



NOTICE AND AGENDA

June 23, 2021

A SPECIAL MEETING OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY IN AND FOR THE CITY OF MINNEAPOLIS WILL BE HELD REMOTELY AT 1:30 P.M. VIA TELECONFERENCE 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, via teleconference

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 May 26, 2021

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

EXECUTIVE DIRECTOR’S UPDATE

DISCUSSION:

1. Masonry Repairs and Window Replacement at Three High-Rises (Laura Dykema, Director of Planning & Development)

RESOLUTION: None



RECEIVE AND FILE:

- Monthly Performance Report for May 2021 (Abdi Warsame, Executive Director / CEO)
- Newsletters and News Clippings (Jennifer Keogh, Deputy Executive Director)
- Project Based Voucher RFP Issuance (Kyle Hanson, Director of HCV)

Next Regular Meeting:

**Wednesday, July 28, 2021 - 1:30 p.m.
1001 Washington Avenue North
Minneapolis, MN 55401**

Notice: *A portion of this meeting may be closed to the public pursuant to Minnesota Statutes Section 13D.03 or 13D.05.*



**MINUTES OF A SPECIAL MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
May 26, 2021**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a special meeting at 1:30 P.M. on May 26, 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

(Note: Commissioner Beckmen arrived at 1:34 p.m.)

The following members of the Board were absent:

The following others were also present:

Abdi Warsame	Executive Director / CEO
--------------	--------------------------

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 Brennan. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners 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 April 28, 2021, were presented for approval. Commissioner Mohamud moved the minutes be accepted as presented. The motion was seconded by Commissioner



Isse. 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, MPHA Deputy Executive Director Jennifer Keogh reported that all items on the agenda were discussed.

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:

Tamir Mohamud Awarded Alvira B. Long Memorial Award: On April 28, Commissioner Tamir Mohamud was awarded the 2021 North Central Regional Council of NAHRO (NCRC) Alvira B. Long Memorial Award. This award honors commissioners who have demonstrated excellence in advocating for and developing the financial, political, and community support necessary to ensure the continuation and expansion of housing or community development programs. The award was established in the name of Alvira B. Long to provide a living acknowledgment of the outstanding contributions she made to the housing field. Congratulations to Tamir on this significant achievement!

COVID-19 Update: MPHA continues to pivot as new guidance comes out from the CDC and the state, and ensures compliance with the city ordinance. MPHA has begun completing routine maintenance, housing inspections, reduced the touch point cleaning, opened community rooms, and is working on a return-to-work plan for employees that have been working remotely since the pandemic began.

Elliot Twins Progress: We continue to make great progress at the Elliot Twins. Roof replacement at the last tower started last week and window replacement at both buildings are completed. Exterior panels at one tower are completed, while the second is scheduled to be completed in July. We continue to renovate apartments, with residents moving in when the work is finished. The community link is completed but due to COVID we are limiting the use of the space for health and safety of residents, and instead we are setting up tours for residents.

Scattered Sites Rehab: We are planning for a significant debt raise to fund large scale improvements to the scattered sites which we anticipate closing in early 2022 with a spring construction start. MPHA recently issued an RFP for a General Contractor/Consultant to help plan for and manage the future improvements. The recommended firm will be presented to the CHR Board in June.

Scattered Sites New Construction: The new 84-unit scattered sites project will be constructed on approximately 16 sites across the city. MPHA issued an RFP for a design/general contractor team to develop the design and manage construction of the project and our team recommendation will be presented to the CHR Board. We have been developing our resident engagement plans and will be finalizing these over the next month.

Housing Stability & Rent Help MN: MPHA is utilizing the Rent Help MN assistance program through the



City of Minneapolis, which is an assistance program that allows COVID affected residents to apply for additional rent relief payments. Letters describing the program and application information were mailed to MPHA residents who are behind on rent. We continue to work with partners to help residents navigate the application portal, and early last week we had a total of 55 MPHA residents apply for assistance.

MPHA was awarded \$750,000 of emergency rental assistance funds to help voucher holders who have fallen behind on rent. MPHA staff are assisting voucher holders with the application process and will be processing checks to property owners over the next few months.

