



NOTICE AND AGENDA

August 25, 2021

A SPECIAL MEETING OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY IN AND FOR THE CITY OF MINNEAPOLIS WILL BE HELD AT 1:30 P.M. AT THE CORA McCORVEY HEALTH AND WELLNESS CENTER, 1015 – 4th AVENUE NORTH, MINNEAPOLIS, MINNESOTA

The Resident Advisory Board will meet at 12:00 Noon, same date and place

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

GENERAL:

- Roll Call
- Approval of Agenda
- Minutes of a Special Meeting of July 28, 2021

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

EXECUTIVE DIRECTOR’S UPDATE

DISCUSSION:

1. Agency-wide Property Insurance Policy (Darryl Adams, Assistant Director - Finance)
2. Fire Suppression System Installation at Ten Properties (Laura Dykema, Director of Planning & Development)

RECEIVE AND FILE:

- Monthly Performance Report for July 2021 (Abdi Warsame, Executive Director / CEO)
- Newsletter (Jennifer Keogh, Deputy Executive Director)



- MTW Plan Update (Jennifer Keogh, Deputy Executive Director)

PUBLIC HEARING – MPHA “DRAFT” 2022 MOVING TO WORK ANNUAL PLAN:

- Public Comments

Next Regular Meeting:

**Wednesday, September 22, 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 REGULAR MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
July 28, 2021**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a special meeting at 1:32 P.M. on July 28, 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
Tessa Wetjen	Commissioner

(Commissioner Mohamud arrived at 1:37 p.m.)

(Commissioner Wetjen arrived at 1:58 p.m.)

The following members of the Board were absent:

Hon. James Rosenbaum	Commissioner
Faith Xiong	Commissioner

The following others were also present:

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

The Chair declared the presence of a quorum.

Approval of Agenda:

Commissioner Beckmen moved approval of the proposed agenda. The motion was seconded by Commissioner Letofsky. Upon a roll call vote, five Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, and Chair Issa) and no Commissioner voted “nay”. The Chair declared the motion carried.

Approval of Minutes:

The Minutes of a Special Meeting of June 23, 2021, were presented for approval. Commissioner



Isse moved the minutes be accepted as presented. The motion was seconded by Commissioner Letofsky. Upon a roll call vote, five Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, and Chair Issa) and no Commissioner voted “nay”. The Chair declared the motion carried.

Resident Advisory Board:

RAB Chair Lisa Anderson declared a quorum and all items on the agenda, presented by MPHA staff, 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:

Executive Director’s Update for MPHA Board of Commissioners July 28, 2021

COVID-19 Update: MPHA has begun Phase 1 of Expanding Operations plan. The lobby at 1001 opened to the public on July 19. We plan to enter Phase 2 after Labor Day, which will require all 1001 employees to come back to the office utilizing a hybrid work model where appropriate.

Elliot Twins: We continue to make great progress at the Elliot Twins. Exterior panels at the second tower are scheduled to be completed in late August. The seventh of eight phases of apartment rehab will be complete at the end of July. The community link opened for full use on July 1 and all visitors now enter near the guard desk that is centrally located between the two entry vestibules. Site work and landscaping are also well underway, and we are on track to complete the entire project this fall. Our Leasing team is working hard to get our occupancy rate to 100% by the end of December.

Scattered Sites Rehab: We continue to plan for a significant debt raise to fund large scale improvements to the scattered sites which we anticipate closing in early 2022. MPHA has started working with its General Contractor/Consultant to plan for the future improvements and we continue meeting with families to identify temporary accommodation needs during construction. We are narrowing in on a debt product that will best support the project and help meet agency development goals and intend to submit our loan application at the end of this month.

Scattered Sites New Construction: We are also moving plans forward for an 84-unit new scattered sites project that will be constructed on approximately 16 sites across the city. We continue to work with our design and construction team on design and are working to secure project funding. The Minneapolis City Council recently adopted the Mayor’s recommendation to provide \$4.6M in ARP funds for this project and we submitted our application to MN Housing for \$1.4M in Local Housing Incentives Account funding in mid-July.

Housing Stability: As the eviction moratorium lifts, we continue our housing stability efforts. MPHA has two dedicated employees working with residents owing 2 or more months of rent and assisting with the completion of the application for Rent Help MN. We have had a total of 191 MPHA residents apply for assistance. MPHA is also a direct administrator of \$750,000 of emergency rental assistance funds to help



voucher holders who have fallen behind on rent. MPHA HCV staff are assisting voucher holders with the application process and has reached 80 participants to date.

