towers will open for use by early March. The overall project remains on-track.

Scattered Sites: MPHA will soon submit our appeal to HUD making the case for higher funding of the Tenant Protection Vouchers (TPVs) that subsidize those units. The current TPV vouchers already bring in more than \$3 million in additional federal subsidy each year. We are optimistic that our appeal will further increase the financial benefit of the conversion of these properties, which we completed in October.

New Online Community Resources: MPHA has completely redesigned a section of our web site that provides links to resources for low-income households in the community. The new *Community Resources* pages organize links to food, health, transportation, childcare and other services in Minneapolis.

MTW Annual Plan: HUD’s Moving to Work Program Office contacted MPHA to alert us that unanticipated developments within HUD—out of MPHA’s control—would likely make it impossible at this time to approve MPHA’s proposed activity to form a regional Moving to Work Agency. MPHA had been working to resolve remaining questions around this activity for final approval from HUD. We will be reorganizing our 2021 MTW Plan document to postpone the formal approval of this activity until we



have greater clarity from HUD. However, we will continue our work to partner with Metro HRA in ways that improve our operations and break down barriers for families in our voucher programs.

Item No. 1: Meeting Schedule for 2021 Board Meetings

After a brief presentation by staff and discussion, Commissioner Isse moved approval of the recommendation set forth in the Report. Commissioner Mohamud seconded the motion. Upon a roll call vote, Nine Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen, Xiong and Chair Issa) and no Commissioner voted “nay”. The Chair declared the motion carried. [See Document No. 2021-01]

Item No. 2: Roof Replacement at Hamilton Manor

After a brief presentation by staff and discussion, Commissioner Wetjen 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. 2021-02]

Item No. 3: Fourth Amendment to MPHA’s MTW Agreement

Item pulled for staff review

Item No. 4: Amended Application for HUD Housing Choice Mobility Demonstration

After a presentation by staff and discussion, Commissioner Mohamud moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Wetjen seconded the motion. Upon a roll call vote, Nine Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen, Xiong and Chair Issa) and no Commissioner voted “nay”. The Chair declared the motion carried. [See Document No. 2021-04] [See Resolution No. 21-211]

Receive and File Items:

After a presentation by staff and discussion, Commissioner Isse moved approval of the Receive and File items. 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.

The following items were received and filed by the Board:

- The Monthly Performance Report for December 2020. [See Document No. 2021-05]
- Diversity, Equity and Inclusion (DEI) Annual Plan [See Document No. 2021-06]
- Newsletters and News Clippings [See Document No. 2021-07]



Adjournment:

There being no further business to come before the Board, Commissioner Xiong moved approval to adjourn the meeting. Commissioner Mohamud seconded the motion. Upon a roll call vote, Nine Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen, Xiong and Chair Issa) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned at 2:17 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



February 24, 2021

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Approval of 2020 Pay Equity Implementation Report

Previous Directives: The Minneapolis Public Housing Authority last reported its compliance with the Minnesota Local Government Pay Equity Act in January 2018 for the period ending December 31, 2017 as required by law and regulation.

Resident Association Notification: Not applicable.

Impact on MPHA Budget: None.

Affirmative Action Compliance: Not applicable

Procurement Review: Not applicable.

RECOMMENDATION: It is recommended that the Board of Commissioners 1) approve the Minneapolis Public Housing Authority's Pay Equity Implementation Report for the period ending December 31, 2020, 2) authorize the Chair to sign the 2021 report, and 3) direct that the approved report be filed with the Minnesota Department of Management and Budget as required by Minn. Stat. § 471.991 et seq.

Background Information: The Minnesota *Local Government Pay Equity Act*, Minn. Stat. § 471.991 et seq., requires Minnesota public sector employers to establish “reasonable compensation relationships” between the *female-dominated*, *male-dominated* and *balanced* classes of employees in its jurisdiction as those terms are defined by the Act. The Act also requires Minnesota public sector jurisdictions to report their compliance with these provisions as directed by the Minnesota Department of Management and Budget (formerly, the Minnesota Department of Employee Relations). The State requires compliance reporting every three years. As noted above, MPHA was last required to

prepare and file a Pay Equity Implementation Report in January 2018 for the period ending December 31, 2017.

Under the Act, “predicted pay” is the standard for comparing how males and females are compensated in the jurisdiction. Predicted pay is the average pay of male-dominated classes at any given job evaluation point value. An “underpayment ratio” (the percent of male-dominated classes below predicted pay divided by the percent of female-dominated classes below predicted pay) of at least 80.0 is required for a jurisdiction to be found in compliance with the Act.

Based upon our review and analysis of the Agency’s December 31, 2020 job classifications, and the rates of pay and job evaluation results for each, and by using the on-line reporting system provided by the State of Minnesota for these purposes, MPHA is reporting a December 31, 2020 underpayment ratio of 95.24 – an underpayment ratio which is in compliance with the Act’s requirements. A copy of the *Report Information* is attached to this Report for the Board’s information, review, and approval.

As a note, we are filing this report after the statutory date of January 31st, due to a communication gap between the state and our previous designee. MPHA has since updated its communication methods to mitigate this going forward. We have communicated with the state that we are working to complete and file the report as timely as possible.

The Act requires each jurisdiction’s governing body to confirm that the information contained in the report is correct and it requires the jurisdiction’s chief elected or appointed official to certify that the jurisdiction’s governing body has indicated its approval.

This Report was prepared by Albert Jordan, Director of HR & DEI and the data contained in the report was verified by MPHA’s Human Resources staff. If you have questions regarding this Report, please contact Mr Jordan at (612-342-1484) or ajordan@mplspha.org.



Posting date:

Jurisdiction Name: Minneapolis Public Housing Authority

NOTICE

2020 Pay Equity Report

This jurisdiction is submitting a pay equity implementation report to Minnesota Management & Budget as required by the Local Government Pay Equity Act, Minnesota Statutes 471.991 to 471.999. The report must be submitted to the department by January 31, 2021.

The report is public data under the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13. That means that the report is available to anyone requesting this information.

This notice is being sent to all union representatives (if any) in this jurisdiction. In addition, this notice must remain posted in a prominent location for at least 90 days from the date the report was submitted.

For more information about this jurisdiction's pay equity program, or to request a copy of the implementation report, please contact:

Albert Jordan, Director Human Resources & DEI

1001 Washington Ave N

Minneapolis, MN 55401 (612) 342-1484

For more information about the state pay equity law, you may contact the Pay Equity Office at:

pay.equity@state.mn.us

Pay Equity Office
Minnesota Management & Budget
400 Centennial Office Building
658 Cedar Street
St. Paul, MN 55155

Compliance Report

Jurisdiction: Minneapolis Public Housing Authority
1001 Washington Avenue North

Report Year: 2021
Case: 1 - 2020 DATA (Private (Jur Only))

Minneapolis, MN 55401

Contact: Albert Jordan

Phone: (612) 342-1442

E-Mail: hradmin@mplspha.org

The statistical analysis, salary range and exceptional service pay test results are shown below. Part I is general information from your pay equity report data. Parts II, III and IV give you the test results.

For more detail on each test, refer to the Guide to Pay Equity Compliance and Computer Reports.

I. GENERAL JOB CLASS INFORMATION

	Male Classes	Female Classes	Balanced Classes	All Job Classes
# Job Classes	35	40	11	86
# Employees	154	126	36	316
Avg. Max Monthly Pay per employee	5855.97	6591.24		6321.81

II. STATISTICAL ANALYSIS TEST

A. Underpayment Ratio = 95.2381 *

	Male Classes	Female Classes
a. # At or above Predicted Pay	15	16
b. # Below Predicted Pay	20	24
c. TOTAL	35	40
d. % Below Predicted Pay (b divided by c = d)	57.14	60.00

*(Result is % of male classes below predicted pay divided by % of female classes below predicted pay.)

B. T-test Results

Degrees of Freedom (DF) = 278	Value of T = -5.518
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a. Avg. diff. in pay from predicted pay for male jobs = 51

b. Avg. diff. in pay from predicted pay for female jobs = 521

III. SALARY RANGE TEST = 0.00 (Result is A divided by B)

A. Avg. # of years to max salary for male jobs = 4.00

B. Avg. # of years to max salary for female jobs = 0.00

IV. EXCEPTIONAL SERVICE PAY TEST = 0.00 (Result is B divided by A)

A. % of male classes receiving ESP = 0.00 *

B. % of female classes receiving ESP = 0.00

*(If 20% or less, test result will be 0.00)

