



NOTICE AND AGENDA

November 17, 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 NORTH 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 September 22, 2021

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

EXECUTIVE DIRECTOR’S UPDATE

DISCUSSION: No Items

RESOLUTION: No Items

RECEIVE AND FILE:

- Monthly Performance Reports for September 2021 and October 2021 (Jennifer Keogh, Deputy Executive Director)
- Newsletter (Jennifer Keogh, Deputy Executive Director)



INFORMATIONAL/DISCUSSION:

- 2022 Draft Changes to Public Housing Statement of Policies (Mary Boler, Director of Operations)
- Legislative Briefing (Jennifer Keogh, Deputy Executive Director)
- Scattered Site Update (Juan Torres, Development Manager)

Next Regular Meeting:

**Wednesday, December 15, 2021 - 1:30p.m.
1001 Washington Avenue North
Minneapolis, MN 55401**

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



**MINUTES OF A SPECIAL MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
September 22, 2021**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a special meeting at 1:35 P.M. on September 22, 2021, at the Cora McCorvey Health & Wellness Center, 1015 – 4th Avenue North, 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

The following members of the Board were absent:

Faith Xiong	Commissioner
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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 Brennan moved approval of the proposed agenda. The motion was seconded by Commissioner Letofsky. Upon a voice vote, the Chair declared the motion carried.

Approval of Minutes:

The Minutes of the a Special Meeting of August 25, 2021, were presented for approval. Commissioner Rosenbaum moved the minutes be accepted as presented. The motion was seconded by Commissioner Isse. Upon a voice vote, the Chair declared the motion carried.



Resident Advisory Board (RAB):

RAB Chair Lisa Anderson declared a quorum and all agenda items were 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:

1. Executive Property Tours
2. Covid Federal Vaccine Mandate
3. Eviction Moratorium and Housing Stability
4. Federal Legislative Update
5. Elliotts
6. Scattered Sites Rehab
7. Scattered Sites New Construction

(The Executive Director's written report is attached to these minutes)

Item No. 1: Approval of MPHA 2022 Moving to Work (MTW) Annual Plan

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 Rosenbaum seconded the motion. Upon a roll call vote, seven Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, and Chair Issa) and one Commissioner voted "nay" (Commissioner Wetjen). The Chair declared the motion carried. [See Document No. 2021-38] [See Resolution No. 2021-216]

Receive and File Items:

The following items were received and filed by the Board:

- The Monthly Performance Report for August 2021. [See Document No. 2021-39]
 - PH Occupancy Rate is 96.1%
 - Sixty-nine units leased
 - HCV continues to house families and pull names off the waiting list
 - Due to the challenging environment because of Covid-19 we're seeing an increase in Housing Assistant Payments (HAP)
 - Suggestion made by a board member to add "Public Safety and Security" to the Performance Report
- Newsletter and News Clippings [See Document No. 2021-40]



Closed Session:

Upon a motion duly made and seconded, at 2:49 p.m. the Chair closed this portion of the meeting to the public, pursuant to Minnesota Statutes Section 13D.03 Subd. 3(b) to discuss litigation strategy regarding *Lowry v. City of Minneapolis, et.al.*

Board Meeting Resumed:

Upon a motion duly made and seconded the Board meeting reconvened in open session at 3:19 p.m.

Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 3:20 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending September 30, 2021

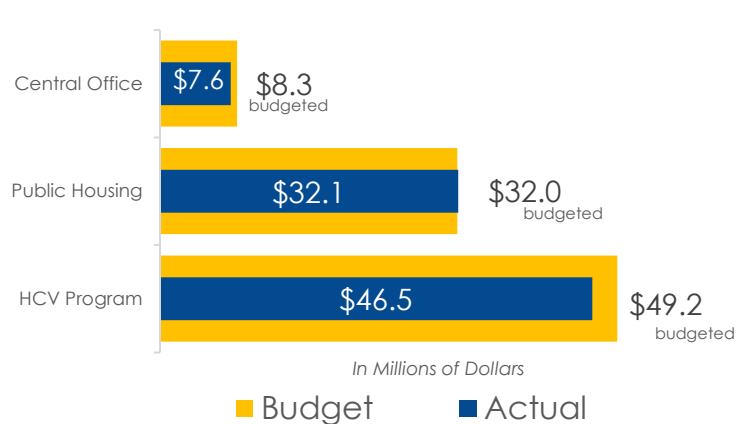
Contents

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

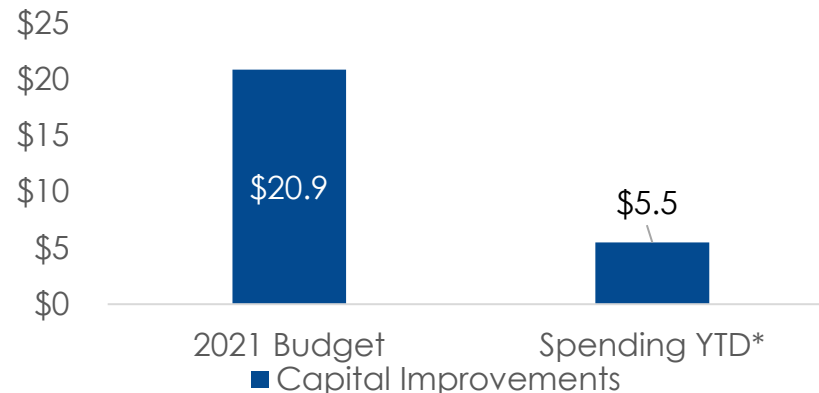
Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 12,592,350	\$ 12,764,654	\$ 172,304	1%
Public Housing Operating Subsidy	\$ 16,289,082	\$ 18,830,817	\$ 2,541,735	16%
HCV HAP Subsidy & Admin Fees	\$ 47,919,515	\$ 44,958,726	\$ (2,960,789)	-6%
Other Revenues, Fees, & Grants	\$ 2,151,981	\$ 2,298,656	\$ 146,675	7%
Transfers-In	\$ 187,500	\$ 256,664	\$ 69,164	37%
Total Sources	\$ 79,140,428	\$ 79,109,518	\$ (30,910)	0%
Uses				
Public Housing Operations	\$ 32,029,453	\$ 32,105,785	\$ (76,332)	0%
Housing Choice Vouchers	\$ 49,241,105	\$ 46,450,155	\$ 2,790,950	6%
MTW Initiatives and Other Services	\$ 286,983	\$ 67,241	\$ 219,742	77%
Total Uses	\$ 81,557,541	\$ 78,623,181	\$ 2,934,360	4%
Net Sources/(Uses)	\$ (2,417,113)	\$ 486,337	\$ 2,903,450	120%