Voucher Mobility Award: MPHA and Metropolitan Council HRA were awarded \$5.2 million dollars in funding, which includes 74 new vouchers for families seeking upward mobility. This program focuses on upward mobility, choice of housing location in areas of de-concentrated poverty, and individual family goals. The program focuses on children and opportunity for the next generation and is unique in that HUD also funds landlord recruitment, pre-move counseling, housing search assistance, and post-move counseling. This was a competitive grant process and MPHA was one of 10 housing authorities around the country to receive this sought-after award.

Housing IS Infrastructure: Congress is gearing up to move forward with a wide-scale infrastructure package. Nevertheless, there is no guarantee that housing will be included. Our members of Congress want to know that we need **\$70 billion for the Public Housing Capital Fund** in order to preserve and modernize affordable housing units! MPHA has an estimated \$150M in backlog of capital needs and this money would help us make huge strides in addressing them. We're encouraging the Commissioners to join MPHA and other housing leaders across the country and send a letter to congress. Jennifer Keogh will email a link to the Commissioners with the information.

Item No. 1: Update of MPHA's Affirmative Action Plan

After a brief presentation by staff and discussion, Commissioner Rosenbaum moved approval of the recommendation set forth in the Report. 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. [See Document No. 2021-20]

Receive and File Items:

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

The following items were received and filed by the Board:

- The Monthly Performance Report for April 2021. [See Document No. 2021-21]
- Newsletters and News Clippings [See Document No. 2021-22]



Adjournment:

There being no further business to come before the Board, Commissioner Mohamud moved approval to adjourn the meeting. 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. The meeting was adjourned at 1:55 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



June 23, 2021

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Masonry Repairs & Window Replacement at Three High-Rises

Previous Directives: The Board has previously approved the Capital Fund Program (CFP) Plan for FY 2021 as part of the Agency's 2021 Moving to Work (MTW) Annual Plan.

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's June 23, 2021 meeting.

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

Affirmative Action Compliance: The contractor has signed an Equal Employment Opportunity / Affirmative Action Policy statement. 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 in the amount of \$7,149,493.32 with Innovative Masonry Restoration for masonry repairs and window replacement at the three Cedars high-rises located at 620 Cedar Avenue and 1611/1627 South Sixth Street.

The three Cedars high-rises were built in 1963 and have a combined total of 348 apartments. Exterior building façade deficiencies including failed sealant and lack of flashing around the window perimeters have allowed for water infiltration into apartments during driving rains. Additionally, the windows are over 30 years old, are not energy efficient, and components have started to fail. The scope of work includes new, energy efficient double-pane windows and

masonry repairs including lintel and sealant replacement, select brick replacement and mortar repairs, and flashing installation.

MPHA intends to fund and complete this work over a two-or three-year period. The work will commence at 620 Cedar this year, and the contractor will be issued a Notice To Proceed for the value of that building's work only. A Notice To Proceed will be issued in the subsequent year (or years) as future federal appropriations are made available for this work. MPHA reserves the right to not proceed with the second and/or third building should budget constraints become a factor.

On May 7, 2021, an invitation for bids was publicly advertised with a bid due date of June 10, 2021. The following bids were received:

Innovative Masonry Restoration	\$7,149,493.32
Advanced Masonry Restoration, Inc.	\$7,227,141.00
RAM Construction Services	\$7,272,513.00
Restoration Systems Inc.	\$8,634,174.00

The low bidder, Innovative Masonry Restoration, has successfully completed similar projects and MPHA staff is confident they will perform well 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.