Job Class Data Entry Verification List

Case: 2020 DATA

Minneapolis Public Housing Authority

LGID: 2029

Job Nbr	Class Title	Nbr Males	Nbr Females	Non- Binary	Class Type	Jobs Points	Min Mo Salary	Max Mo Salary	Yrs to Max Salary	Yrs of Service	Exceptional Service Pay
1	Clerk Receptionist	0	1	0	F	1215	2896.00	4125.00	0.00	0.00	
2	Leasing Clerk	0	2	0	F	1295	3015.00	4308.00	0.00	0.00	
3	Management Aide	5	13	0	F	1315	3015.00	4308.00	0.00	0.00	
4	Building and Grounds Specialis	35	2	0	M	1375	3209.00	3433.00	3.00	0.00	
5	Account Clerk	0	1	0	F	1430	3337.00	4938.00	0.00	0.00	
6	Work Order Coordinator	1	2	0	B	1505	3638.00	5187.00	0.00	0.00	
7	Administrative Assistant II	0	4	0	F	1530	3638.00	5187.00	0.00	0.00	
8	Preventative Maintenance Techn	1	0	0	M	1530	4401.00	4401.00	0.00	8.00	
9	Eligibility Technician	4	29	0	F	1535	3638.00	5187.00	0.00	0.00	
10	Housing Inspector	3	1	0	B	1575	3781.00	5274.00	0.00	0.00	
11	Pest Control Coordinator	0	1	0	F	1585	3781.00	5274.00	0.00	0.00	
12	Assistant Property Manager	2	2	0	B	1590	4412.00	6500.00	0.00	0.00	
13	Collection Agent	1	1	0	B	1615	3781.00	5274.00	0.00	0.00	
14	Journeyman Service and Mainten	8	0	0	M	1625	5254.00	5254.00	0.00	31.00	
15	Journeyman Painter	16	0	0	M	1625	5554.00	6791.00	0.00	37.00	
16	Service and Maintenance Specia	28	1	0	M	1625	4253.00	4757.00	5.00	0.00	
17	Accounting Associate	0	2	0	F	1635	3781.00	5274.00	0.00	0.00	
18	Pest Control Specialist	6	1	0	M	1740	4429.00	5360.00	0.00	8.00	
19	Project Administrator	1	0	0	M	1750	3878.00	5698.00	0.00	0.00	
20	AMP Office Coordinator	1	5	0	F	1775	3878.00	5698.00	0.00	0.00	
21	Procurement Coordinator	0	1	0	F	1850	4206.00	6168.00	0.00	0.00	
22	Senior Housing Inspector	1	0	0	M	1860	4206.00	6168.00	0.00	0.00	
23	Accountant I	2	0	0	M	1880	4206.00	6168.00	0.00	0.00	
24	Quality and Technical Speciali	2	1	0	B	1880	4206.00	6168.00	0.00	0.00	
25	Community Services Coordinator	0	4	0	F	1885	4206.00	6168.00	0.00	0.00	
26	HCV Housing Coordinator	0	1	0	F	1885	4206.00	6168.00	0.00	0.00	
28	Operating Maintenance Engineer	6	0	0	M	1890	5949.00	6382.00	0.00	46.00	
29	Carpenter	14	1	0	M	1895	6703.00	7068.00	0.00	33.00	
30	Executive Assistant	0	2	0	F	1900	4583.00	6500.00	0.00	0.00	
31	HQS Specialist	0	1	0	F	1905	4206.00	6168.00	0.00	0.00	
27	HCV Program Specialist	1	2	0	B	1905	4206.00	6168.00	0.00	0.00	
33	Electrician Journeyman	1	0	0	M	1910	7886.00	7886.00	0.00	0.00	

Job Class Data Entry Verification List

Case: 2020 DATA

Minneapolis Public Housing Authority

LGID: 2029

Job Nbr	Class Title	Nbr Males	Nbr Females	Non- Binary	Class Type	Jobs Points	Min Mo Salary	Max Mo Salary	Yrs to Max Salary	Yrs of Service	Exceptional Service Pay
34	Human Resources Coordinator	0	2	0	F	1915	4583.00	6500.00	0.00	0.00	
35	LIPH Coordinator	0	1	0	F	1915	4206.00	6168.00	0.00	0.00	
36	Paralegal	0	1	0	F	1915	4583.00	6500.00	0.00	0.00	
37	Carpenter Foreman	2	0	0	M	2000	7101.00	7101.00	0.00	15.00	
39	Program & Engagement Specialis	0	1	0	F	2005	4550.00	6669.00	0.00	0.00	
40	Property Manager	3	18	0	F	2095	5833.00	8750.00	0.00	0.00	
41	Systems Engineer	1	0	0	M	2110	4550.00	6669.00	0.00	0.00	
42	Construction Project Manager	0	1	0	F	2165	4920.00	7215.00	0.00	0.00	
32	Electrician Foreman	1	0	0	M	2180	8399.00	8399.00	0.00	3.00	
43	Supervisor of Pest Control and	0	1	0	F	2195	5500.00	7916.00	0.00	0.00	
44	Relocation Coordinator	1	0	0	M	2225	4920.00	7215.00	0.00	0.00	
45	Community Engagement Specialis	0	1	0	F	2225	4920.00	7215.00	0.00	0.00	
46	Buyer	0	2	0	F	2255	4920.00	7215.00	0.00	0.00	
47	Communications Specialist	0	1	0	F	2255	4920.00	7215.00	0.00	0.00	
48	Manager Maintenance	1	0	0	M	2260	5833.00	8750.00	0.00	0.00	
49	Accountant II	3	1	0	B	2295	4920.00	7215.00	0.00	0.00	
50	Maintenance Team Leader	7	0	0	M	2295	7363.00	7363.00	0.00	35.00	
51	Data Analyst	1	0	0	M	2295	4920.00	7215.00	0.00	0.00	
56	Senior Project Manager	1	1	0	B	2310	5319.00	7798.00	0.00	0.00	
58	Application/Business Analyst	1	0	0	M	2350	5319.00	7798.00	0.00	0.00	
59	Support Analyst	1	0	0	M	2385	5319.00	7798.00	0.00	0.00	
60	Senior System Analyst	1	0	0	M	2385	5319.00	7798.00	0.00	0.00	
61	Supervisor Accounting	1	0	0	M	2395	5833.00	8750.00	0.00	0.00	
57	Supervisor Leasing, Occupancy,	1	0	0	M	2400	5665.00	8154.00	0.00	0.00	
62	Senior Accountant	0	1	0	F	2470	5319.00	7798.00	0.00	0.00	
38	Carpenter General Foreman	1	0	0	M	2485	7448.00	7448.00	0.00	5.00	
73	Development Manager	2	1	0	B	2485	5319.00	7798.00	0.00	0.00	
52	Manager - HCV	0	1	0	F	2490	5665.00	8154.00	0.00	0.00	
53	Manager - PBVs & Special Alloc	1	0	0	M	2490	5665.00	8154.00	0.00	0.00	
54	Manager - Program Operations	0	1	0	F	2490	5665.00	8154.00	0.00	0.00	
55	Manager - Partner Engagement	0	1	0	F	2490	5665.00	8154.00	0.00	0.00	
63	Staff Attorney	0	1	0	F	2495	7083.00	10000.00	0.00	0.00	