Year to Date (YTD) Expenses



MTW Capital Fund Program

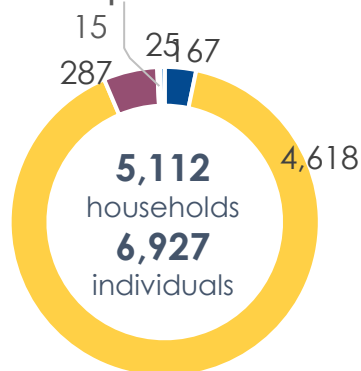


*An additional \$7.7 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*

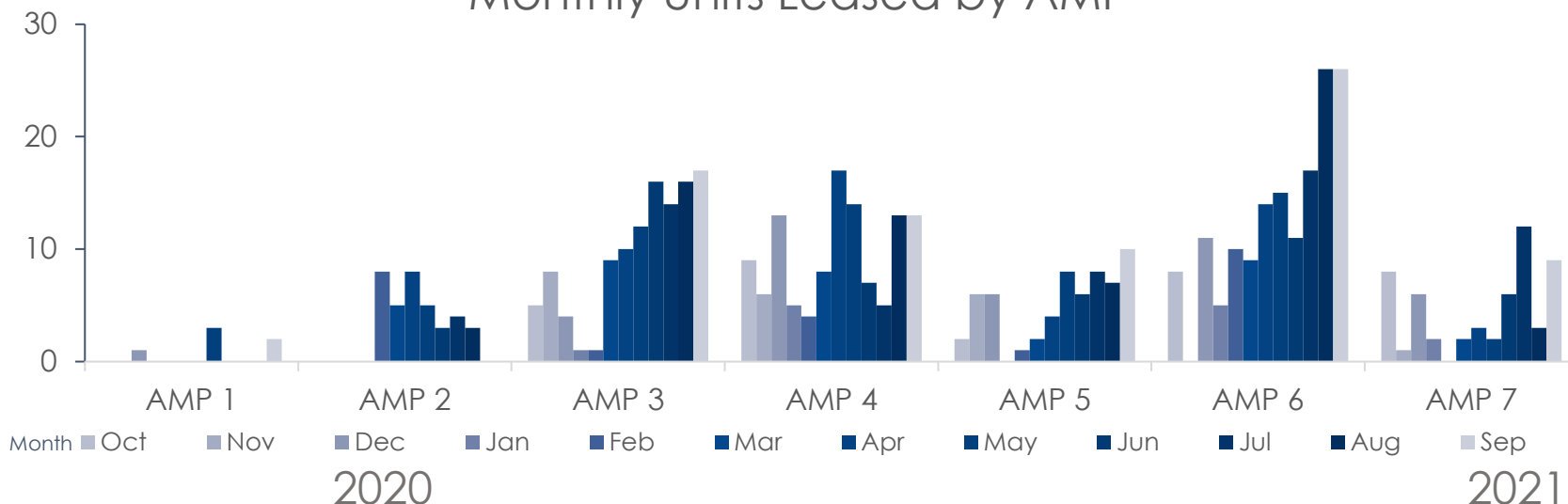


- Glendale
- MHOP
- Scattered Sites
- Highrise
- Minnehaha Townhomes

77
new units leased
during month

97.2%
occupancy

Monthly Units Leased by AMP



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

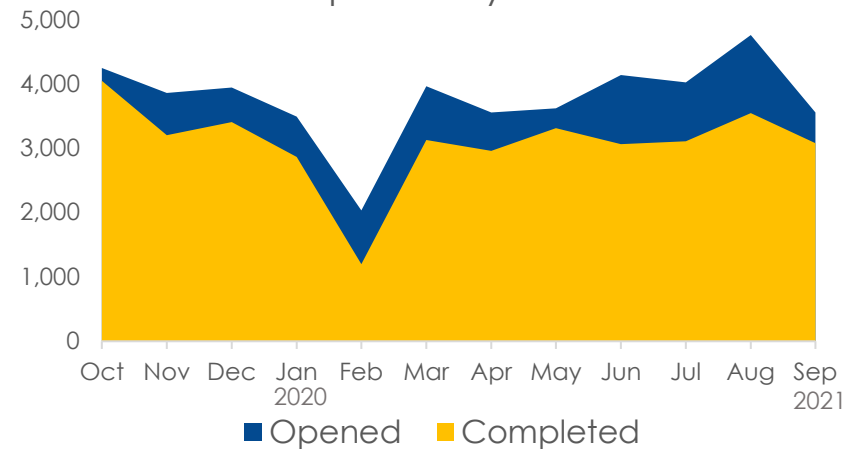
**Metropolitan Housing Opportunities Program (Hollman consent decree units owned and operated by third-parties)

Public Housing Programs

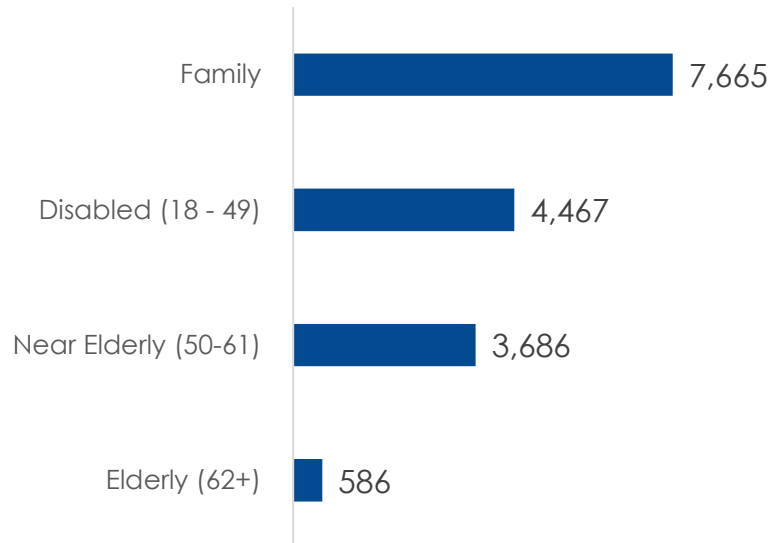


Reason for Vacating Unit	Count
Death	8
Found Alternative Housing	7
Moving in with or closer to Family	6
Moving Out of Town	4
Other	2
To Nursing Home	1
Change in Family Composition	1