Legislative Update:

The MN state legislative session has ended; here are a few highlights that impact MPHA:

- **Sprinkler Mandate:** Representative Mohamud Noor and Senator Kari Dziedzic co-authored a bill that passed the MN Legislature that mandates existing public housing buildings to install automatic sprinkler systems before August 1, 2033.
- **Bonds for Affordable Housing:** A General Obligation Bonding bill did not advance this session, therefore GO Bonds for Publicly Owned Housing Rehab was not funded. We have been successful using these dollars to fill in the gap where the federal government has fallen short. In addition, we had pushed to get language in the Office of Management and Budget that would allow housing authorities to use other financial tools if they have received a grant through the POHP program. This clarification did not advance, and we will continue our advocacy efforts with MN NAHRO next session.
- **Affordable Housing Tax Credit:** The state approved \$10 million annually for the next 6 years, making this the largest new and ongoing investment to support affordable housing development and preservation since 2013.
- **Eviction Moratorium Phaseout:** The Phaseout requires a landlord to provide a notice to tenant 15 days before filing an eviction if the eviction is for nonpayment of rent during the 105 days following the phaseout (June 30). The phaseout also prohibits an eviction for nonpayment of rent against a tenant who has a pending application or rental assistance from the federal COVID-19 emergency rental assistance, making our housing stability efforts incredibly important. A landlord will be able to file an eviction 75 days after enactment if the tenant has failed to pay rent and is not eligible for the COVID-19 emergency rental assistance. It also provides that if a tenant has not paid rent and refuses to apply for the COVID-19 rental assistance program, a landlord can proceed on an eviction.

Item No. 1: Contract – Security Guard Services

After a brief presentation by staff and discussion, Commissioner Mohamud moved approval of the recommendation set forth in the Report. Commissioner Isse seconded the motion. Upon a roll call vote, six Commissioners voted “aye” (Commissioners Beckmen, Brennan, Letofsky, Mohamud, Isse and Chair Issa) and no Commissioner voted “nay” the Chair declared the motion carried. [See Document No. 2021-27]

Item No. 2: Emergency Housing Voucher Joint Powers Agreement

After a presentation by staff and discussion, Commissioner Brennan moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Wetjen seconded the motion. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Wetjen, and Chair Issa) and no Commissioner voted “nay”. The Chair declared the motion carried. [See Document No. 2021-28] [See



Resolution No. 21-214]

Item No. 3: Authorization to Execute a Deferred Loan Repayment

After a presentation by staff and discussion, Commissioner Isse moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Beckmen seconded the motion. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Wetjen, and Chair Issa) and no Commissioner voted “nay”. The Chair declared the motion carried. [See Document No. 2021-29] [See Resolution No. 21-215]

Receive and File Items:

After a brief 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, seven Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Wetjen, 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 June 2021. [See Document No. 2021-30]
- Newsletters and News Clippings [See Document No. 2021-31]
- MPHA 2022 “Draft” Moving to Work Plan [See Document No. 2021-32]

Adjournment:

There being no further business to come before the Board, Commissioner Isse moved approval to adjourn the meeting. Commissioner Mohamud seconded the motion. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Wetjen, and Chair Issa) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned at 2:37 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



August 25, 2021

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director/ CEO

SUBJECT: Agency-wide Property Insurance Policy

Previous Directives: None.

Resident Association Notification: This Report is scheduled to be discussed with the Resident Advisory Board (RAB) on the same date as and immediately prior to the Board of Commissioners August 25, 2021 meeting.

Budget Impact: The expenditures for this insurance will be covered under the Public Housing Operating and Central Office Budgets

Affirmative Action Compliance: Not applicable.

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 enter into an insurance policy in the amount of \$566,863 with Housing Authority Property Insurance for real property, personal property, terrorism, and business interruption damage or loss.

The Minneapolis Public Housing Authority sought insurance coverage for all risks of physical damage or loss of over \$698 million in real and personal property and business interruption income. The coverage includes all real property owned and operated in MPHA's public housing program and central office buildings. MPHA sought coverage at the same level and deductibles (\$50,000 high-rise, \$10,000 scattered sites) as the current policy.

The Minneapolis Public Housing Authority worked through our current insurance provider Housing Authority Property Insurance (HAPI). HAPI is an entity under the HAI Group. HAI Group is a member-owned organization founded by, and dedicated to serving, the public and affordable housing communities. For 30+ years, HAI Group has delivered tailor-made solutions designed to protect assets, improve efficiency, empower employees, and move housing strategies forward.