Job Class Data Entry Verification List

Case: 2020 DATA

Minneapolis Public Housing Authority

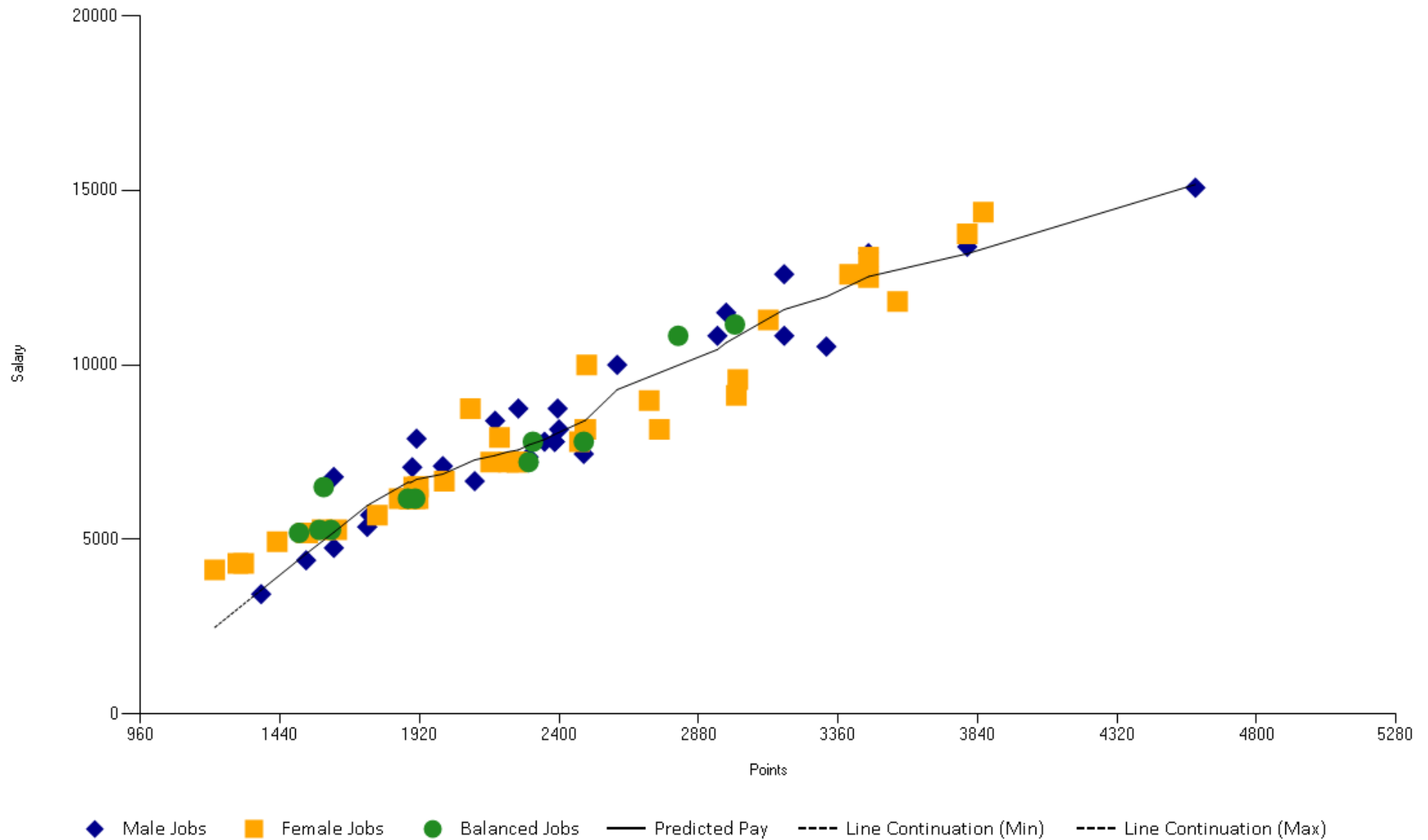
LGID: 2029

Job Nbr	Class Title	Nbr Males	Nbr Females	Non- Binary	Class Type	Jobs Points	Min Mo Salary	Max Mo Salary	Yrs to Max Salary	Yrs of Service	Exceptional Service Pay
65	Manager Finance	1	0	0	M	2600	7083.00	10000.00	0.00	0.00	
64	Manager Leasing, Occupancy, an	0	1	0	F	2710	5579.00	8975.00	0.00	0.00	
74	Manager Security	0	1	0	F	2745	5579.00	8154.00	0.00	0.00	
66	Regional Property Manager	2	4	0	B	2810	7500.00	10833.00	0.00	0.00	
69	Assistant Director of Procurem	1	0	0	M	2945	7500.00	10833.00	0.00	0.00	
70	Assistant Director HCV	1	0	0	M	2975	7500.00	11497.00	0.00	0.00	
71	Assistant Director Finance	1	1	0	B	3005	7725.00	11158.00	0.00	0.00	
67	Senior Business Analyst ERP	0	1	0	F	3010	6223.00	9124.00	0.00	0.00	
72	Manager Human Resources	0	2	0	F	3015	6666.00	9583.00	0.00	0.00	
75	Director of IT	0	1	0	F	3120	11289.0 0	11289.00	0.00	2.00	
76	Assistant Director Ops	1	0	0	M	3175	7500.00	12597.00	0.00	0.00	
68	Assistant Director of Planning	1	0	0	M	3175	7500.00	10833.00	0.00	0.00	
77	Director of Policy and Externa	1	0	0	M	3320	10524.0 0	10524.00	0.00	4.00	
78	Director of Planning and Devel	0	1	0	F	3400	12597.0 0	12597.00	0.00	22.00	
79	Director of HCV	1	0	0	M	3465	13200.0 0	13200.00	0.00	11.00	
80	Director of Human Resources	0	1	0	F	3465	12500.0 0	12500.00	0.00	0.00	
81	Director of Operations	0	1	0	F	3465	13089.0 0	13089.00	0.00	28.00	
82	Assistant General Counsel	0	1	0	F	3565	11811.0 0	11811.00	0.00	13.00	
83	Chief Financial Officer	1	0	0	M	3805	13384.0 0	13384.00	0.00	27.00	
84	Deputy Executive Director	0	1	0	F	3805	13750.0 0	13750.00	0.00	0.00	
85	General Counsel	0	1	0	F	3860	14375.0 0	14375.00	0.00	5.00	
86	Executive Director CEO	1	0	0	M	4590	15077.0 0	15077.00	0.00	0.00	

Job Number Count: 86

Predicted Pay Report for: Minneapolis Public Housing Authority

Case: 2020 DATA



Predicted Pay Report for: Minneapolis Public Housing Authority

Case: 2020 DATA

Job Nbr	Job Title	Nbr Males	Nbr Females	Non- Binary	Total Nbr	Job Type	Job Points	Max Mo Salary	Predicted Pay	Pay Difference
1	Clerk Receptionist	0	1	0	1	Female	1215	4125.0000	2476.9199	1648.0801
2	Leasing Clerk	0	2	0	2	Female	1295	4308.0000	3013.7313	1294.2687
3	Management Aide	5	13	0	18	Female	1315	4308.0000	3147.3678	1160.6322
4	Building and Grounds Specialis	35	2	0	37	Male	1375	3433.0000	3550.5426	-117.5426
5	Account Clerk	0	1	0	1	Female	1430	4938.0000	3919.7420	1018.2580
6	Work Order Coordinator	1	2	0	3	Balanced	1505	5187.0000	4422.5779	764.4221
7	Administrative Assistant II	0	4	0	4	Female	1530	5187.0000	4590.1899	596.8101
8	Preventative Maintenance Techn	1	0	0	1	Male	1530	4401.0000	4590.1899	-189.1899
9	Eligibility Technician	4	29	0	33	Female	1535	5187.0000	4624.1653	562.8347
10	Housing Inspector	3	1	0	4	Balanced	1575	5274.0000	4877.7890	396.2110
11	Pest Control Coordinator	0	1	0	1	Female	1585	5274.0000	4942.9333	331.0667
12	Assistant Property Manager	2	2	0	4	Balanced	1590	6500.0000	4976.0575	1523.9425
13	Collection Agent	1	1	0	2	Balanced	1615	5274.0000	5139.4703	134.5297
14	Journeyman Service and Mainten	8	0	0	8	Male	1625	5254.0000	5204.6146	49.3854
15	Journeyman Painter	16	0	0	16	Male	1625	6791.0000	5204.6146	1586.3854
16	Service and Maintenance Specia	28	1	0	29	Male	1625	4757.0000	5204.6146	-447.6146
17	Accounting Associate	0	2	0	2	Female	1635	5274.0000	5269.7589	4.2411
18	Pest Control Specialist	6	1	0	7	Male	1740	5360.0000	5969.5689	-609.5689
19	Project Administrator	1	0	0	1	Male	1750	5698.0000	6020.3275	-322.3275
20	AMP Office Coordinator	1	5	0	6	Female	1775	5698.0000	6118.9349	-420.9349
21	Procurement Coordinator	0	1	0	1	Female	1850	6168.0000	6493.0581	-325.0581
22	Senior Housing Inspector	1	0	0	1	Male	1860	6168.0000	6542.5669	-374.5669
24	Quality and Technical Speciali	2	1	0	3	Balanced	1880	6168.0000	6636.6626	-468.6626
23	Accountant I	2	0	0	2	Male	1880	6168.0000	6636.6626	-468.6626
25	Community Services Coordinator	0	4	0	4	Female	1885	6168.0000	6661.1100	-493.1100
26	HCV Housing Coordinator	0	1	0	1	Female	1885	6168.0000	6661.1100	-493.1100
28	Operating Maintenance Engineer	6	0	0	6	Male	1890	6382.0000	6631.7008	-249.7008
29	Carpenter	14	1	0	15	Male	1895	7068.0000	6654.0132	413.9868
30	Executive Assistant	0	2	0	2	Female	1900	6500.0000	6677.0949	-177.0949
27	HCV Program Specialist	1	2	0	3	Balanced	1905	6168.0000	6699.4072	-531.4072
31	HQS Specialist	0	1	0	1	Female	1905	6168.0000	6699.4072	-531.4072
33	Electrician Journeyman	1	0	0	1	Male	1910	7886.0000	6722.4889	1163.5111

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Case: 2020 DATA

Job Nbr	Job Title	Nbr Males	Nbr Females	Non- Binary	Total Nbr	Job Type	Job Points	Max Mo Salary	Predicted Pay	Pay Difference
34	Human Resources Coordinator	0	2	0	2	Female	1915	6500.0000	6745.5707	-245.5707
35	LIPH Coordinator	0	1	0	1	Female	1915	6168.0000	6745.5707	-577.5707
36	Paralegal	0	1	0	1	Female	1915	6500.0000	6745.5707	-245.5707
37	Carpenter Foreman	2	0	0	2	Male	2000	7101.0000	6870.5290	230.4710
39	Program & Engagement Specialis	0	1	0	1	Female	2005	6669.0000	6886.0128	-217.0128
40	Property Manager	3	18	0	21	Female	2095	8750.0000	7247.2420	1502.7580
41	Systems Engineer	1	0	0	1	Male	2110	6669.0000	7279.1138	-610.1138
42	Construction Project Manager	0	1	0	1	Female	2165	7215.0000	7373.6660	-158.6660
32	Electrician Foreman	1	0	0	1	Male	2180	8399.0000	7403.9108	995.0892
43	Supervisor of Pest Control and	0	1	0	1	Female	2195	7916.0000	7434.1556	481.8444
45	Community Engagement Specialis	0	1	0	1	Female	2225	7215.0000	7510.3567	-295.3567
44	Relocation Coordinator	1	0	0	1	Male	2225	7215.0000	7510.3567	-295.3567
46	Buyer	0	2	0	2	Female	2255	7215.0000	7551.6133	-336.6133
47	Communications Specialist	0	1	0	1	Female	2255	7215.0000	7551.6133	-336.6133
48	Manager Maintenance	1	0	0	1	Male	2260	8750.0000	7561.4586	1188.5414
49	Accountant II	3	1	0	4	Balanced	2295	7215.0000	7703.0734	-488.0734
50	Maintenance Team Leader	7	0	0	7	Male	2295	7363.0000	7703.0734	-340.0734
51	Data Analyst	1	0	0	1	Male	2295	7215.0000	7703.0734	-488.0734
56	Senior Project Manager	1	1	0	2	Balanced	2310	7798.0000	7750.1162	47.8838
58	Application/Business Analyst	1	0	0	1	Male	2350	7798.0000	7861.0523	-63.0523
59	Support Analyst	1	0	0	1	Male	2385	7798.0000	8005.2448	-207.2448
60	Senior System Analyst	1	0	0	1	Male	2385	7798.0000	8005.2448	-207.2448
61	Supervisor Accounting	1	0	0	1	Male	2395	8750.0000	8046.1455	703.8545
57	Supervisor Leasing, Occupancy,	1	0	0	1	Male	2400	8154.0000	8066.9425	87.0575
62	Senior Accountant	0	1	0	1	Female	2470	7798.0000	8332.1179	-534.1179
73	Development Manager	2	1	0	3	Balanced	2485	7798.0000	8389.2248	-591.2248
38	Carpenter General Foreman	1	0	0	1	Male	2485	7448.0000	8389.2248	-941.2248
52	Manager - HCV	0	1	0	1	Female	2490	8154.0000	8408.6930	-254.6930
54	Manager - Program Operations	0	1	0	1	Female	2490	8154.0000	8408.6930	-254.6930
55	Manager - Partner Engagement	0	1	0	1	Female	2490	8154.0000	8408.6930	-254.6930
53	Manager - PBVs & Special Alloc	1	0	0	1	Male	2490	8154.0000	8408.6930	-254.6930
63	Staff Attorney	0	1	0	1	Female	2495	10000.0000	8428.1612	1571.8388