Work Orders Opened and Completed by Month



Applicants on Waiting List

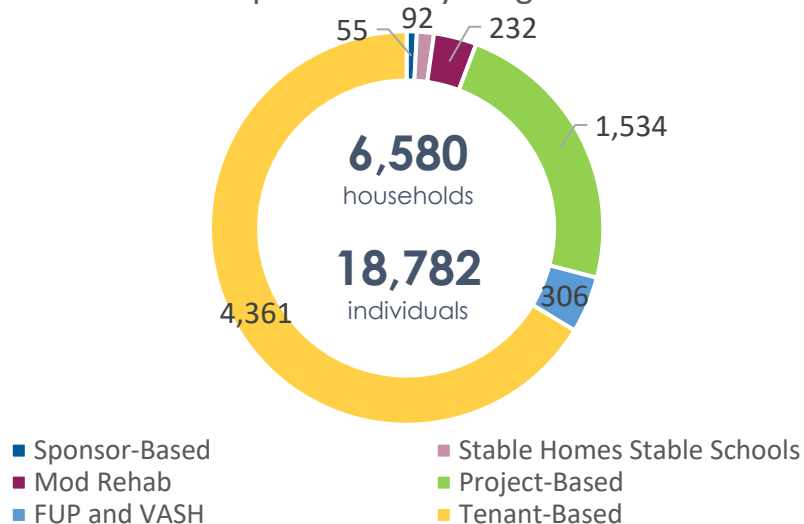


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	72	100%	0
Urgent: 1 Day	629	84%	1
After Hours Non-Emergency: 2 Days	2	100%	0
Important: 3 Days	718	73%	3
Routine: 10 Days	907	88%	44
Non-Routine: 20 Days	50	90%	5
Pest Control	81	100%	5

Housing Choice Voucher Programs



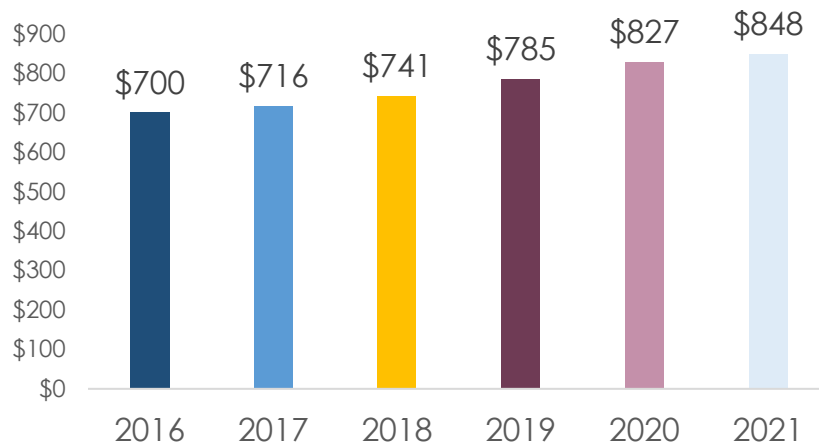
People Served by Program*



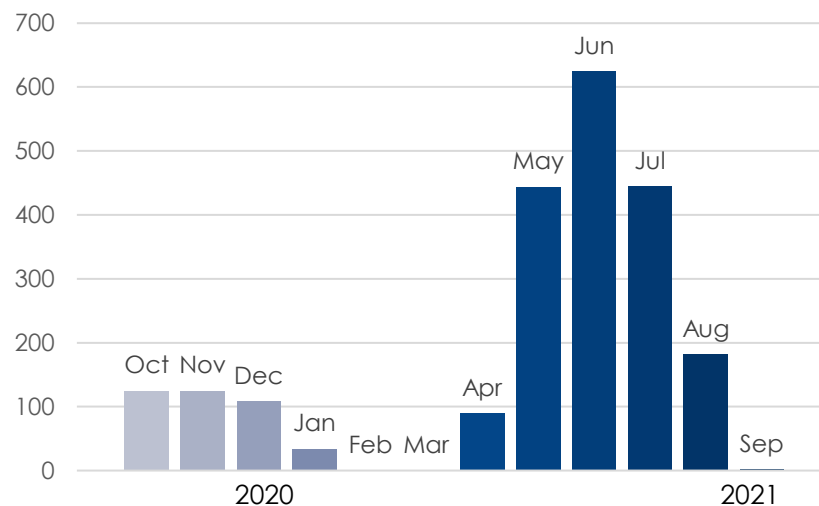
Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

Average Housing Assistance Payment per Unit, Year to Date

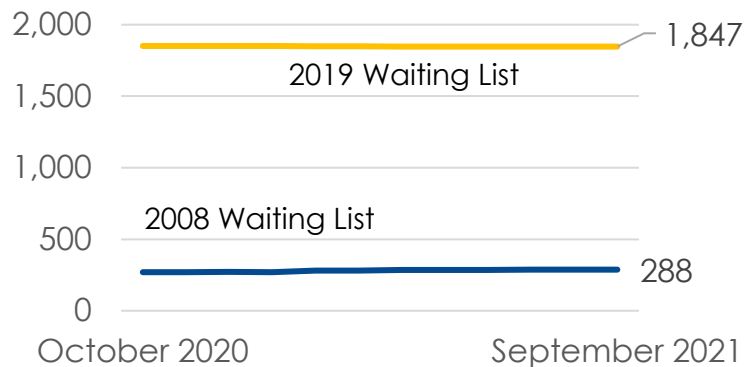


Annual Inspections Conducted*



*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	Deferred
Multiple highrises	Fire sprinkler system installation	Awarding contracts
1314 44 th Avenue North	Plumbing replacement, fire sprinkler system installation, unit bath modernization/new finishes	Re-bidding winter 2021-22
Multiple highrises	Security surveillance system upgrades funded via HUD's Safety & Security Grant	Bidding

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	Substantially complete
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	Substantially complete
314 Hennepin Avenue	Roof & skylight replacement	In progress
1707 3 rd Avenue South	Unit entry door replacement	Contract awarded; November start
Cedars highrises	Window replacement and exterior façade repairs	In progress
Multiple highrises & Glendale townhomes	Security surveillance system upgrades	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

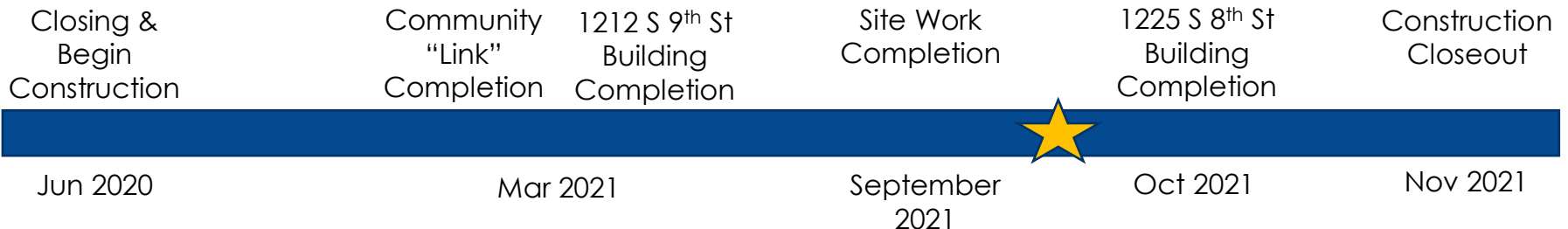
Elliot Twins RAD Conversion & Building Renovation