Although HUD has issued public housing authorities who are members of HAPI a waiver from competitive bidding, HAPI approached other insurance markets to insure our quote was competitive. In seeking premium indications, HAPI learned that the rate quoted to MPHA could not be matched by other markets. The rate afforded MPHA was \$.075 versus the markets quoting \$.14 to \$.16 per \$100 of total insured values.

Despite a competitive rate, the 2021-2022 premium increased by 9.7% from the current premium amount. The main causes that impacted that increase:

- Total property replacement cost values increased by 4.56%. HAPI uses the insurance industry recognized, Marshall Swift Property Valuation, to determine replacement cost values.
- The loss ratio in 2020-2021 was 18% compared to a loss ratio of 657% in 2019-2020. The three-year loss ratio is 237.55%. This is primarily the result of the fire damage at the Cedars.
- The insurance markets are in what is called a “hard market.” In the insurance industry a hard market is the upswing in a market cycle when premiums increase and capacity for insurance decrease.

Staff recommends that MPHA renew coverage with Housing Authority Property Insurance for the policy year beginning September 1, 2021.

This Report was prepared by Darryl Adams, Assistant Director – Finance. If you have any questions or need additional information, please contact Mr. Adams at (612) 342-1494 or dadams@mplspha.org.



August 25, 2021

Agenda Item 2

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Fire Suppression System Installation at Ten Properties

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 August 25, 2021 meeting.

Budget Impact: MPHA applied for and was awarded two funding sources to cover some of the costs of this work at four of the ten properties. The City of Minneapolis is granting \$1M in Community Block Development Grant (CDBG) funds and another \$2.2M is being awarded through Minnesota Housing's Publicly Owned Housing Program (POHP) for the work at 630 Cedar Avenue, 1627 South Sixth Street, 600 18th Avenue North, and 2121 Minnehaha Avenue. All other costs will be charged to the Capital Fund Program.

Affirmative Action Compliance: The contractors have signed an Equal Employment Opportunity /Affirmative Action Policy statement. Additionally, the contractors intend to subcontract portions of the work to W/MBE and Section 3 vendors. 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 three separate contracts and all related documents in the total amount of \$7,820,209 with Hamline Construction for fire suppression system installation at 630 Cedar Avenue, 1627 South Sixth Street, 600 18th Avenue North, 2121 Minnehaha Avenue, 1717 Washington Street NE, 1206 Second Street NE, and 2728 East Franklin Avenue and one contract and all related documents in the amount of \$2,867,800 with Johnson Controls for fire suppression system installation at the three Horn Towers.

MPHA has made the installation of fire suppression systems in our high-rises a high priority and as a result accelerated the timeline for installations in remaining, un-sprinkled properties to three to five years. Currently 18 of MPHA's 42 high-rise buildings (or 2302 units) have sprinklers in place or active installations underway. With these installations, ten additional properties with a total of 1537 units will be retrofitted with this important life-safety system.

On May 28, 2021, an invitation for bids was publicly advertised with a bid due date of July 12, 2021. MPHA separated the buildings into four separate "lots," not knowing if a single contractor would have the capacity to complete the work at all ten sites. The following bids were received for each lot:

Lot 1 – 630 Cedar Avenue South & 1627 South Sixth Street

Hamline Construction	\$2,036,144
Johnson Controls	\$2,045,900

Lot 2 – 600 18th Avenue North & 2121 Minnehaha Avenue

Hamline Construction	\$2,843,703
----------------------	-------------

Lot 3 – Horn Towers

Johnson Controls	\$2,867,800
Hamline Construction	\$2,987,861

Lot 4 – 1717 Washington Street NE, 1206 Second Street NE & 2728 East Franklin Avenue

Hamline Construction	\$2,940,362
----------------------	-------------

Although only a single bid was received for Lots 2 and 4, the pricing received on the other lots where two bids were received was very close and therefore, staff feel the overall bids received are fair. While MPHA would like to see greater competition, due to the current market conditions and the complex nature of this work, staff feel a more favorable result with greater competition would not be obtained by rebidding. Additionally, MPHA wishes to start this life-safety work as soon as possible and re-bidding would further delay construction commencement.

The successful bidders, Hamline Construction and Johnson Controls, have completed projects for MPHA in the past and, in particular, Hamline Construction has completed several fire suppression system installations in MPHA high-rises. Staff is confident both contractors will perform well on these projects.