Predicted Pay Report for: Minneapolis Public Housing Authority

Case: 2020 DATA

Job Nbr	Job Title	Nbr Males	Nbr Females	Non- Binary	Total Nbr	Job Type	Job Points	Max Mo Salary	Predicted Pay	Pay Difference
65	Manager Finance	1	0	0	1	Male	2600	10000.0000	9288.6828	711.3172
64	Manager Leasing, Occupancy, an	0	1	0	1	Female	2710	8975.0000	9783.0734	-808.0734
74	Manager Security	0	1	0	1	Female	2745	8154.0000	9791.2469	-1637.2469
66	Regional Property Manager	2	4	0	6	Balanced	2810	10833.0000	10127.7726	705.2274
69	Assistant Director of Procurem	1	0	0	1	Male	2945	10833.0000	10437.9506	395.0494
70	Assistant Director HCV	1	0	0	1	Male	2975	11497.0000	10635.9972	861.0028
71	Assistant Director Finance	1	1	0	2	Balanced	3005	11158.0000	10773.4501	384.5499
67	Senior Business Analyst ERP	0	1	0	1	Female	3010	9124.0000	10795.6285	-1671.6285
72	Manager Human Resources	0	2	0	2	Female	3015	9583.0000	10817.0676	-1234.0676
75	Director of IT	0	1	0	1	Female	3120	11289.0000	11273.9719	15.0281
68	Assistant Director of Planning	1	0	0	1	Male	3175	10833.0000	11587.6997	-754.6997
76	Assistant Director Ops	1	0	0	1	Male	3175	12597.0000	11587.6997	1009.3003
77	Director of Policy and Externa	1	0	0	1	Male	3320	10524.0000	11951.9845	-1427.9845
78	Director of Planning and Devel	0	1	0	1	Female	3400	12597.0000	12207.7569	389.2431
80	Director of Human Resources	0	1	0	1	Female	3465	12500.0000	12531.1069	-31.1069
81	Director of Operations	0	1	0	1	Female	3465	13089.0000	12531.1069	557.8931
79	Director of HCV	1	0	0	1	Male	3465	13200.0000	12531.1069	668.8931
82	Assistant General Counsel	0	1	0	1	Female	3565	11811.0000	12661.8767	-850.8767
84	Deputy Executive Director	0	1	0	1	Female	3805	13750.0000	13186.7110	563.2890
83	Chief Financial Officer	1	0	0	1	Male	3805	13384.0000	13186.7110	197.2890
85	General Counsel	0	1	0	1	Female	3860	14375.0000	13325.5786	1049.4214
86	Executive Director CEO	1	0	0	1	Male	4590	15077.0000	15168.3428	-91.3428

Job Number Count: 86



February 24, 2021

Agenda Item 2

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 an 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.¹ 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.

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 may protect MPHA against a 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).

¹ “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.



February 24, 2021

Agenda Item 2

RESOLUTION No. 21-212

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:



Monthly Performance Report

Minneapolis Public Housing Authority
Board of Commissioners
For the month ending January 31, 2021

Contents

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

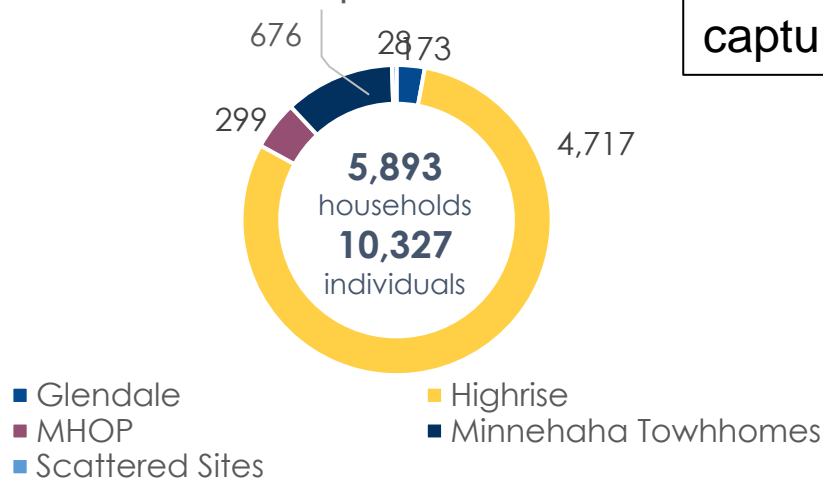
*2020 year end final financial results and January 2021 financial reporting are pending due to year end general ledger closing activities

Public Housing Programs



****Due to the Yardi software conversion, only occupancy data from 1/1/21 to 1/19/21 is captured in this report****

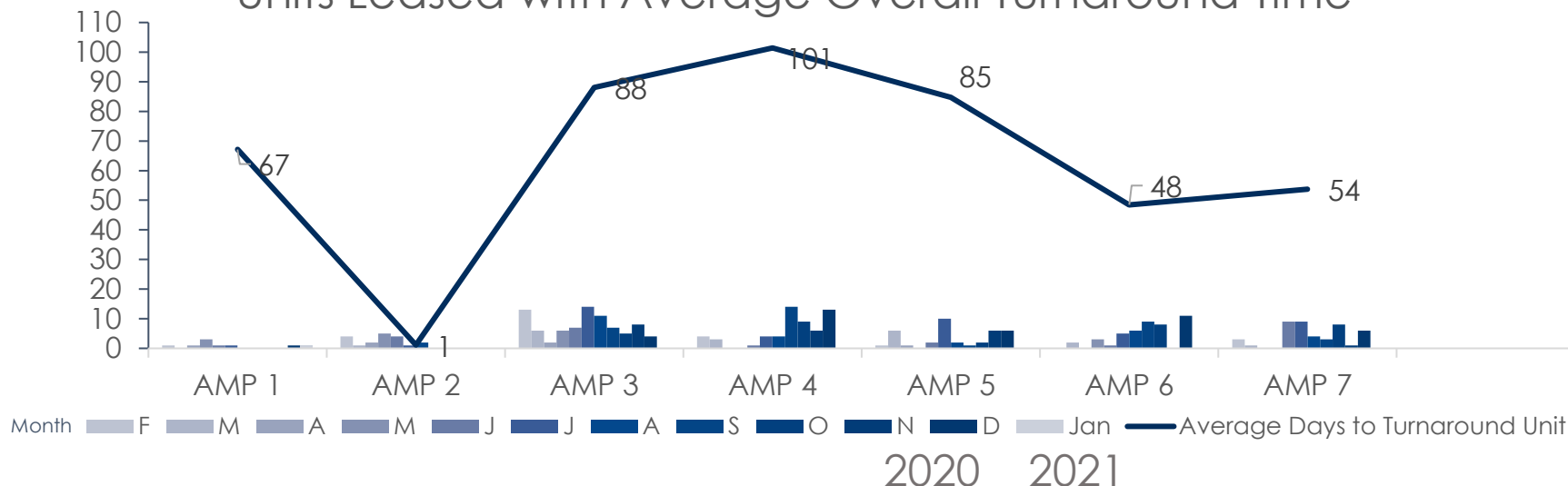
Occupied Units*



13
new units leased during month

96.2%
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)

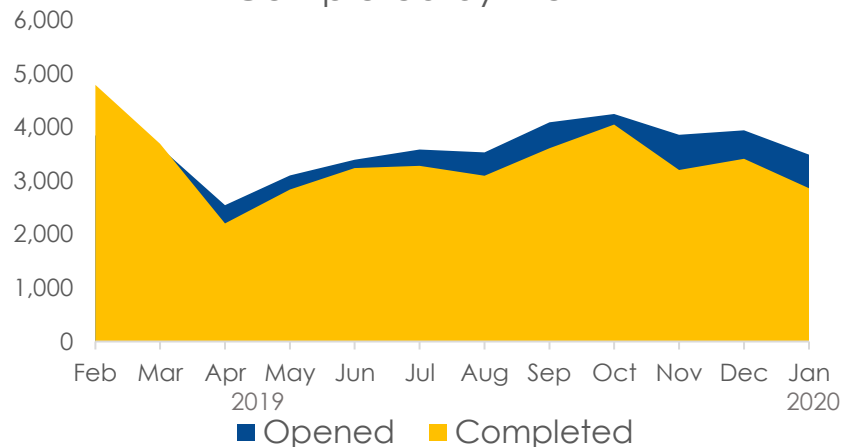
***Excluding unit transfers

Public Housing Programs

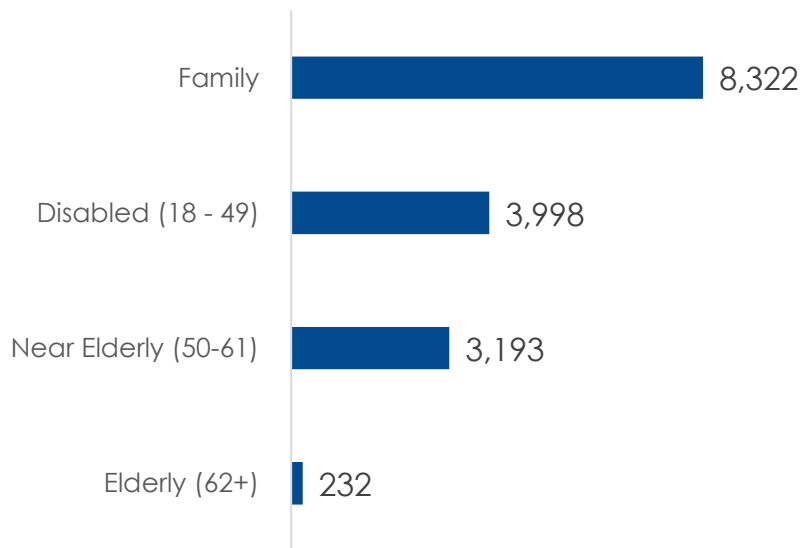


Reason for Vacating Unit	Count
Death	9
Moving in with or closer to Family	3
To Nursing Home	3
Illness	2
Evicted - Criminal Acts	1