- **Apartment rehab complete**
- **Exterior cladding work nearly complete**
- **Site restoration & landscaping nearly complete**
- **Punchlist work items 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

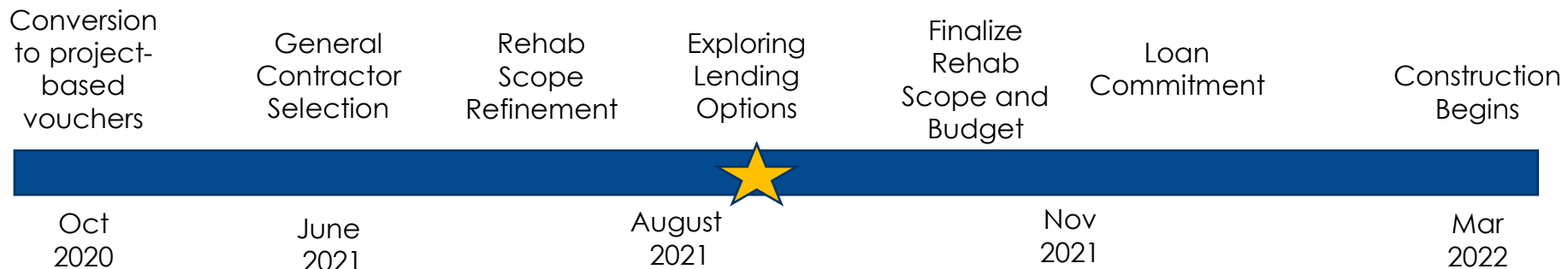


Financed through Section 18 with debt financing



- 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

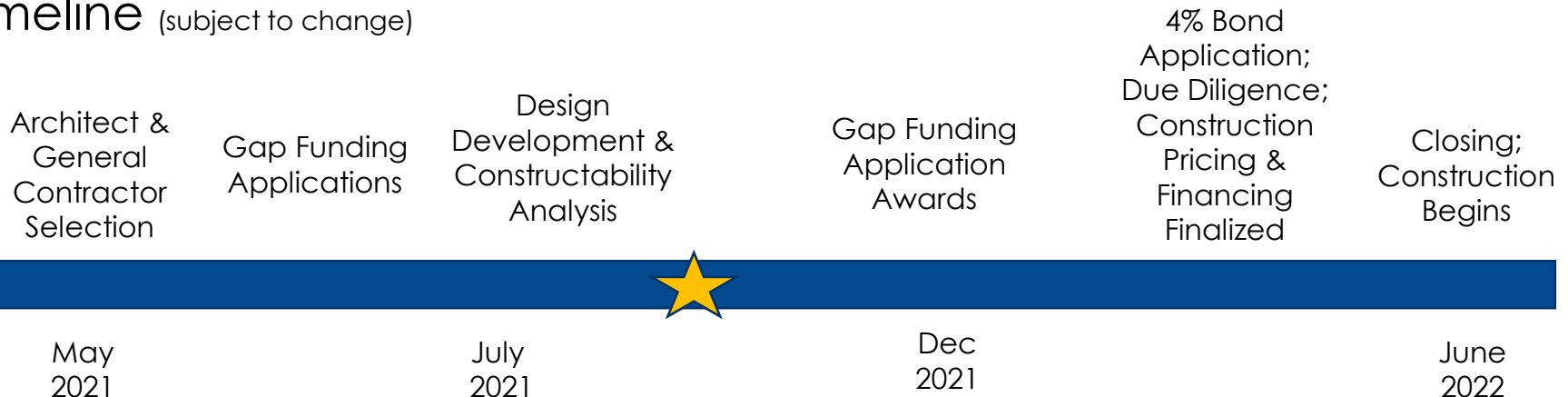


84-unit new scattered site construction



- 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
- Resident engagement & relocation discussions ongoing; neighborhood engagement ongoing
- City entitlement process underway

Timeline (subject to change)





Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending October 31, 2021

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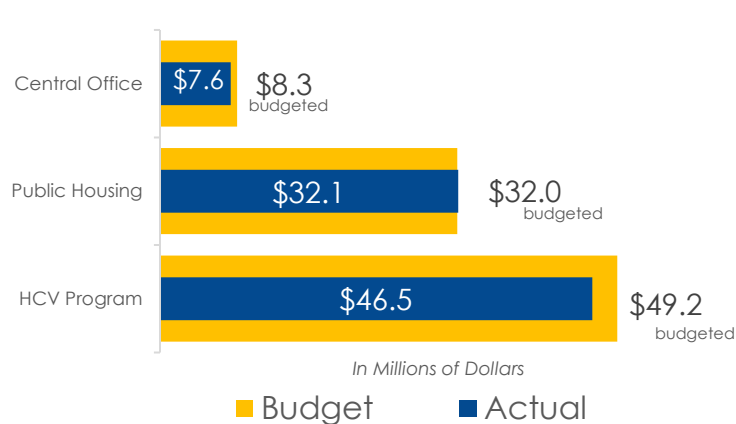
****This financial report has not yet been updated as of October because the General Ledger is not yet closed as of the distribution date of this report.****



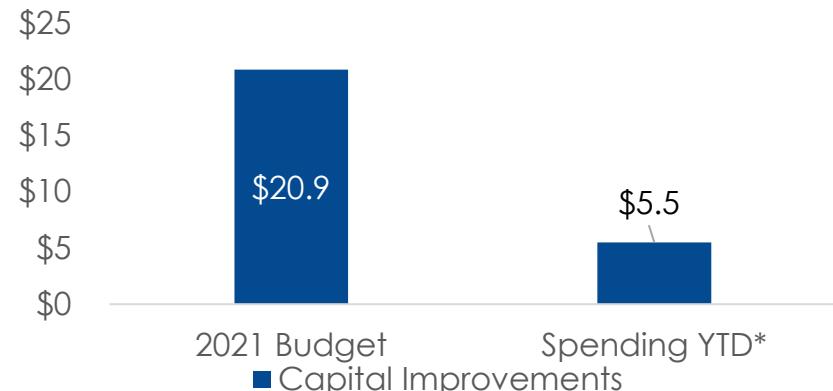
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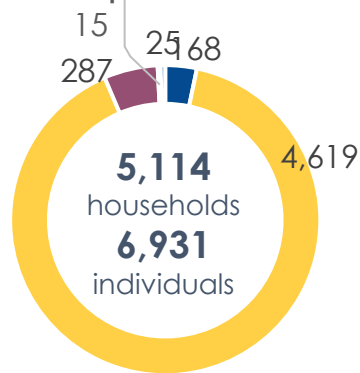