Monthly Performance Report

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

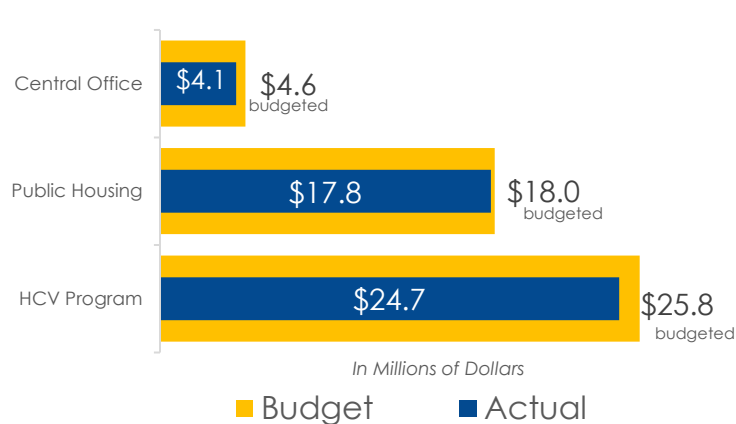
Contents

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

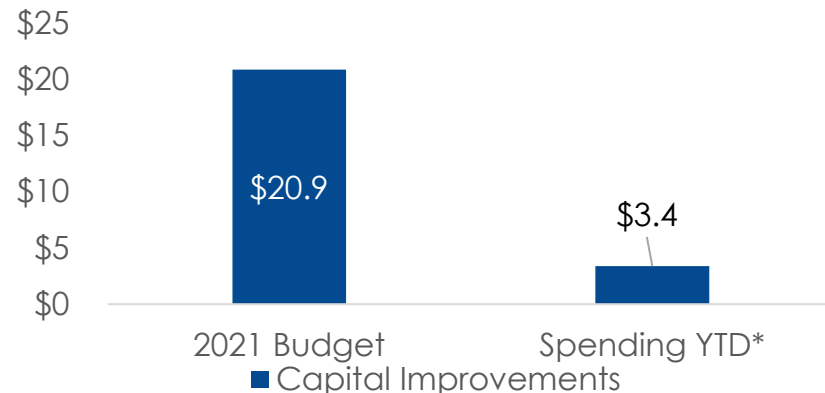
Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 6,995,750	\$ 6,982,506	\$ (13,244)	0%
Public Housing Operating Subsidy	\$ 9,049,490	\$ 9,171,702	\$ 122,212	1%
HCV HAP Subsidy & Admin Fees	\$ 25,038,535	\$ 24,150,796	\$ (887,739)	-4%
Other Revenues, Fees, & Grants	\$ 1,222,453	\$ 975,918	\$ (246,535)	-20%
Transfers-In	\$ 104,165	\$ 108,888	\$ 4,723	5%
Total Sources	\$ 42,410,393	\$ 41,389,810	\$ (1,020,583)	-2%
Uses				
Public Housing Operations	\$ 18,024,660	\$ 17,770,132	\$ 254,528	1%
Housing Choice Vouchers	\$ 25,799,658	\$ 24,733,781	\$ 1,065,877	4%
MTW Initiatives and Other Services	\$ 159,435	\$ 37,787	\$ 121,648	76%
Total Uses	\$ 43,983,754	\$ 42,541,700	\$ 1,442,053	3%
Net Sources/(Uses)	\$ (1,573,360)	\$ (1,151,890)	\$ 421,471	27%