Work Orders Opened and Completed by Month



Applicants on Waiting List

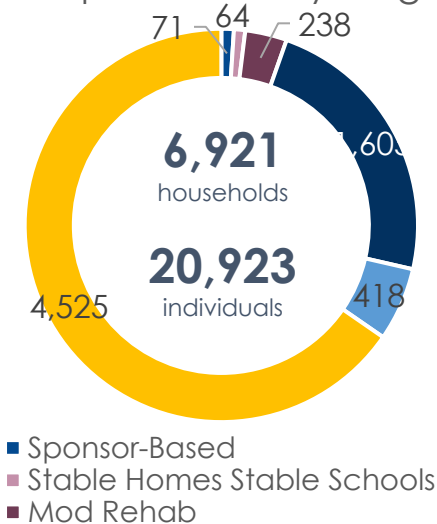


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	54	100%	0
Urgent: 1 Day	552	87%	8
After Hours Non-Emergency: 2 Days	13	92%	0
Important: 3 Days	554	76%	16
Routine: 10 Days	997	67%	35
Non-Routine: 20 Days	25	24%	123
Pest Control	668	100%	11

Housing Choice Voucher Programs



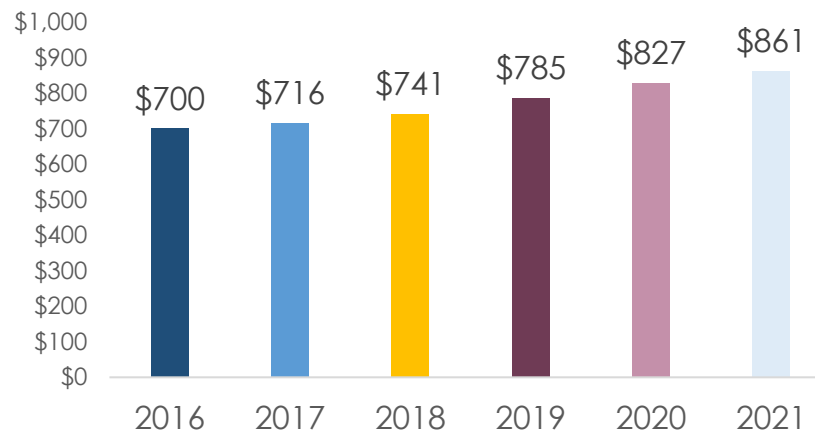
People Served by Program*



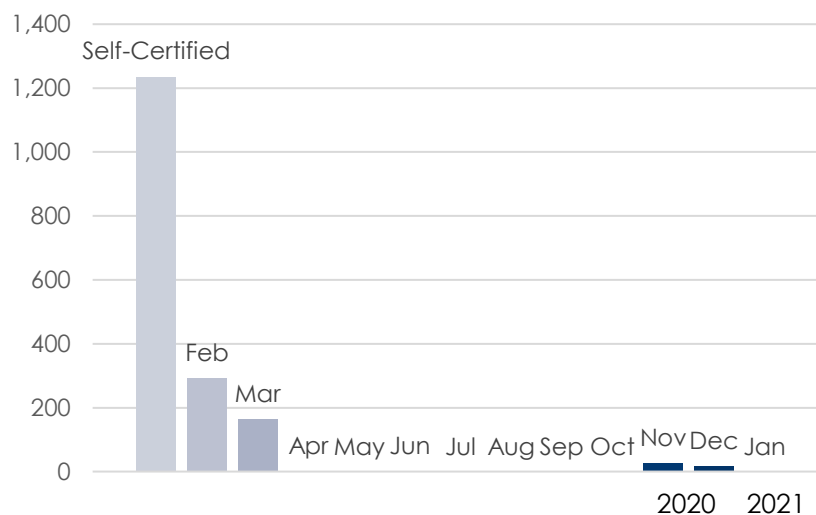
Family Unification Program and
Veterans Affairs Supportive
Housing

*Including port-ins and port-outs

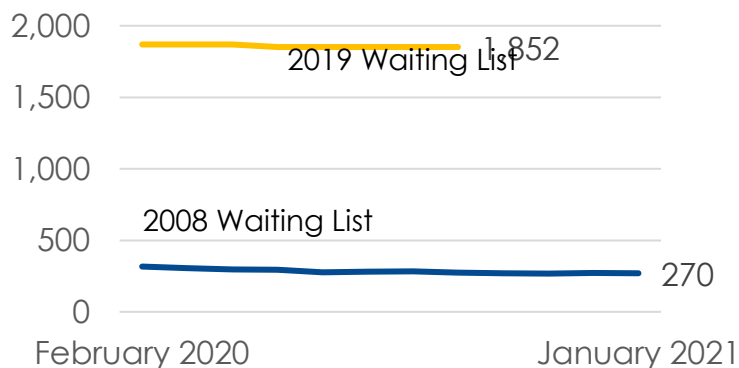
Average Housing Assistance
Payment per Unit, Year to Date



Annual Inspections Conducted



Applicants on Waiting List



Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
1314 44 th Avenue North	Roof replacement	Contract awarded; spring start
1707 3 rd Ave S/1611 S 6 th St/2728 Franklin/Snellings	Elevator modernization	Materials ordered; April 2021 construction start
3116 Oliver & 616 Washington St	Elevator modernization	Planning
314 Hennepin Avenue	Roof & skylight replacement	Planning
Multiple highrises	Fire sprinkler system installation	Planning
828 Spring Street NE	Exterior façade and window repairs	Planning
1707 3 rd Avenue South	Exterior façade and window repairs, unit entry door replacement	Planning
1314 44 th Avenue North	Plumbing replacement, fire sprinkler system installation, unit bath modernization/new finishes, exterior façade repairs	Planning
Multiple highrises & Glendale townhomes	Security surveillance system upgrades	Planning
Multiple highrises	HVAC improvements	Planning
Cedars highrises	Window replacement and exterior façade repairs	Planning

Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
CHR scattered site units	Major modernization	Planning
Scattered sites new construction	Development of new family housing	Planning

Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
315 Lowry Avenue North	Site security upgrades	In progress
600 18 th Avenue North	Window replacement, masonry repairs & HVAC systems replacement	Substantially complete
Hiawatha Towers	Site security upgrades	Complete
1707 3 rd Ave S	Generator & main electrical switch gear replacement	In progress
Scattered Sites – Various sites	2020-21 improvements: roof & siding replacement, unit 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
Hiawatha Towers	HCPD accessible unit upgrades, common area improvements	In progress

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Elliot Twins	Comprehensive building modernization	In progress
Scattered Site	Energy efficient single-family construction	In progress

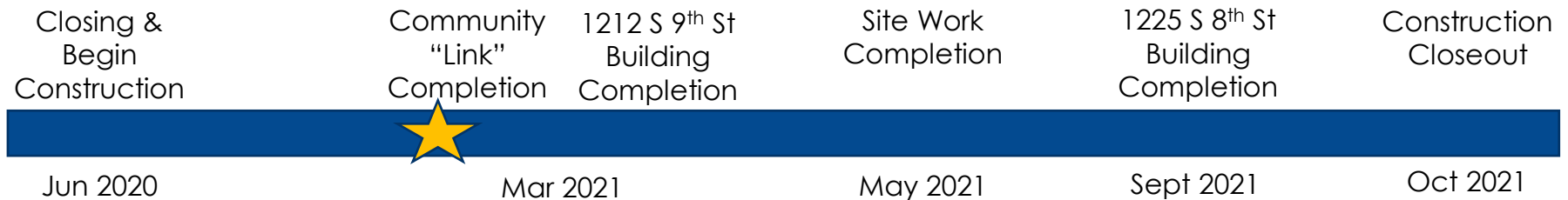
Elliot Twins RAD Conversion & Building Renovation



- **Phase IV apartment rehab underway**
- **Window/roof replacement & exterior cladding work underway**
- **Community link construction 80% 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

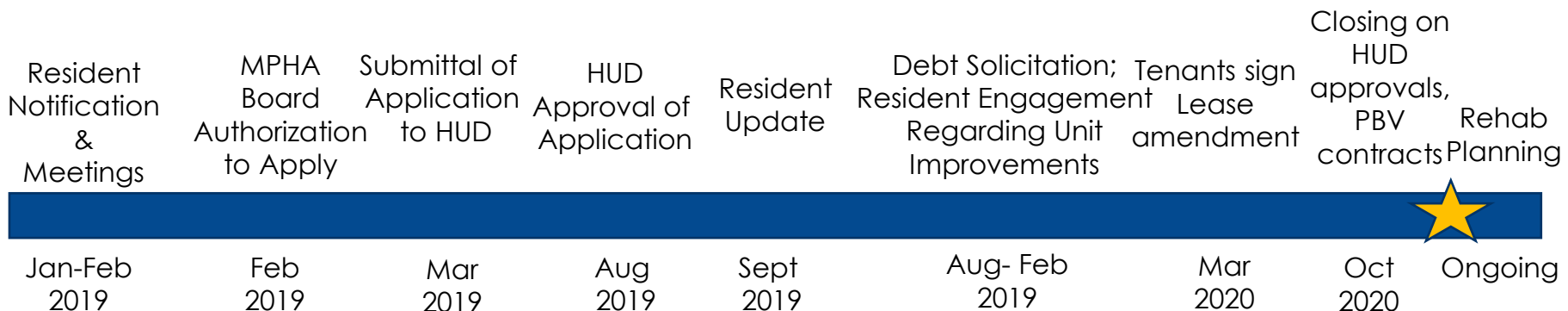


Section 18 with debt financing



- **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 (1,739 views)