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Public Housing Programs



Occupied Units*

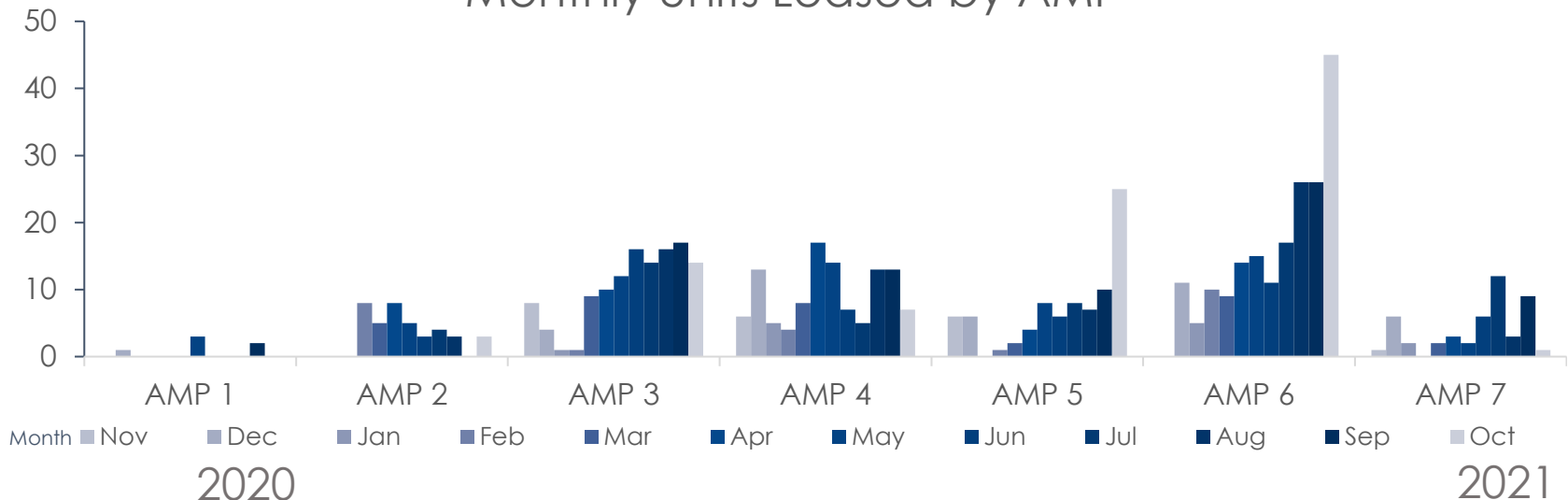


- Glendale
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95
new units leased
during month

97.7%
occupancy

Monthly Units Leased by AMP



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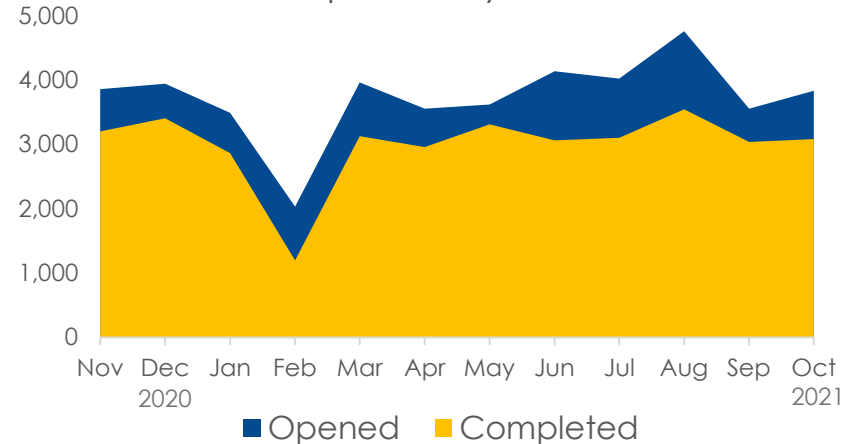
***Update to this metric pending software conversion reconciliation

Public Housing Programs

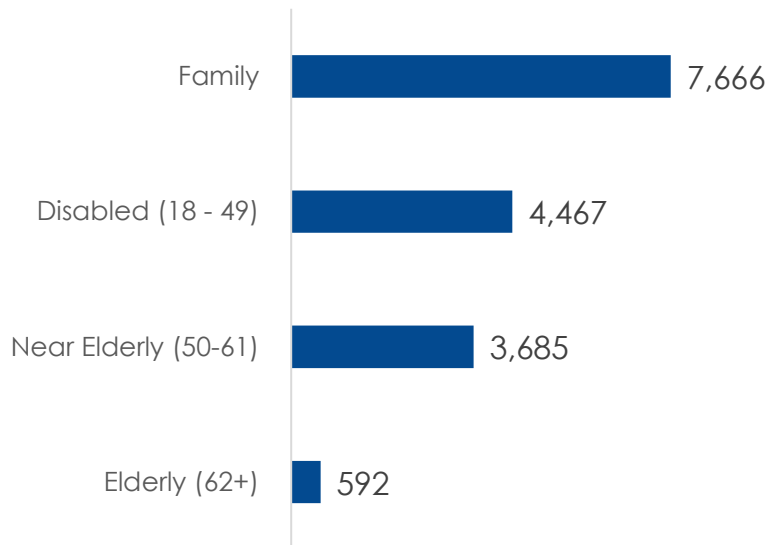


Reason for Vacating Unit	Count
Death	15
Found Alternative Housing	5
Moving Out of Town	5
Moving in with or closer to Family	3
Dislikes Neighborhood	2
Received S8 Voucher	2
Change in Family Composition	2
To Nursing Home	1
Other	1

Work Orders Opened and Completed by Month



Applicants on Waiting List

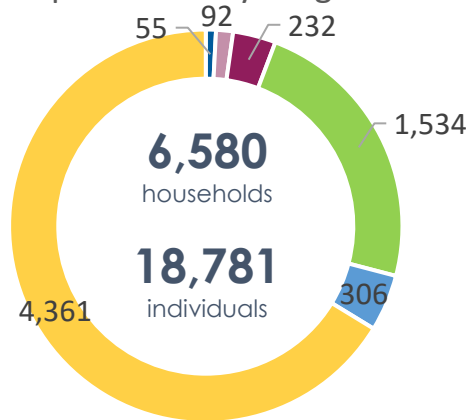


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Routine: 10 Days	714	93%	2
Non-Routine: 20 Days	94	98%	4
Pest Control	102	100%	9