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 July 31, 2021

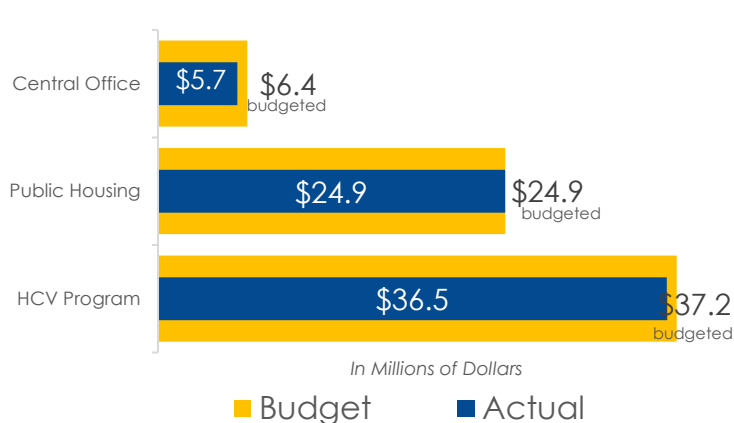
Contents

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

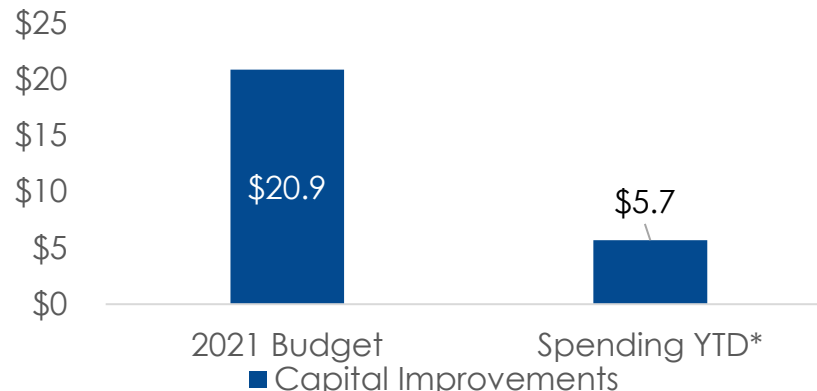
Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 9,794,050	\$ 9,896,738	\$ 102,688	1%
Public Housing Operating Subsidy	\$ 12,669,286	\$ 15,216,814	\$ 2,547,528	20%
HCV HAP Subsidy & Admin Fees	\$ 36,192,249	\$ 35,505,106	\$ (687,143)	-2%
Other Revenues, Fees, & Grants	\$ 1,648,683	\$ 1,493,489	\$ (155,194)	-9%
Transfers-In	\$ 145,833	\$ 207,776	\$ 61,943	42%
Total Sources	\$ 60,450,101	\$ 62,319,923	\$ 1,869,822	3%
Uses				
Public Housing Operations	\$ 24,940,986	\$ 24,876,518	\$ 64,468	0%
Housing Choice Vouchers	\$ 37,195,073	\$ 36,507,397	\$ 687,676	2%
MTW Initiatives and Other Services	\$ 223,209	\$ 65,428	\$ 157,781	71%
Total Uses	\$ 62,359,268	\$ 61,449,343	\$ 909,925	1%
Net Sources/(Uses)	\$ (1,909,167)	\$ 870,580	\$ 2,779,747	146%