January 2021

78

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



12

Posts for the Month
5,728 Followers



MPHA on Twitter

Top Performing Post (1,096 views)

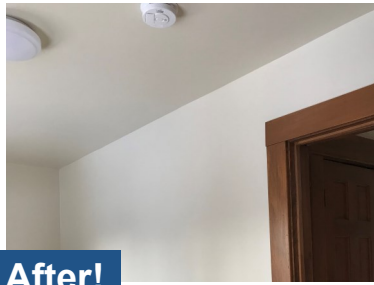


16

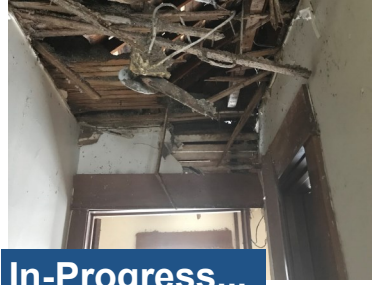
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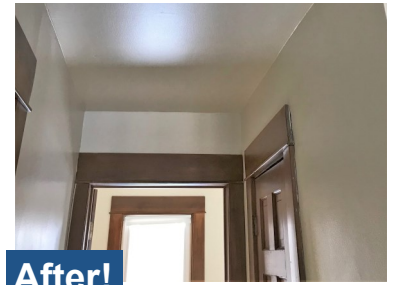
In-Progress...



After!



In-Progress...



After!

Rehab Roll-out: Much-Needed TLC for MPHA Family Homes

New, hard-won federal funding has launched MPHA on a multi-year process of improvements to our hundreds of single-family, duplex, and fourplex homes. We are underway with **down-to-the-studs rehabs** of dozens of unoccupied homes that need major work to get them ready for new families to move in. The work also typically includes new kitchen cabinetry, updated light fixtures, new flooring, and much more.

Connecting Virtually with our Section 8 Property Owner Partners

MPHA's essential Section 8 property owner partners have had to make many of adjustments this past year! To sustain a strong housing community, we held our first-ever virtual Property Owner Webinar this month. MPHA's owner-outreach team shared insights on management during a pandemic and introduced our new online owner portal.



Building Blocks of Islam donated **\$100 grocery cards to 450 MPHA families and seniors** living in our highrise buildings. Thank you Building Blocks of Islam and Volunteers of America-MN volunteers for providing gift cards to families in need!



Community Donations Continue to Support MPHA Highrise Residents

Thanks to many generous community partners, MPHA residents are sustained by the many donors who regularly bring **food and supplies to our highrises**. Donors make regular deliveries, and MPHA staff carry out a contactless drop-off at each residential apartment. MPHA Executive Director Abdi Warsame (above) recently joined staff at the Hiawatha Towers to distribute the monthly delivery from **East Side Neighborhood Services**.

CORONAVIRUS

Minnesota tracker: 474,169 cases • 6,378 deaths

Vaccine: 675,329 people with at least one dose

Cases by ZIP code

Live updates

CORONAVIRUS

In his 'dream job,' Abdi Warsame works to rebuild trust at the Minneapolis public housing agency

The former City Council member wants to preserve and create new housing amid funding troubles and fears of displacement.

By Marissa Evans (<https://www.startribune.com/marissa-evans/6370494/>) and Faiza Mahamud (<https://www.startribune.com/faiza-mahamud/6370527/>) Star Tribune

FEBRUARY 15, 2021 — 10:31AM

For Abdi Warsame, trust is everything.

It's a sentiment the former City Council member thinks about often as he navigates his first year in his "dream job" leading the Minneapolis Public Housing Authority.

For months, he's worked through Zoom video calls from his office at 1001 N. Washington Av. But he said in a recent interview the best way to build confidence is by delivering results for the 26,000 people depending on the agency for housing.

"I don't think residents are looking for a leader in terms of what they look for in a Minneapolis City Council member or mayor or elected official," said Warsame, who's the first Somali American to lead the agency. "What they are looking for is that their properties are safe, that they themselves are safe, that they can find shelter and housing that they deserve."

Warsame's [appointment as executive director last January](http://srib.mn/36BCS12) (<http://srib.mn/36BCS12>) surprised his fellow council members and was greeted with fanfare and selfies with supporters. But it came at a time when the public trust in the agency was shaken by the November 2019 fire at its Cedar High apartments that killed five residents.

The agency found itself confronting questions about why sprinklers had not been installed sooner on the upper floors and facing blowback from residents, many of them Somali Americans. The agency has also endured criticism over a lack of communication about plans to renovate aging properties using private funds, and struggled to quash residents' fears of displacement, even though many were fed by misinformation.

Mary McGovern, a resident at the Elliot Twins and president of the Minneapolis Highrise Representatives Council, which represents 5,000-plus tenants, was unsure if Warsame could handle the job.

But now she meets with him every Friday. She said he has worked hard to secure funding for capital improvements for the 42 aging high-rises and keep residents safe during the pandemic.

"He's always been 100% behind the residents and that's what I have looked for in any kind of director for MPH," McGovern said. "He wants to make sure the high-rises are comfortable and feel like home to residents."

During Warsame's first days on the job last spring, the deadly COVID-19 virus was closing businesses and schools across the country. By the end of 2020, the agency had lost 38 residents to the virus. In the last week alone the agency has seen only seven new cases, a number they say is a testament that staff and resident that precautions are working.



ANTHONY SOUFFLE, STAR TRIBUNE

Minneapolis Public Housing Authority executive director Abdi Warsame helped David Wolfe, left, and Loni Erbstoesser, right, deliver

Warsame, who is paid \$180,927 as executive director, is guiding the agency through several major efforts. This includes the [\\$26 million renovation of the Elliot Twins](https://www.startribune.com/minneapolis-public-housing-towers-built-60-years-ago-get-modern-fire-safety-systems-upgraded-units/600021066/) (<https://www.startribune.com/minneapolis-public-housing-towers-built-60-years-ago-get-modern-fire-safety-systems-upgraded-units/600021066/>) high-rise apartments, revitalizing the scattered site homes, coping with an estimated \$174 million in capital needs and keeping residents and staff safe when the Derek Chauvin trial begins.

The agency is also planning to move forward with an \$8 million plan to add sprinkler systems to nine high rise buildings. The agency is seeking additional city and state funding to get sprinklers in two more buildings.

Warsame has previously said public housing units should be required to have sprinklers and sees the plan as an important way to restore trust among the residents. MPHA currently has 27 buildings that lack sprinklers, though three of them, including the Elliot Twins, are in the process of getting them.

"We're not going to go to people and say can you give us resources, can you give us money for the sprinklers, while not demonstrating that we've looked at every resource, we checked every fund, we turned every rock," Warsame said. "We're demonstrating that we're serious about it and we're asking the city, the state, the county and even the federal government to help us address this issue."

Leading during a pandemic

While Warsame's City Council ward included several public housing buildings, he is still getting to know residents through virtual town halls and his mornings are spent with his staff getting updates.

He is also navigating the loss of people he knows to the virus, and taking care of his four children alongside his wife. He and his wife had mild cases of COVID-19 in November. Warsame said they've fully recovered and not had lingering symptoms.

Warsame says the agency has supported residents through the pandemic by distributing thousands of masks, working with the Minnesota Department of Health to help get residents tested for COVID-19, and partnering with the health agency to vaccinate residents in the coming weeks.

Earlier this month, Warsame helped deliver boxes of food from East Side Neighborhood Services to residents at the Hiawatha Towers. The monthly food distribution has become a lifeline for the public housing community throughout the pandemic and during the winter.

Minneapolis Mayor Jacob Frey, who has a close friendship with Warsame, said they have worked together during the pandemic to expand the [Stable Homes Stable Schools](http://strib.mn/2Wojlg4) program (<http://strib.mn/2Wojlg4>), which gives housing subsidies to homeless elementary children's families. So far, it has served about 2,646 kids.

"He's one of the most well read people that I've ever met," Frey said about Warsame. "Though he wasn't born in the United States he probably knows more about U.S. history than us. He's very knowledgeable and one thing about Abdi is he doesn't speak or make a decision until he has the facts."

Warsame and other city officials are waiting to see if the Biden administration will fulfill a campaign promise expanding public housing and helping housing agencies with repairs. Warsame said he's also looking to local officials to pay more, as happens at public housing authorities of comparable sizes in other cities.

"You can't expect to say you're an integral part of the city, you're an integral part of Hennepin County, you're the largest landlord, you're taking care of all of these vulnerable populations but your problem is [the Department of Housing and Urban Development]," Warsame said. "I think there's a certain responsibility for local government to play a role."

Greg Russ, who preceded Warsame as the agency's director and now runs New York City's housing authority, said Warsame was one of the first people he met when he took over the agency. Warsame, he said, will eventually have to make choices that are in the

best interest of the housing authority but could put him at odds with residents.

Even with a strong staff by his side, Warsame faces a steep learning curve, Russ said. He will need to master the policy of public housing, construction, aging buildings and proper timelines for turning around a vacant unit.

"He will be an effective advocate for sure," Russ said. "The business is public housing and rental, but there's so much behind it."

Jamal Osman, the City Council member who succeeded Warsame, is convinced his leadership at the agency will improve the living conditions for East African residents in public housing, many who are still reeling from the deadly fire that engulfed their community.