Housing Choice Voucher Programs



People Served by Program*



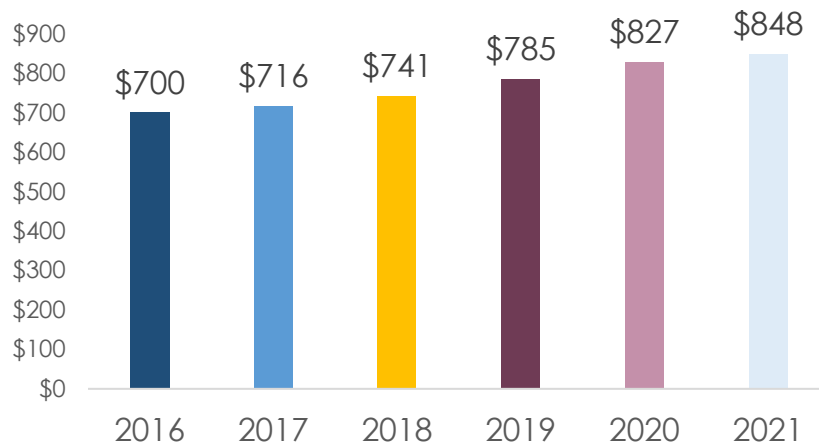
- Sponsor-Based
- Mod Rehab
- FUP and VASH

- Stable Homes Stable Schools
- Project-Based
- Tenant-Based

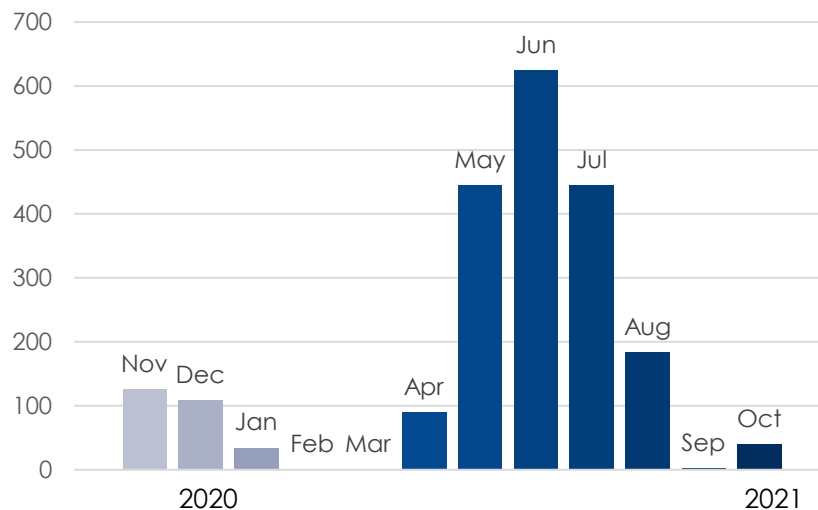
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*Including port-ins and port-outs

Average Housing Assistance Payment per Unit, Year to Date

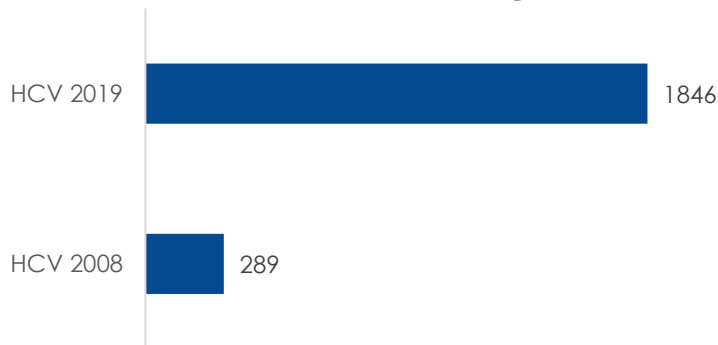


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Cedars highrises	Window replacement and exterior façade repairs	In progress; multi-year project
Multiple highrises & Glendale townhomes	Security surveillance system upgrades	Substantially complete
Multiple highrises	Fire sprinkler system installation	Contracts awarded; determining start dates

Development Projects - Active

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Scattered Site	Energy efficient single-family construction	In progress

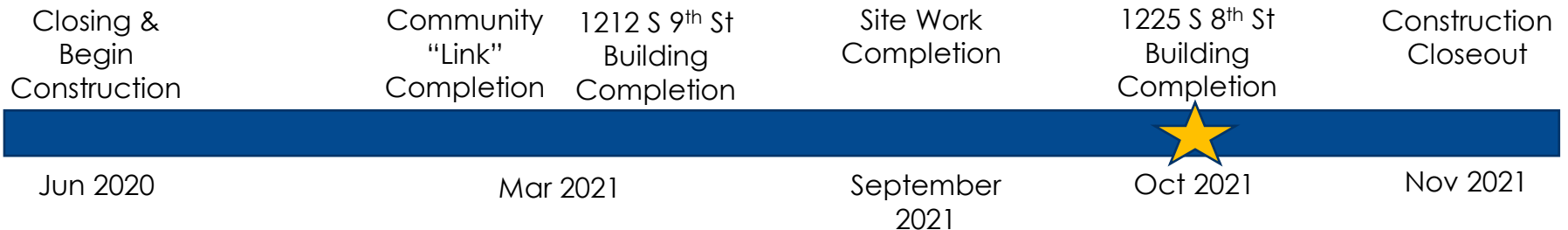
Elliot Twins RAD Conversion & Building Renovation



- All work substantially complete
- Certificate of Occupancy received
- Units 100% occupied
- Punchlist & construction closeout underway
- Addressed 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

Construction Timeline

(subject to change)



Scattered Site Rehab Process

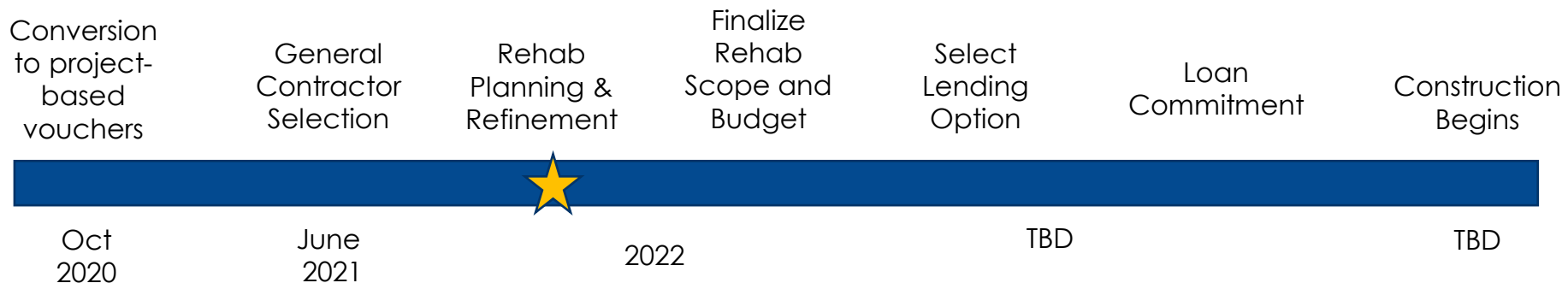


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Timeline (subject to change)



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
- Resident engagement & relocation discussions ongoing; neighborhood engagement ongoing
- City entitlement process underway
- Issuing debt/equity solicitation in Nov

Timeline (subject to change)



Inquiry Response and Social Media



MPHA on Facebook

Top Performing Post (50,650 views)

October 2021



5

Posts for the Month
6,653 Followers



MPHA on Twitter

Top Performing Post (601 views)



2

Tweets for the Month
867 Followers



Community Update

November 2021

MPHA received a Merit Award from the National Association of Housing and Redevelopment Officials for One-of-A-Kind *Stable Homes Stable Schools* Program

Stable Homes Stable Schools is a collaborative effort between the City of Minneapolis, Hennepin County, the Minneapolis Public Housing Authority (MPHA), Minneapolis Public Schools, the YMCA of the North, and local philanthropic partners, including the Pohlad Family Foundation. Since 2019, *Stable Homes Stable Schools* has now reached more than 3,100 children and counting.