Year to Date (YTD) Expenses



MTW Capital Fund Program

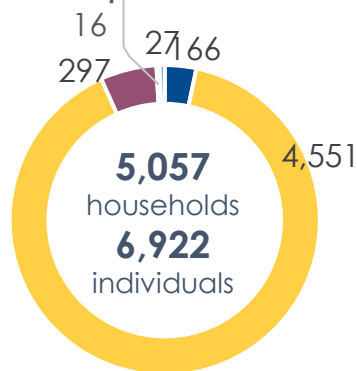


*An additional \$7.5 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*



60

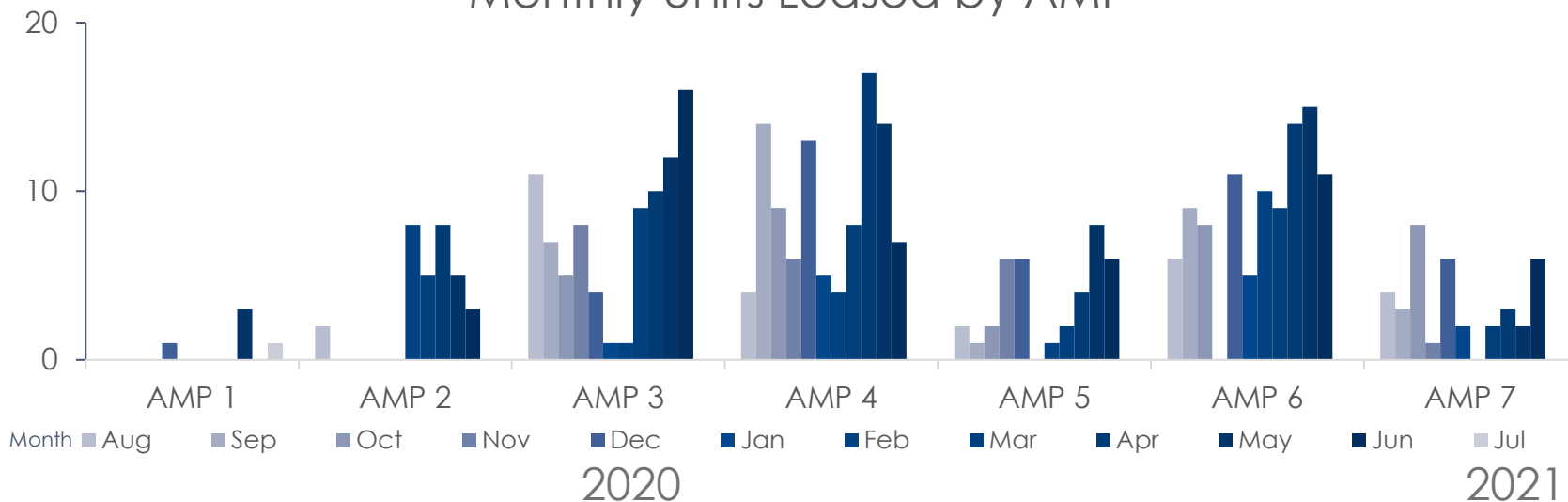
new units leased during month

95.8%

occupancy

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

Monthly Units Leased by AMP



*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)

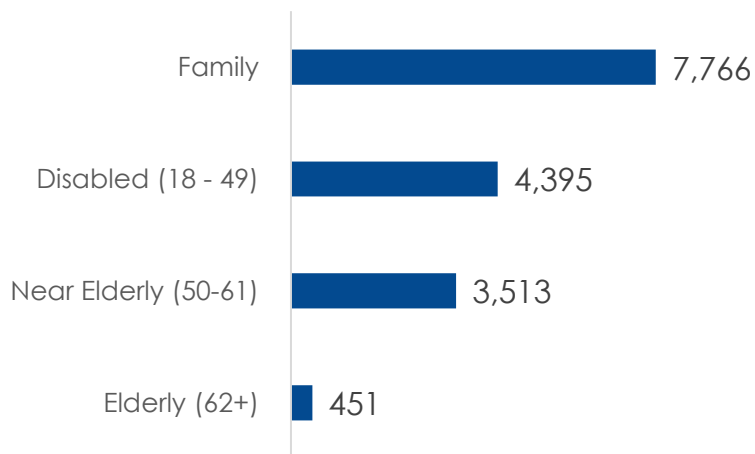
***Update to this metric pending software conversion reconciliation

Public Housing Programs

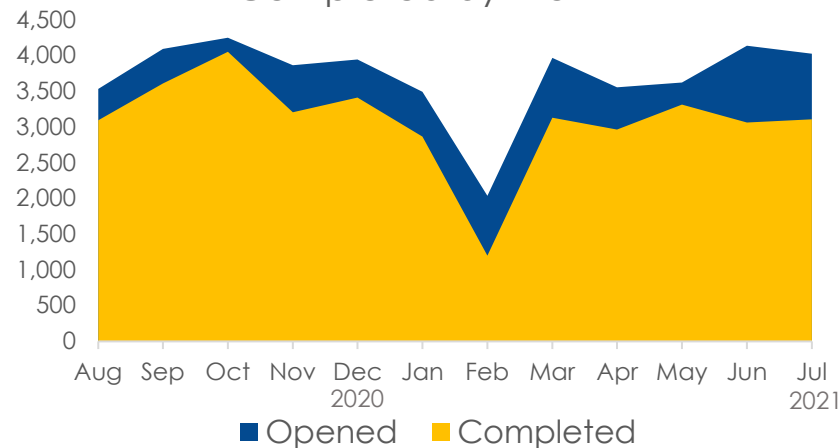


Reason for Vacating Unit	Count
Death	9
Other	5
To Nursing Home	5
Moving in with or closer to Family	4
Moving Out of Town	3
Illness	3
Found Alternative Housing	2
Received S8 Voucher	2
Skip	1
Dislike Unit	1
Dislikes Neighborhood	1
Evicted - Criminal Acts	1