Year to Date (YTD) Expenses



MTW Capital Fund Program

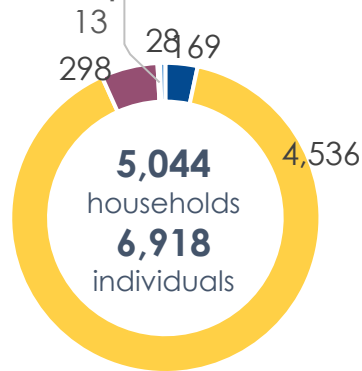


*An additional \$7.0 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*

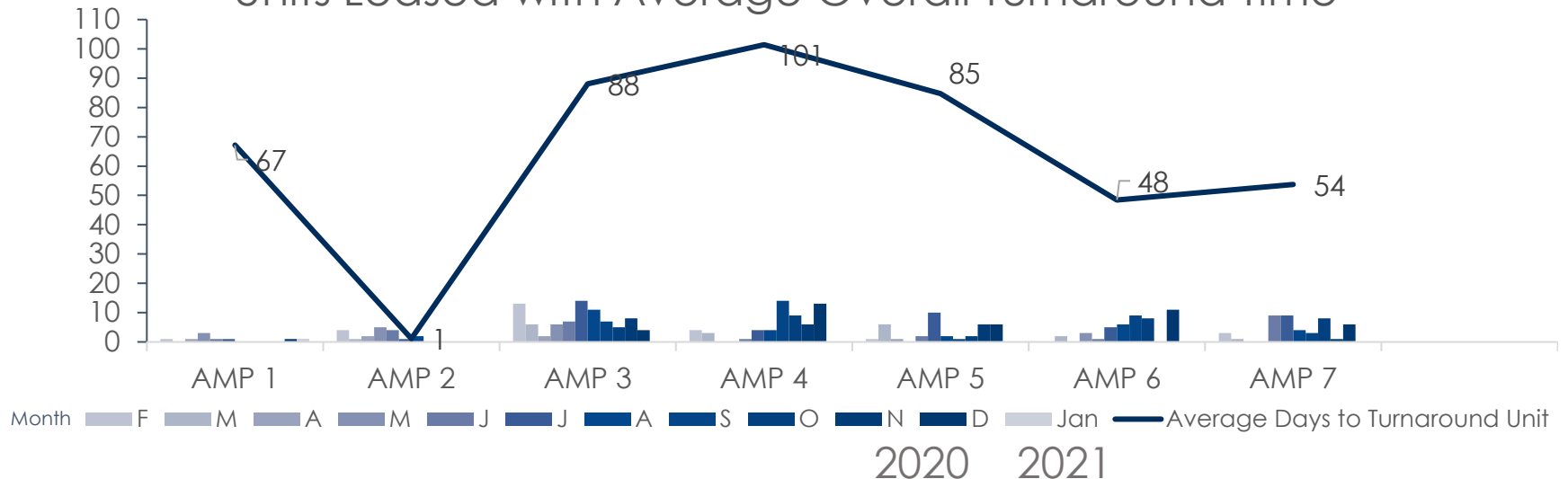


- Glendale
- MHOP
- Scattered Sites
- Highrise
- Minnehaha Townhomes

59
new units leased
during month

95.6%
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)

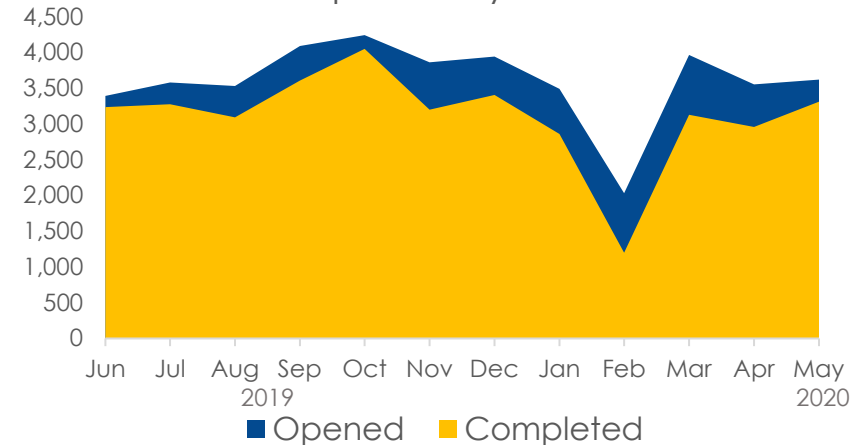
***Update to this metric pending software conversion reconciliation

Public Housing Programs

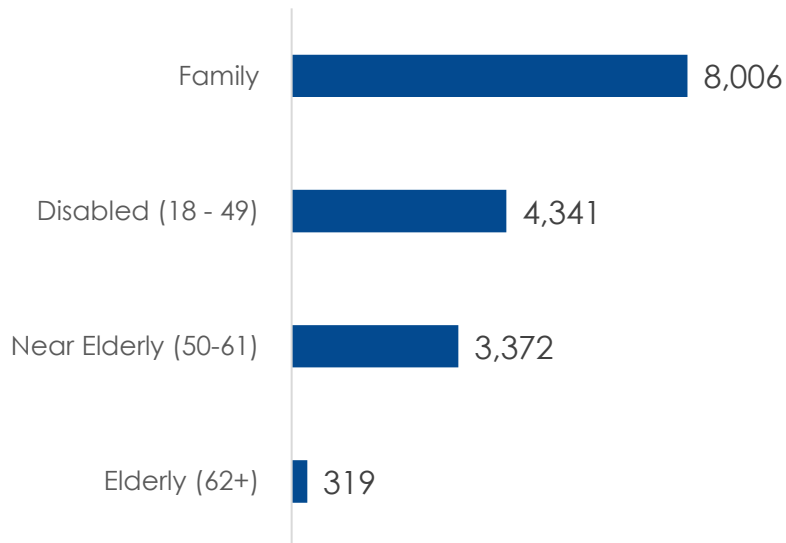


Reason for Vacating Unit	Count
Death	5
Found Alternative Housing	5
To Nursing Home	4
Moving in with or closer to Family	2
Purchased Home	2
Dislike Unit	1
Change in Family Composition	1