"*Stable Homes Stable Schools* is a strategic partnership working toward a community solution to end homelessness for families in our city. It requires coordinated public investments in housing and education and together we are making an impact." said **Jennifer Keogh, Deputy Executive Director of Minneapolis Public Housing**.

Minneapolis Mayor Jacob Frey said, "Through incredible cross-agency coordination and collaboration, we have been able to provide housing for more than 3,000 Minneapolis Public School students and 900 families facing homelessness or severe housing instability. The opportunity to provide housing stability for students of Minneapolis is a benefit that extends to our entire City."

"Acknowledging that learning is impacted by what happens outside of school, *Stable Homes Stable Schools* provides the direct and needed support of stability and safety for our kids" said **Ed Graff, Minneapolis Public Schools Superintendent**. "

David Hewitt, Hennepin County Director of Housing Stability said, "This incredible partnership and innovative program has helped change lives and create stability for some of our most vulnerable families and contributed to the dramatic reduction in families needing shelter in recent years."

"We are honored to work with our community partners to make life-changing impact by investing in stable housing for young learners to break the cycle of poverty and bring long-term economic benefits to children, families and our communities." said **Glen Gunderson, YMCA of the North President**

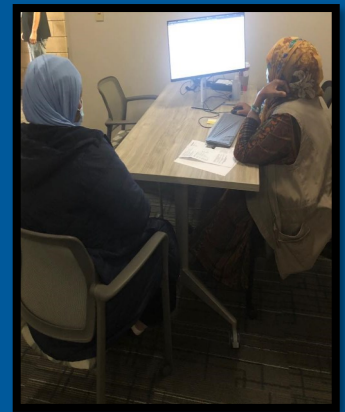
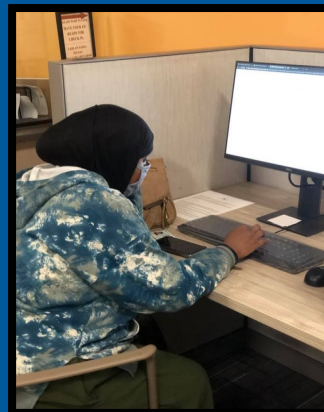


From left to right: Brandon Crow, Director of HCV; Caroline Wesley, YMCA Program Manager; Casey Schleisman, Hennepin County Principal Planning Analyst; and Lakresha Williams, Manager of Partner Engagement in HCV

Family Housing Waiting List Opening

The Family Housing Waiting List was open for 4.5 days at the beginning of November. During the opening, MPHA received ~2,900 applications. Over 30% of the applicants identified as being homeless/displaced. Applicants could apply 24 hours/day through the online application process. Applicants needing assistance with the application or access to technology were assisted at our Central Office.

Thank you to our MPHA team members that answered over hundreds of phone calls and assisted families with their applications either in person or over the phone.





November 17, 2021

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Jennifer Keogh, Deputy Executive Director

SUBJECT: 2022 Draft Changes to the Public Housing Statement of Policies

Each year, MPHA completes a review of its housing policy documents. This year, MPHA is proposing changes to the *Public Housing Statement of Policies* and has posted the changes and is seeking public comment on the proposed changes.

MPHA Residents were informed of the draft changes through a notice in the November rent statements. The notice includes information on how to review the full policy, how to comment, deadline for comments, and a summary of the proposed changes. The Somali translation of the notice was also included in the rent statements. Notice was also sent to MHRC, Resident Council Presidents, Legal Aid and VOA social services. Director of Operations Mary Boler, presented the proposed changes at the Resident Council Presidents' meeting and the MHRC Executive Board meeting. MPHA posted red-lined drafts of the 2022 policies to its public website along with information on the process to provide public comment. Link to the MPHA website: [Annual Updates to Housing Program Policies – Minneapolis Public Housing Authority \(mphaonline.org\)](https://mphaonline.org)

The most significant change is the addition of a Trespass Policy. MPHA has always had a trespass procedure; now it is necessary to codify it into the Policy.

The deadline for comments is December 6, 2021. MPHA will bring significant comments to the Board in December and highlight changes we make based on those changes, as we request approval of the changes.

Attached: Notice to Residents
Summary of Changes
Pertinent pages of the Policy

Annual Policy Update

Each year, MPHA proposes updates to the policies for the public housing program. We invite our residents to review and comment on the proposed changes. The proposed changes will be available for review and comment from November 5, 2021 to December 6, 2021.

Proposed changes include:

- Changing to every third year recertifications for all tenants
- Adding MPHA's trespass policy
- Changing to allow one-person hearing panels for denials of RA/VAWA requests
- Updating definition of Family Housing Units
- Updating Flat Rents

A summary of the changes is on the back. You can review the draft policy online at MPHAonline.org starting November 5, 2021. You can also request to review at your property management office.

You may submit written comments on the changes.

Comment by email: PublicComment@mplspha.org
Comment by Mail: MPHA Public Comment, Room
204 1001 Washington Avenue N., Minneapolis MN
55401

Written comments must be received by December 6, 2021.

Summary of Changes for 2021

Public Housing Statement of Policies

Part 1, Section 37: Updates the definition of Family Housing Unit to include Glendale townhomes, public housing scattered site units and Community Housing Resource (CHR) units.

Part X, Section 3: Changes reexaminations to every three (3) years for all tenants.

Part XI, Section 4: Amends the notice requirements that residents receive to be longer than 14 days when a longer notice period is required by federal or state law or regulation. This change addresses HUD's interim final rule that extends the notice period to at least 30 days for nonpayment of rent when there is a national emergency.

Part XII, Section 2.E: Clarifies that MPHA will appoint one-person hearing panels for denial of reasonable accommodation or VAWA protections because only a limited number of hearing

panelists are trained for reasonable accommodations and VAWA requests.

Part XV: Adds a section outlining MPHA's trespass policy to explain circumstances when an individual can be trespassed, how long an individual can be banned from an MPHA property, and how to contest a trespass notice to clarify existing practices.

Appendix F: Annual update of rent tables for residents who pay flat rent to reflect the latest year's Fair Market Rent (upon which flat rent is based).

Appendix I-K: Adds the requirement that exhibits at hearings be exchanged with the other party five business days prior to the hearing date.