"Minneapolis public housing needs a lot of work," Osman said. "Warsame understands that and he can relate to the struggle many East African residents face."

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Minneapolis public housing towers built 60 years ago get modern fire safety systems, upgraded units

The housing authority follows through with its promise to not displace residents after its partnership with private investors.

By Faiza Mahamud (<https://www.startribune.com/faiza-mahamud/6370527/>) Star Tribune |

FEBRUARY 9, 2021 — 3:18PM

The largest public housing renovation project in Minnesota has brought modern fire safety systems and upgraded living spaces to two downtown Minneapolis high rise apartment buildings.

The \$26 million project at the Elliot Twins, now about halfway finished, has also calmed residents who believed the Minneapolis Public Housing Authority's use of private financing would lead to gentrification and permanent displacement.

"That fear has gone away at least for now," said Omar Mohamed, the council's vice president and a resident of the high-rise. "Everyone is getting upgraded units."

Renovation of the first tower, which will get four new units, is expected to be complete by mid-March. So far, residents have been relocated into 87 upgraded apartments.

Some of the features include new central air conditioning, upgraded kitchens, bathrooms and new finished flooring. Expanded laundry facilities, exercise rooms, a central entrance with a single security desk and a computer room will open to residents in March.

And for the first time, MPHA is installing fire sprinklers and upgrading the fire alarm system in all the units in the Elliot Twins, which were built in 1961. The need for bringing the authority's aging buildings up to modern safety codes became tragically clear in November 2019, when a lack of sprinklers at the agency's Cedar High Apartments [enabled the spread of a fire that killed five residents](https://www.startribune.com/lack-of-sprinklers-outdated-stairwells-called-key-factors-in-deadly-cedar-riverside-high-rise-fire/572885431/) (<https://www.startribune.com/lack-of-sprinklers-outdated-stairwells-called-key-factors-in-deadly-cedar-riverside-high-rise-fire/572885431/>).

When all eight phases are completed by midsummer, the Elliot Twins will have increased its units to 184 — 10 of those units will be disability-accessible units.

MPHA said 90% of its tenants decided to stay during the renovations. The agency said it has covered all moving expenses including those within the Elliot Twins and promised the 14 residents who temporarily vacated their units "a right to return" when the project finished.

With dwindling support from the federal government, Minneapolis housing authority leaders sought funding from private sources like Bremer Bank, RBC Capital Markets and Hunt Real Estate Capital. The 15-year partnership, through a program called "Rental Assistance Demonstration," [transfers ownership of public housing buildings to a private entity](https://www.startribune.com/minneapolis-public-housing-authority-considers-overhaul-of-6-000-public-housing-units/489426991/) (<https://www.startribune.com/minneapolis-public-housing-authority-considers-overhaul-of-6-000-public-housing-units/489426991/>). In return, private investors qualify for tax credits.

The city of Minneapolis contributed \$2.3 million to improve energy efficiency at the Elliot Twins.

The plan did not proceed without major hurdles. Housing authority leaders had to convince residents wary of gentrification that they would not be displaced. Breaking ground in the middle of a surging pandemic also meant setting up COVID-19 protocols to protect residents, construction workers, vendors and staff.



LEILA NAVIDI, STAR TRIBUNE

The exterior of Elliot Twins Apartments in Minneapolis.

The housing authority has said repeatedly that it has no intentions of pricing out residents — a majority of whom are people of color and immigrants — and that the long term goal with the Elliot Twins project is to increase and preserve public housing units.

"Everyone is relocating in this process," said Laura Dykema, director of planning and development for the Minneapolis Public Housing Authority, adding the desire is to make the buildings a "viable and a safe, comfortable living environment for our residents today and then into the future."

All units will be designated as "project-based vouchers" and MPHA will continue to manage and own the land the buildings sit on, agency leaders said. The property also will remain affordable to low-income families whose incomes are below 30% of area median income.

Mary McGovern, a longtime resident at the Elliot Twins, said fear of getting displaced lingered in her community for months. McGovern, who's also the president of the Minneapolis High Rise Representatives Council, which advocates for the 5,000-plus tenants living in the housing authority's high-rise apartments, said she had to reassure residents — most of whom are seniors and an easy target for misinformation from outside groups.

"It is a whole new look in our apartments," she said. "Now people are so happy."

Not everyone agrees with McGovern's assessment. Some, like Mohamed Ahmed Farah, feel that the new units are cramped. But his greater worry was calmed.

"There is always something to worry about with public housing," said Farah, 70. "But getting kicked out is not one of them now."

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Faiza Mahamud is an education reporter covering Minneapolis Public Schools, the state's third-largest school district. Previously, she was a reporter and associate editor at Mshale, the largest African community newspaper in Minnesota. Since joining the Star Tribune, Mahamud has covered immigrant communities, city government and neighborhoods.

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STABLE HOMES, STABLE SCHOOLS

 longfellownokomismessenger.com/stories/stable-homes-stable-schools,1672



Housing authority, city and schools work together to aid families

Posted Wednesday, January 27, 2021 10:25 pm

AS REPORTED

By JAN WILLMS

Stable Homes Stable Schools quarterly report through Sept. 30, 2020

Total children served: 2,312

-Children housed with 3-year rental assistance: 236

-Children receiving one-time assistance: 726

When a child does not know where he or she is going to sleep at night, studying for that math test loses its importance.

-Children receiving one-time assistance (COVID-19): 1350

Total families served: 801

-Families housed with 3-year rental assistance: 69

-Families receiving one-time assistance: 263

-Families receiving one-time assistance (COVID-19): 469

Having a roof over one's head becomes more of a priority than acing the test. With this thought in mind, a pilot program, Stable Homes Stable Schools launched in March 2019. "The

basic premise is to provide a subsidy for families of elementary children that allows them to find stable housing that is close to their school," said Jeff Horwich, policy communications director for Minneapolis Public Housing Authority (MPHA).

The pilot program has now transitioned to become a permanent part of the city budget. "The program came about from two observations which arose around the same time," Horwich said. "One was the sobering statistic that one in 15 elementary students in Minneapolis had experienced homelessness. And that was the impulse in the community to try and find a solution.

"The other piece was research nationally about the importance of stable housing for young children, especially for their long-term educational and economic development. We recognize that if you can provide stable housing for young children, it can make a difference over a lifetime."

The result was a partnership between the city, county, MPHA and Minneapolis Public Schools (MPS). "It was great from our perspective to be able to take our mission and our expertise in managing a subsidy program like this and combining it with funding from the city, which allows us to reach so many more families than we could on our own," Horwich explained. The city funds 2/3 of the program and MPHA 1/3.

Stable Homes Stable Schools started on a small scale between MPHA and one particular school. "It grew when the mayor came to the table and said we might be able to take this program city-wide," Horwich said. "The program ultimately expanded to 15 schools, and now is a part of 18 schools."

Social workers identify children at the schools who are homeless. Once housing is located, the family pays a portion of its income for rent, and MPHA pays the balance.

According to Horwich, the rental assistance is combined with partners who help parents become engaged with their child's education to a higher degree than they have been before. "They support them from all aspects of housing and education," he said.

Rental assistance before homelessness

As the program came together, it became evident that some families needed help, but were not homeless. The Housing Stability Fund was developed, funded by the Pohlad Family Foundation with help from the Church of Latter Day Saints. This provides one-time financial assistance to help people at risk of homelessness.

"At last count, this fund had expended \$323,000. And it has been renewed," Horwich said.

“There is also a \$300,000 state grant, Homework Starts with Home, that has expanded to the three additional schools and provides additional staff support.

”We have continued to house families during the pandemic, even though kids have not physically been in school,” Horwich continued. “COVID-19 has made more stark the importance of stable housing when children need to attend from home.”

Horwich said the city has made a comparatively large amount of money available for rental assistance because of the pandemic. This includes one-time help with back rent or other housing expenses.

The COVID-19 rental assistance is available to families no matter what school their child attends. “Long-term rental assistance is limited to families whose children are enrolled in the 18 schools,” he said.

More needed than available

Horwich said it is impossible to talk about Stable Homes Stable Schools without acknowledging property owners. He said there is always a greater demand than supply for housing.

“Our partners at the YMCA are very important to this process,” he said, “working with families on housing search to find landlords. Many with Section 8 will tell you how difficult it is to find a place to use it. Depending on the school we need to keep kids close to and the size of the housing needed, it takes a lot of people coming to the table. There is a lag between enrolling families and finding housing.” Hennepin County also assists with this support. “Our biggest challenge is connecting every family who needs a home with one that is available to them.”

Although the long-term results of Stable Homes Stable Schools may not be known for some time, the short-term results have been promising enough to make the pilot program permanent. The University of Minnesota is starting to research the effects.

According to Horwich, some measurements of the program have already been very encouraging. This includes attendance, getting to school, behavioral issues, and children starting and finishing the school year at the same school.

Charlotte Kinzley, Manager, Homeless/Highly Mobile Student Services at MPS, concurs.

“In our district overall, the average for school stability of students remaining in the same school all year is 86 %. The average for students in the Stable Homes Stable Schools program is 90%,” she said. “We also have seen statistically significant progress in school attendance.” Kinzley said she started at MPS right as the program was launching. “It was a wonderful way to start my role, and one of the favorite parts of my job.”

Kinzley said MPS wants to eliminate barriers for those students experiencing homelessness and other issues, and finds there is a greater need than what is available.

“We prioritize around who is most in need, and I wish we could meet the needs of all,” she said. “But we are reaching a large number of students.”

She said that COVID-19 has affected the program in two ways. “We have had to shift our work in a way that makes it possible for families to connect with the program virtually. All of our students got devices through MPS and the Internet, and that removed some barriers.”