Work Orders Opened and Completed by Month



Applicants on Waiting List

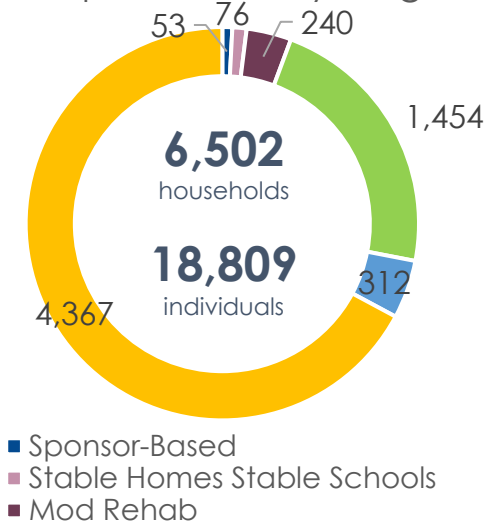


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	87	100%	0
Urgent: 1 Day	528	84%	1
After Hours Non-Emergency: 2 Days	8	100%	0
Important: 3 Days	698	78%	2
Routine: 10 Days	636	86%	4
Non-Routine: 20 Days	44	95%	5
Pest Control	410	100%	2

Housing Choice Voucher Programs



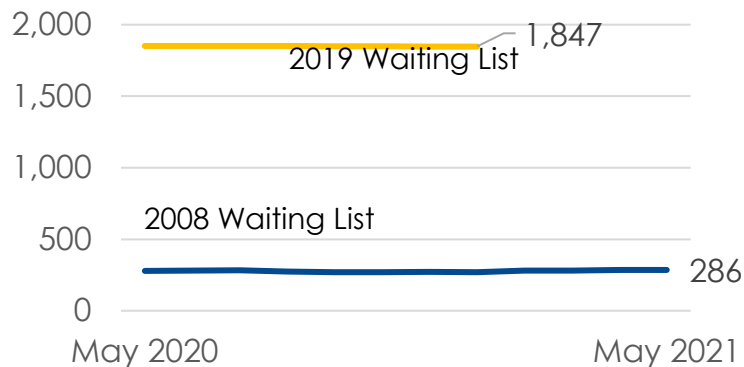
People Served by Program*



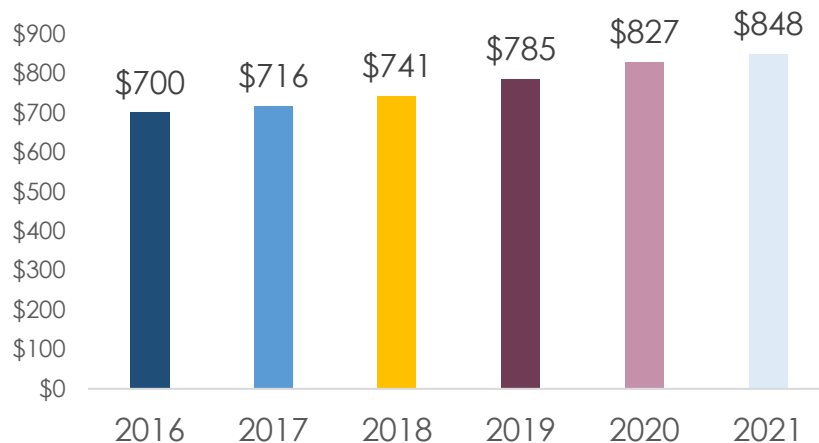
Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