Applicants on Waiting List



Work Orders Opened and Completed by Month

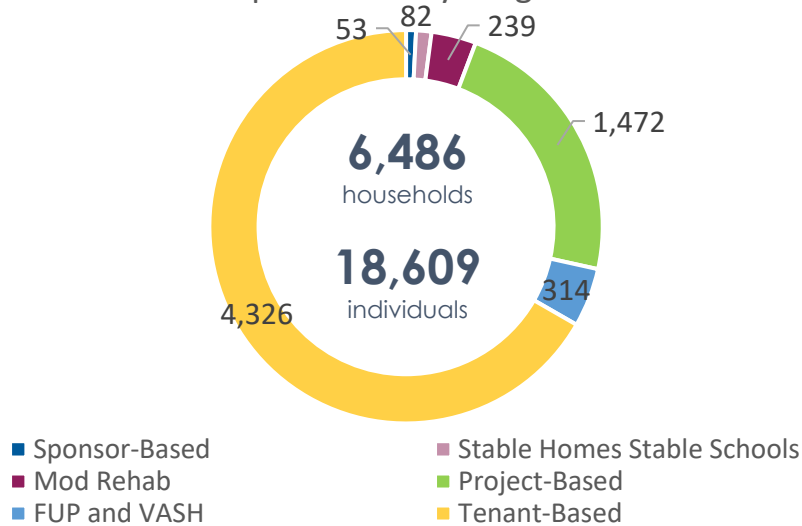


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	100	100%	0
Urgent: 1 Day	595	88%	0
After Hours Non-Emergency: 2 Days	4	100%	0
Important: 3 Days	693	74%	3
Routine: 10 Days	808	85%	60
Non-Routine: 20 Days	33	94%	6
Pest Control	170	99%	172

Housing Choice Voucher Programs



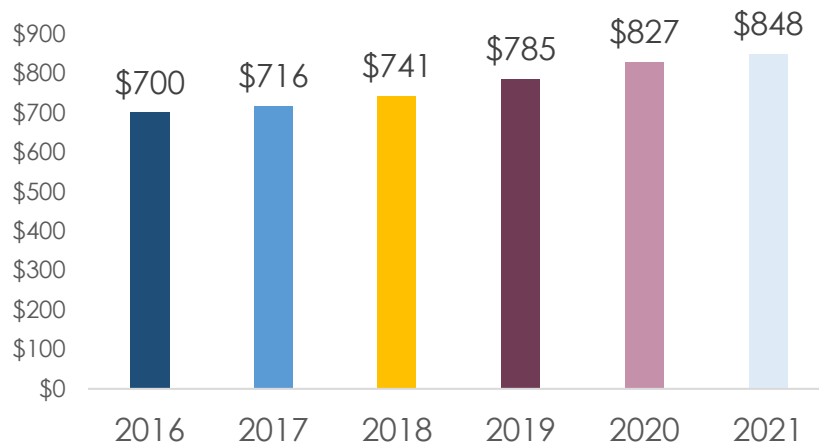
People Served by Program*



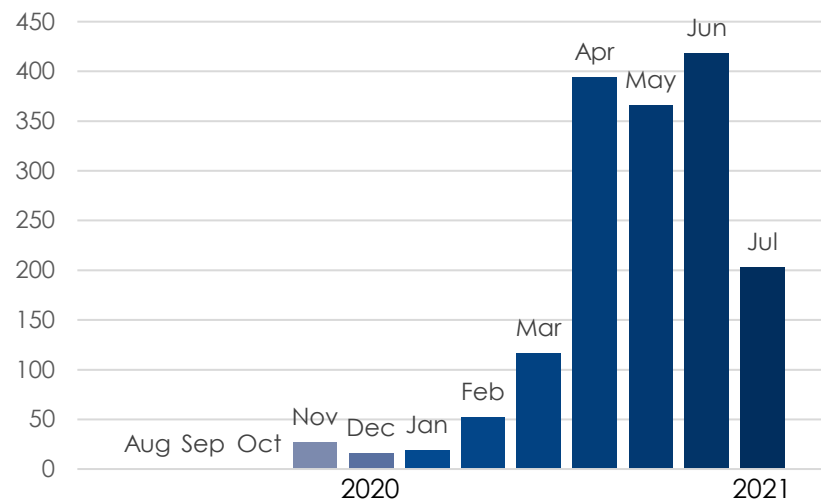
Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