Various Sections: Modifications or deletions as necessary for clerical or grammatical changes.

PART I: DEFINITIONS

37. **FAMILY HOUSING UNIT:** All units that are two bedroom or larger, except highrise two-bedroom units, **including Glendale Townhome units, public housing scattered site units, and Community Housing Resource (CHR) units.** Family units are for adults with Dependents. For households who no longer have a Dependent, the remaining adults and residual family members may transfer to highrise units. If the household does not transfer in a timely manner, MPHA will terminate the lease.

PART X: REEXAMINATION OF TENANT ELIGIBILITY AND RENT ADJUSTMENTS

3. REEXAMINATION OF TENANT ELIGIBILITY STATUS

- A. MPHA must reexamine the status of each tenant family relating to eligibility for continued occupancy, the Rent charged and the household composition ~~once every twenty-four months for families who are not paying Flat Rent, and once every three years for families paying Flat Rent or who are on Fixed Income.~~ However, the initial reexamination after their admission for all families will occur according to the schedule for the development in which they reside.

MPHA may, at its discretion, fix the time of the next reexamination. MPHA will notify Tenants in advance of each reexamination.

PART XI: LEASE TERMINATIONS

4. If MPHA terminates the lease, MPHA will give written notice as follows:
- A. At least 14 days prior to termination for the non-payment of rent **or as required by federal or state law or regulation.** (see Rent Collection Policy).

PART XII: TENANT GRIEVANCE

- 5) "Hearing Panel" shall mean the officer(s) in charge of the hearing.
- a) The Hearing Panel shall be three people except as stated below
- b) **MPHA will appoint a one-person Hearing Panel for the denial of a reasonable accommodation or VAWA protection.** MPHA may also

appoint a one-person Hearing Panel for any formal or informal hearing as defined in Section 2. E(1) above in the event of a national pandemic or equivalent emergency as determined by MPHA or when less than three hearing officers are available, including but not limited to, when a conflict arises or exists with empaneled resident member(s), when there are less than three (3) active resident panelists in total, or when a resident panelist(s) fail to appear at the scheduled hearing.

PART XXIII: TRESPASS POLICY

A. PURPOSE

The goal of the Minneapolis Public Housing Authority (“MPHA”) is to provide for safe and peaceful enjoyment of all MPHA properties for any Tenant Family, Guest, neighbor, MPHA employee, MPHA’s vendor or other person.

The Lease signed by each Tenant Family makes the Tenant Family responsible for the conduct of the Tenant Family’s Guest. While visitors are welcome, they are required to act in an appropriate and lawful manner at all times. Engaging in criminal activity or disturbing the peaceful enjoyment of the Premises of any Tenant Family, Guest, neighbor, MPHA employee or MPHA’s vendor or other person will not be tolerated.

In keeping with this policy, it sometimes becomes necessary and prudent to bar or ban persons from the property to prevent the disruption of a safe, lawful, and peaceful environment. Persons banned under this policy will be prohibited from entering the designated property(s) during the ban period. Doing so will be a violation of Minnesota criminal trespass laws.

B. DURATION OF TRESPASS

MPHA may ban visitors from a property under Minn. Stat. § 609.605 and Mpls. Code § 385.380.

Persons banned from MPHA properties shall not come on the Premises during the ban period. The ban period will vary depending on the seriousness of the offense or infraction. The following are examples of ban periods that may be imposed:

Three-month trespass:	Violating sign-in procedures (See Post Orders)
	Non-resident use of MPHA address
	Non-resident use of key tag or unit key
	Non-resident living in the building
	Intoxication in Common Areas of the Premises
	Disturbances of the peaceful enjoyment of others
	Use of Common Areas not accompanied by Tenant whom visiting
	Presence in Unit without Tenant

Each additional violation may result in an extension of the trespass for an additional three (3) months. Three or more repeated violations of a trespass notice may result in a one-year trespass.

One-year trespass:	Significant property damage Threatening behavior towards tenants, staff, neighbors or vendors Fighting Theft of property Violent criminal activity (e.g., domestic violence, assault, fighting) Drug-related criminal activity Three or more repeated violations of a trespass notice Active restraining order (proof of order required) Other police actions related to MPHA persons or property
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If a banned person violates the trespass order, the order may be extended of a reasonable amount of time. A trespass will be extended consecutively, meaning the trespass will be extended from the date of the new violation. For example, if someone were trespassed for 90 days starting August 1st and ending October 1st and then violated the trespass on September 15th, the trespass would be extended for 90 days starting September 15th and expiring December 15th.

A new trespass notice will be issued for the extension. Any bans from more than one property require approval from the Director of Operations and the Legal Department.

C. NOTICE OF TRESPASS

1. Property management and security staff may initiate a trespass.
2. An individual being trespassed must be informed, in writing or orally, that they are banned from the property and for how long they are banned. When possible, a written copy of the trespass notice shall be served to the banned individual personally or mailed by first class mail. However, the efforts of MPHA to provide written notice will not invalidate an oral notice, which shall have the same force and effect as the written notice.
3. A copy of the trespass notice will also be given to the Tenant Family(s) that have past or current known association with the person being banned. Intentionally letting a person whom MPHA has trespassed into the building or Tenant's Unit is a violation of the Lease.
4. A written trespass notice shall include the trespasser's name, address (if known), reason for trespass, property(s) the trespasser is banned from, and the length of the trespass. All trespasses must be approved by the Regional Property Manager, Security Manager, or Director of Operations.

5. The Tenant Family may grieve MPHA's decision to ban a visitor in accordance with the Tenant Grievance policy. See Tenant Grievance.
6. The Director of Operations shall maintain a list of all people banned from MPHA properties, which will be updated and shared with staff. Any individual whose ban period has expired or who is no longer considered a threat shall be removed from the list.



November 17, 2021

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Jennifer Keogh, Deputy Executive Director

SUBJECT: Legislative Briefing

Staff will provide a briefing on the Build Back Better Framework, Minneapolis City Council Elections and the 2022 State Legislative Priorities.



November 17, 2021

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Jennifer Keogh, Deputy Executive Director

SUBJECT: Scattered Site Update

The Board-adopted MPHA 2021 and 2022 MTW plans outlined upcoming agency goals and objectives including redeveloping and expanding our family housing stock. We have taken several steps to make this vision a reality, including earlier this year when the Community Housing Resources (CHR) Board authorized staff to enter into contracts with a design and construction team for 84 new units of scattered site housing. Today, staff will provide an update on the project we now call the MPHA Family Housing Expansion Project. The presentation includes:

- General overview
- Site selection
- Design of buildings and sites
- Resident relocation
- Resident engagement
- Engagement with neighbors, neighborhoods, and other stakeholders
- Financing
- Project schedule

This will be a time for the Board to learn more about the project and ask questions. We look forward to discussing this in more detail.