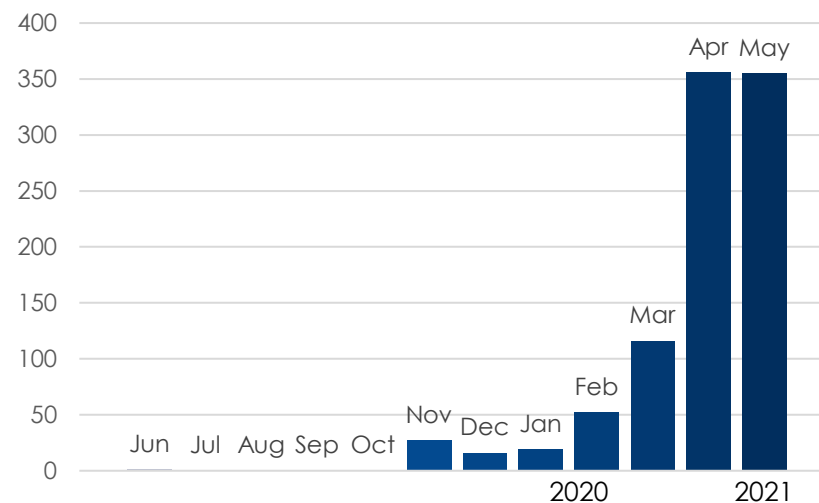
Applicants on Waiting List



Average Housing Assistance Payment per Unit, Year to Date



Annual Inspections Conducted*



*Inspections were subjected to interruption by COVID-19 Safety Procedures

Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
3116 Oliver & 616 Washington St	Elevator modernization	Planning
314 Hennepin Avenue	Roof & skylight replacement	Ordering materials; late summer start
Multiple highrises	Fire sprinkler system installation	Bidding
1707 3 rd Avenue South	Unit entry door replacement	Awarding contract
1314 44 th Avenue North	Plumbing replacement, fire sprinkler system installation, unit bath modernization/new finishes	Planning
Multiple highrises & Glendale townhomes	Security surveillance system upgrades	Awarding contract
Cedars highrises	Window replacement and exterior façade repairs	Awarding contract

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
1314 44 th Avenue North	Roof replacement	Substantially complete
Scattered Sites – Various sites	2020-21 improvements: roof & siding replacement, unit modernization, structural repairs	In progress
Cora McCorvey Center	HVAC system upgrades	In progress
Hiawatha Towers	HCPD accessible unit upgrades, common area improvements	In progress
1707 3 rd Ave S/1611 S 6 th St/2728 Franklin/Snellings	Elevator modernization	In progress
Multiple highrises	HVAC 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

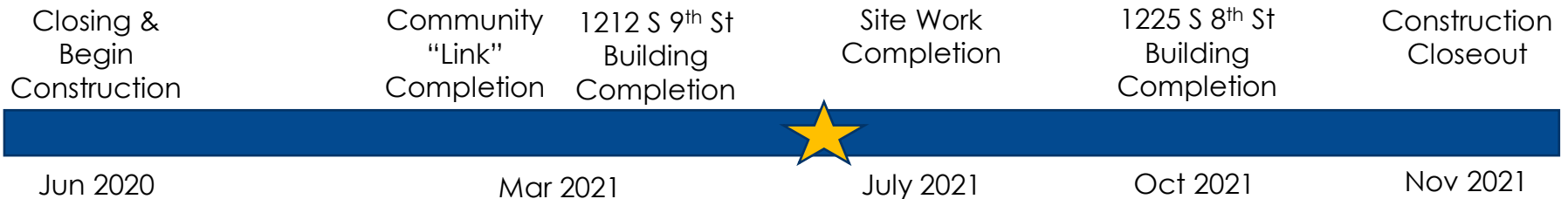
Elliot Twins RAD Conversion & Building Renovation



- **1212 S 9th St apartment rehab complete; 1225 S 8th St apartment rehab 50% complete**
- **Window & roof replacement complete; exterior cladding work complete at 1212 S 9th St & underway at 1225 S 8th St**
- **Community link 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 Rehab Process

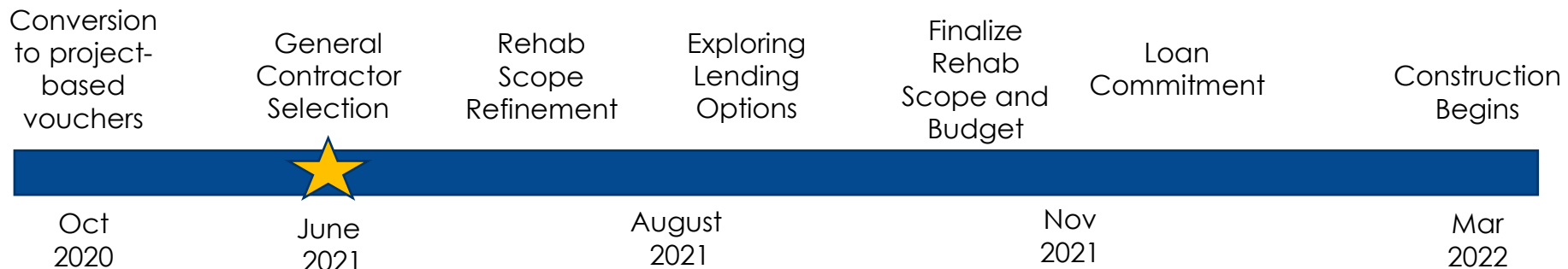


Financed through Section 18 with debt financing



- 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
- General Contractor/Consultant Selection at CHR Board in June 2021