The program also has been affected by the low numbers of homeless that have been

identified. “Family shelter numbers are historically low,” she added. “We think the Eviction Moratorium has affected the numbers, but there is also a lack of touchpoint with the schools. We are not seeing parents or students specifically in the school buildings. We can’t ask questions, and it makes it harder to make referrals.”

Kinzley added that MPS is working hard to get the message out. “We sent out a district-wide survey, and we are trying to make sure we are identifying those who are homeless.”

“We are all really worried about what happens when the Eviction Moratorium is lifted. A lot of really fabulous smart people are working on that, and hopefully we can prevent as much [homelessness] as we can.”

On the other hand, Kinzley said the school district is having families coming for support that would not have done so before the pandemic hit. She said MPS is referring these families to COVID-19 support services and other resources.

Comments

No comments on this story | [Please log in to comment by clicking here](#)

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

HIGHRISE down

Published Monthly by the Minneapolis Highrise Representative Council

February 2021

Voice of the Five Thousand

Vol.31, No.2

MPHA assisted living residents receive COVID-19 vaccine, on-site vaccines for other residents expected soon



MPHA Photo

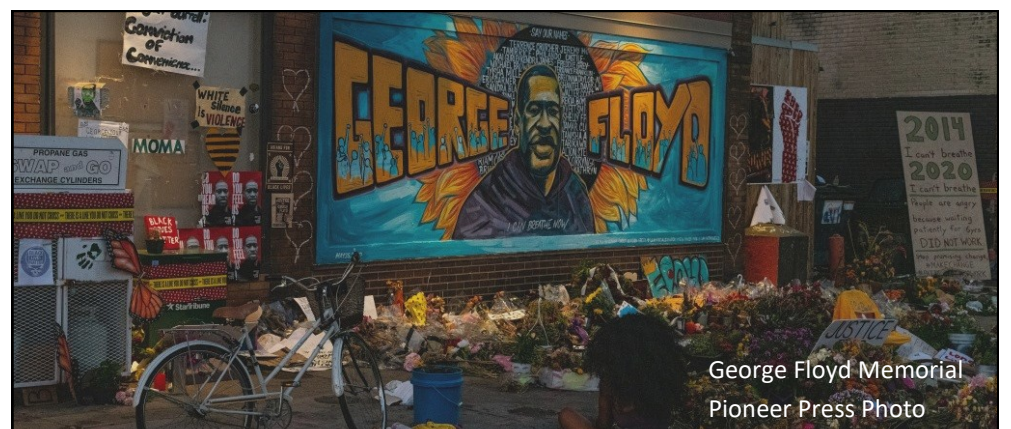
MPHA highrise residents participating in an assisted living program, as well as MPHA staff who have the most direct contact with residents, have had the opportunity to receive a COVID-19 vaccine. The Minneapolis Highrise Representative Council (MHRC) and MPHA have successfully advocated for residents to be in the priority group for receiving the vaccine and that the vaccine be offered on-site in the highrises. The MPHA is working out the details of how the on-site vaccinations for residents will be administered with the Minneapolis Health Department and Hennepin Health. They are expected to begin early March. Residents will receive more information soon. Residents are encouraged to get vaccinations through their own health care providers if they are offered prior to the on-site vaccinations being available.

Here is some information about vaccine safety from the Minnesota Department of Health:

Having a safe and effective vaccine is the top priority. The manufacturers must present the study data that shows the vaccine is safe and that it works before it is approved for general populations. This data is closely reviewed by several scientific groups at the Food and Drug Administration (FDA) and the Centers for Disease

continued on next page

MHRC seeks residents to share experiences in education video on racism



As part of the joint MHRC/MPHA Diversity Initiatives program, the MHRC will be coordinating the development of an educational and training video for residents and staff, dealing with resident experiences with racism. The video will feature interviews with residents. Sharing such personal and painful stories is hard but it can be an effective way to help others learn and grow. The MHRC intends to contract with a video producer who is a person of color and has the technical knowledge and cultural competence and sensitivity to manage such a project. If you are black, indigenous, or a person of color and would be willing to be interviewed for this video (following strict COVID-19 safety protocols) please reach out to the MHRC by phone (612-342-1330) or email (info@mplshighrise.org). Leave your name, address and phone number. Someone will be in contact with you soon.

Lyadoo laga duulayo wada jerk hayaadaha (MHRC/MPHA) Barnamijka kala duwananta dhaqanka . Hayadda (MHRC) ayaa waxay ka shaqaynaysaa hormarka iyo waxbarashada iyo waliba tabaridda viidiyoow ku hadlaya dhaqanka dhamaan deganayasha kala duwan eek u nool guryaha dhaadheer iyo wali-ba xirfadllayaal yaqaana deganayaasha qaarkood dhacdooyinka midab kala sooca ay soo mareen ka sheekayntooda. Viidiyoowga waxaa lagu soo bandhigaya waraysiyo kala duwan oo lala yeeshay deganayaal kala duwan. Iyadoo aanu hubno inay aad u xanuun badantahay in sheekooyinkaa dib loo sheego. Marka hayadda (MHRC) waxay shaqaalaysiisay kam-bany aqoon u leh isku dubaridka iyo habaynta barnaamijkaan viidiyoowga ah ee ka hadlaya dhamaan dhaqamada kala duwan waana viidiyoow idinka la idiinkugu talagay maadaama aan la isu imaan Karin xanuunka caabuqa awgii. Marka waxaa la waraysanayaa dhamaan deganayaasha kala duwan ee kala jinsiga ah inta u diyaar ah inay ka hadlaan tariikhda guud ee dalkooda ama dhanqankoodaba. Haddaba haddii aad diyaar u tahay oo aad rabto in lagu waraysto fadla la soo xidhiidh taleefhoonkaan hayadda (MHRC) 612 342 1330 ama email (infor@mplshighrise.org) ka dibna u dhaaf magacaaga iyo adreeskaaga iyo taleefhoonkaaga, si laguula soo xidhiidho.

vaccine continued...

Control and Prevention (CDC). The CDC Advisory Committee on Immunization Practices (ACIP) and other groups look at available information about a vaccine and make informed decisions about the risks and benefits of using it. MDH is committed to making vaccines available that we are confident are safe and effective.

Waxaa la idinku wargalinayaa in hayaada u Talisa guryaha dhaadheer gaar ahaan guryaha dadkala daryeelo (assisted living programe) iyo waliba shaqaalaha hayaadda ina loo bilaabay in lagu talaalo daawada xanuunka cabuqa lagaga hortago ka dib markii hayadda u dooda xuquuqda deganyaasha waawayn ee la yiraahdo (MHRC) iyo waliba hayadda xukunta guryaha dhaadheer ay si adag ugu dagalameen sii loogu heli lahaa talaalka cudurka caabuqa (COVI-19). Haddaba hayadda maamusha guryaha dhadheer iyo hayadda caafimaad ee magaladaan Minneapolis ayaa ka wada shaqaynaya sidii loo maaamuli lahaa habka dadka waawayn loo talaalayo. sidaa darted waxaa la idiin soo gudbinayaa in talaalkaan uu yahay mid aan waxba kuu dhimayn waxaana arintaa ka soo shaqeeyay oo baadhay hayadaha caafimaadka u qaabilsan iyo hayadha baadha cuntada iyo daawoouinka (FDA IYO CDC, ACIP) Iyo kuwo kale oo lamid ah sidaa darteed dhaman hayadhan waxay idiin balanqadayaan in aysan wax dhibaato ah uusan idiin keenayn talaalkaan Mahadsanidin dhamaantiin.

Hopes and dreams...

More resident leaders share their hopes and dreams for 2021:



Jamie, 800 5th Ave.: “First, I just want to express gratitude for residents and MPHA and MHRC staff who work to make things better for residents. My hope for 2021 is that more people will get along better regardless of race and religion and learn to work together.”



Darlene, 1707 3rd Ave. S.: “I hope that everything goes back to normal, and in the meantime, more people would wear their masks.”



Hassan, 2121 16th Ave S.: “I wish that everyone will remain safe and have a happy and healthy new year!”



Mary McGovern, 1225 S. 8th St.: “I just hope that the new government will come together to improve things for all of us.”

Resident leadership joins MPHA in advocating for State housing funds



Tamir Mohamud (above, left), 1515 Park Ave. S, is a long-time resident leader and advocate. He is president of his resident council, vice president of the MHRC, and a resident commissioner on MPHA’s board of directors. He recently joined MPHA’s Deputy Executive Director Jennifer Keogh (above, right) to testify before the MN House Capital Investment Committee about the need for State general obligation bonds for housing preservation. Mohamud spoke about how these funds have benefited the health and safety of residents by providing sprinkler systems, elevator modernization and more.

Project Lookout, still looking out...



Even during a pandemic, Project Lookout volunteer Kevin Hayes, 828 Spring St. NE, helps keep his building safe by monitoring the front door camera from his apartment. He also keeps an eye out for trouble in the parking lot. Thank you, Kevin, and all Project Lookout volunteers for continuing to “lookout” for highrise residents.

❤️ This Month’s Events

- Thursday, February 4, 10:00 a.m.: MHRC Executive Committee meets via conference call
- Tuesday, February 9, 1:00 p.m.
- Tuesday, February 16, 1:30 p.m.: Maintenance, Modernization, and Management Committee meets via conference call
- Thursday, February 18, 10:00 a.m.: Resident council presidents meet via conference call
- Monday, February 22, 10:00 a.m.: Active Living Committee meets via conference call
- Wednesday, February 24, 12:00 p.m.: Resident Advisory Board meets via conference call; 1:30 p.m.: MPHA Board of Commissioners meets via conference call
- Friday, February 26, 10:00 a.m.: Security Advisory Committee meets via conference call