Average Housing Assistance Payment per Unit, Year to Date

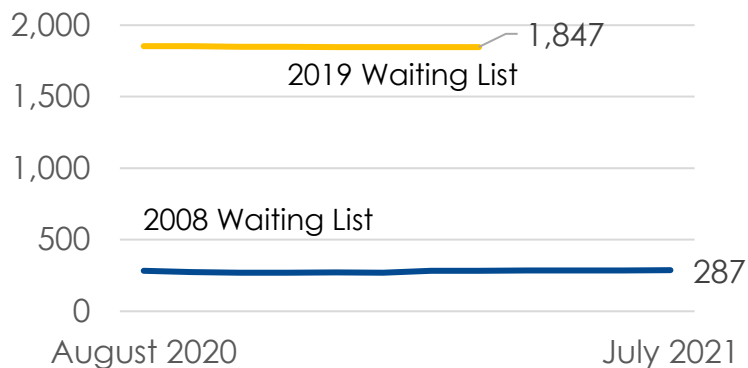


Annual Inspections Conducted*



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

Applicants on Waiting List



Building Improvement Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
3116 Oliver & 616 Washington St	Elevator modernization	Planning
Multiple highrises	Fire sprinkler system installation	Awarding contracts
1314 44 th Avenue North	Plumbing replacement, fire sprinkler system installation, unit bath modernization/new finishes	Bidding
Multiple highrises	Security surveillance system upgrades funded via HUD's Safety & Security Grant	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
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
314 Hennepin Avenue	Roof & skylight replacement	Contract awarded; August start
1707 3 rd Avenue South	Unit entry door replacement	Contract awarded; September start
Cedars highrises	Window replacement and exterior façade repairs	Contract awarded; September start
Multiple highrises & Glendale townhomes	Security surveillance system upgrades	Contract awarded; August start

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 80% complete**
- **Window & roof replacement complete; exterior cladding work nearly complete**
- **Site restoration & landscaping underway**
- Address deferred maintenance, **plus** unit improvements, community link addition, envelope enhancement, new HVAC system, addition of 10 fully accessible units
- Projected 30% reduction in utilities
- Hard costs: ~\$27M
- All tenants are offered on-site relocation

Construction Timeline

(subject to change)



Scattered Site Rehab Process

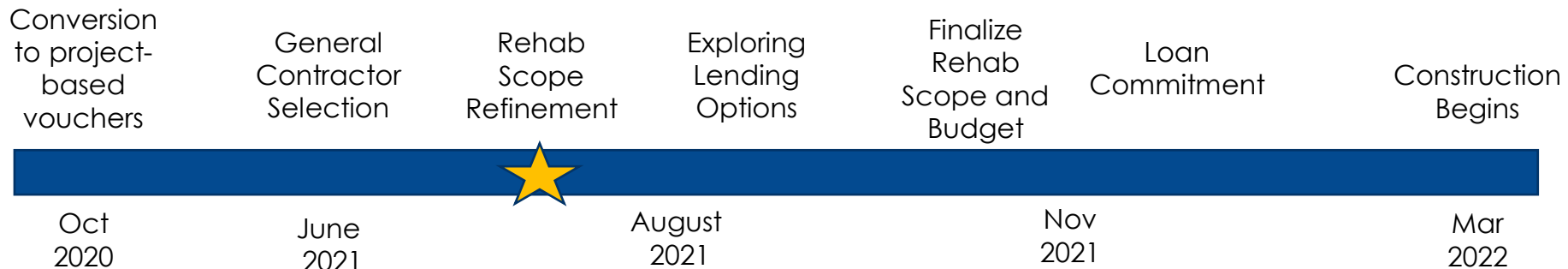


Financed through Section 18 with debt financing



- 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
- Scope refinement & planning for resident accommodations during construction underway

Timeline (subject to change)