Timeline (subject to change)



Scattered Site New Construction

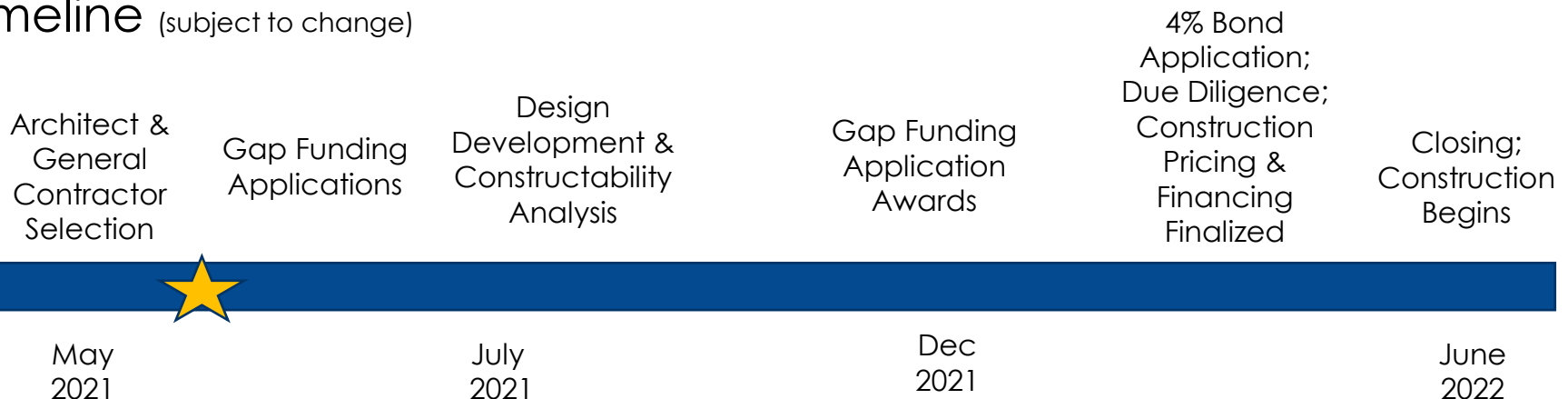


84-unit new scattered site construction



- 84 new deeply affordable family units in 16 small apartment buildings throughout the City
 - 4 or 6 units depending on zoning and lot size
 - Mix of 2- and 3-bedroom units
- Financing includes project-based vouchers, 4% bonds and Low-Income Housing Tax Credits, Soft Sources, and Debt
- In May, the CHR Board approved the selection of a team of DJR Architecture, Frerichs Construction, and Rise Modular.

Timeline (subject to change)



Inquiry Response and Social Media



MPHA on Facebook

Top Performing Post (724 views)



MPHA on Twitter

Top Performing Post (2,591 views)

May 2021

92

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



📣 @HUDgov Grants \$5.2 Million to MPHA and @MetCouncilNews housing authorities to offer opportunity for upward mobility through federal demonstration program 📣
Read more 📄: mphaonline.org/place-matters-... pic.twitter.com/dDi0DKexr0



5

Posts for the Month
5,847 Followers



5

Tweets for the Month
811 Followers

Mayor Frey Proposes \$28 Million Investment for Affordable Housing

Earlier this month, Mayor Frey held a press conference at the Elliot Twins to announce his proposed **\$28 million investment in affordable housing** as part of his recommended use of the **American Rescue Plan**, funding the City of Minneapolis received from the Federal Government. Mayor Frey has included **\$4.6 million to support MPHA's 84-unit new scattered site development** within his proposal. During his press conference, Mayor Frey highlighted the city's previous financial support of the Elliot Twins rehabilitation and the importance of continued local government partnerships to further affordable housing preservation and creation. The City Council will vote on the proposed use of American Rescue Plan funding on July 2, 2021.



MPHA Celebrates National Homeownership Month

June is National Homeownership Month! MPHA is proud of our successful homeownership program; Lease-to-Own. Through our program, MPHA is helping families build wealth and close the gap in homeownership rates. The Lease-to-Own program provides an opportunity for 24 households to own an affordable, two-bedroom townhome located in the Heritage Park neighborhood in Minneapolis. Out of the 24 units available to low-income families, we have successfully met homeownership goals for 75 percent of the units. Congratulations to all our Heritage Park homeowners!