Scattered Site New Construction

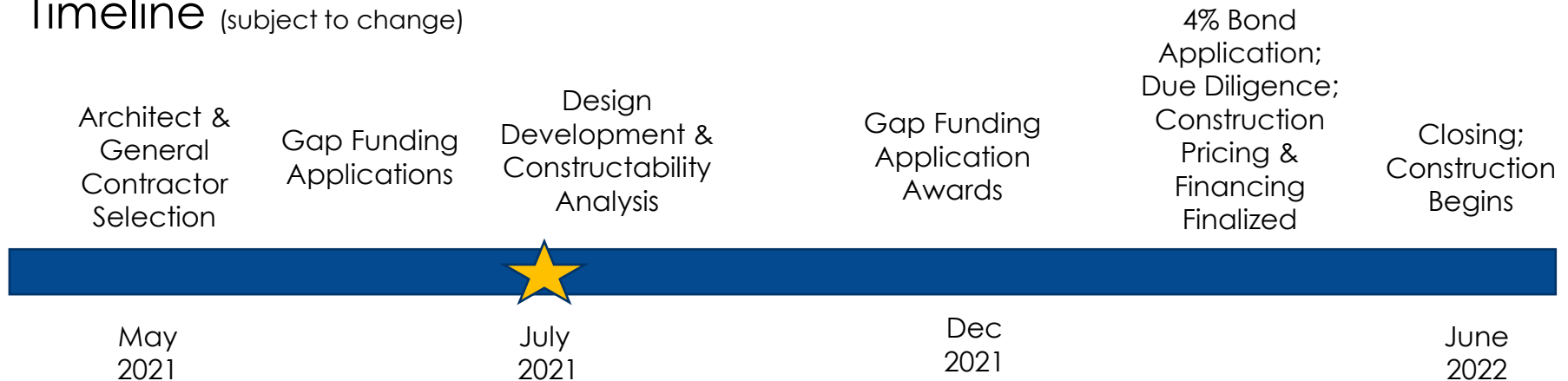


84-unit new scattered site construction



- 84 new deeply affordable family units in 16 small apartment buildings throughout the City
- Financing includes project-based vouchers, 4% bonds and Low-Income Housing Tax Credits, Soft Sources, and Debt
- Gap funding applications submitted
- Resident engagement & relocation discussions underway

Timeline (subject to change)



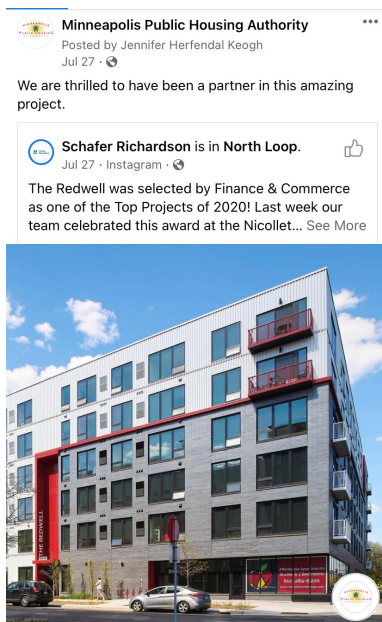
Inquiry Response and Social Media



MPHA on Facebook

Top Performing Post (568 views)

July 2021



5

Posts for the Month

6,153 Followers



MPHA on Twitter

Top Performing Post (659 views)



2

Tweets for the Month

850 Followers

Virtual Owner Appreciation Event

The MPHA Housing Choice Voucher department hosted a virtual owner appreciation event on July 29, 2021. The purpose of this event was to acknowledge and thank property owners for their partnership during a year filled with unforeseen challenges, and to recognize that the Housing Choice Voucher program could not have remained viable in its pursuit to ensure stable housing for our participants without this partnership. We were thrilled to have Mayor Jacob Frey as a guest speaker. In addition, HCV participant Jabari Jackson shared his journey and the impact the voucher program has made on his life. **“I was homeless for a period. Finding it difficult to qualify for apartments with my income being less than three times the rent. That is, until I found out about the Minneapolis Public Housing Authority. It was as if I had joined the military all over again. I had a team working hard to stabilize my living situation. They went above and beyond. Told me what they needed from me which made me feel a part of a team....What has recently come to my attention, is that none of what has been afforded me, would have been possible, without the incredible property owners that took a chance on humanity.”** Over 400 awards signed by Mayor Frey and MPHA were given to owners that have have a good inspections record and have been working with our program for over five years.



Scattered Sites Rehab

MPHA worked with our General Contractor/ Consultant to successfully complete kitchen and bath rehab in four “test” units which is helping us further refine our construction scope and approach. MPHA staff also continues to meet with families to identify temporary accommodation needs during construction; our test units included working with tenants living in those homes on their specific needs while construction was completed. We are narrowing in on a debt product that will best support the project and help meet agency development goals and intend to move forward with an application at the end of this month.

Moving to Work Information Meetings

Earlier this month, MPHA hosted a series of information meetings in the community and via Zoom. We had an opportunity to share MPHA’s vision & strategies, new activities for 2022, information about major repairs, and provide an update on our development activities. But most importantly, our residents were provided opportunity to ask MPHA questions and lift their voices.