Elliot Twins Rehabilitation Update

Work on the Elliot Towers continues despite the hot weather we've been experiencing! Both towers have had a full roof and window replacement. Site work and landscaping are well underway, as we continue to finish the exterior panel installation on the second tower, hang drywall, and finish work on more apartments for residents.

Mayor Frey will use \$28 million in pandemic relief money for housing in Minneapolis

Mayor hopes to help keep people in homes at end of eviction moratorium.

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

JUNE 10, 2021 — 7:45PM

Minneapolis Mayor Jacob Frey wants to use \$28 million of American Rescue Plan money for affordable housing, including rental assistance to low-income tenants, pathways out of homelessness and new homeownership opportunities, particularly for Black and Indigenous people and people of color.

At a news conference at the Elliot Twins public housing complex Thursday, Frey said his plan will help keep people in their homes as the city anticipates a wave of evictions after a statewide ban is lifted. The federal government is expected to end its eviction moratorium on June 30.

"There is a looming eviction moratorium that will be lifted," Frey said. "People are struggling to make ends meet, and we want to make sure that those who are struggling most are provided the assistance first."

The city expects to receive \$271 million in federal pandemic relief money. The city is allocating \$4.6 million to the Minneapolis Public Housing Authority to help with repairs, renovation and the addition of 84 new units at its scattered sites. About \$7.1 million would go toward helping homeowners who are struggling with mortgage payments or who have significant home repair needs. The mayor's proposal includes about \$4.5 million to help reduce racial disparities in homeownership.

But a big chunk of Frey's affordable housing proposal has been earmarked to help address the uptick in the city's homelessness. About \$6 million would go directly to "creating pathways out of homelessness and into housing."

Another \$6.2 million would go toward a new pilot program that is meant to help those who are experiencing homelessness find affordable housing and connect those who are suffering from substance abuse with resources, an investment the mayor called "a housing-first model."

"We are investing in low- or no-barrier housing," Frey said. "We're investing in deeply affordable housing so that people who are experiencing homelessness have that next rung on the ladder to pull themselves out."

Mike Goze, CEO of the American Indian Community Development Corporation, which has been helping the city with a number of the initiatives, including setting up a culturally sensitive shelter for the Indigenous community, praised the mayor's proposal.

Goze said he saw national significance in "the investment that the city is making into helping the American Indian homelessness, American Indian homeownership ... and we're jump-starting that here in Minneapolis."

The City Council has scheduled a public hearing on American Rescue Plan spending June 16, and a final vote is expected July 2.

Faiza Mahamud • 612-673-4203



MARK VANCLEAVE • STAR TRIBUNE

Mayor Jacob Frey told reporters at the Elliot Twins public housing complex that "people are struggling to make ends meet."



June 23, 2021

MEMORANDUM TO: MPHA Board of Commissioners
FROM: Kyle Hanson, Director of HCV
SUBJECT: Project Based Voucher (PBV) Request for Proposals (RFP) Issuance

Previous Directives: MPHA issued a PBV RFP in 2018 for 400 Project Based Vouchers.

Resident Notification: As part of our Moving-to-Work (MTW) Plan, the local Project Based Voucher initiative was part of public comment period for the 2018 Plan.

Impact on Budget: The Project Based Voucher Contract is a 20-year commitment to provide subsidy on the assigned units. The funding comes from the overall MTW Voucher Funds and is a percentage of the overall budget.

Recommendation: The PBV RFP does not require board action. In the new RFP, a change was made for future Board interaction. The evaluation committee will “recommend issuance of a commitment letter and/or an award of vouchers for the proposal to the MPHA Board of Commissioners with or without conditions.” This will keep the Board actively involved in the PBV expansion.

In 2018 MPHA issued a Request for Proposals for issuance of 400 Project Based Vouchers. As of April, 2021, all of the 400 vouchers have been initially awarded to future potential developments. Of these vouchers a total of 178 have broken ground or have been fully leased up. A total of 57 Three Bedroom units, 22 Two Bedroom units, 17 One Bedroom units and 82 Studio units are under contract.

We anticipate that some of the initial awards may not come to full completion, pending financing agreements. If the initial allocations from the 2018 RFP do not get to development stage, they will be offered to new partners as we receive applications.

There is no action required by the Board at this time. Please contact Kyle Hanson, Director of HCV, khanson@mplspha.org, with any questions on this report.