



NOTICE AND AGENDA

June 22, 2022

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 & WELLNESS CENTER, 1015 NORTH 4TH AVENUE, MINNEAPOLIS, MINNESOTA

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

Commissioners: **Tom Hoch, 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 May 25, 2022

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

EXECUTIVE DIRECTOR’S UPDATE

DISCUSSION:

1. Approval of the Revised Out of Town Travel Policy (Tim Durose, CFO)

RECEIVE AND FILE:

- Monthly Performance Report for May 2022 (Abdi Warsame, Executive Director / CEO)
- Newsletter and News Clippings (Jennifer Keogh, Deputy Executive Director)



Next Regular Meeting:

**Wednesday, July 27, 2022 - 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 25, 2022**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a special meeting at 1:40 P.M. on May 25, 2022, at the Cora McCorvey Health & Wellness Center at 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:

Tom Hoch	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.

Remarks by Board Chair:

The Chair asked for a moment of silence for the May 24, 2022 tragedy in Texas.

The Chair stated the following to the residents, the board, and the staff of MPHA:

“Good afternoon everyone. I am so thrilled and honored to be the Chair of the Minneapolis Public Housing Authority Board of Commissioners.

As many of you know, I have a history with MPHA. I served as the Deputy Executive Director for seven years. That time stands out as one of the most rewarding experiences of my life.



Delivering high quality, affordable, safe and comfortable housing is a very high calling. The residents we serve are counting on us. They are counting on us to be their advocates. They are counting on us to respond to their needs. They are counting on us to be even-handed and to treat them with dignity in all of their interactions with us.

To our residents, I am clear that you are the reason we exist. You have my commitment that I will do my best to hear you, serve you and deliver the quality housing you deserve.

To the Board, I want to say thank you for your commitment to overseeing this agency and ensuring that we are delivering on our mission. I look forward to working with you in fulfilling our responsibilities to our residents, our staff, the residents of Minneapolis and the federal government. We may find that we do not always agree on things, but we can do that and NOT be disagreeable. The formal actions of the Board are entitled to support by all Commissioners including those who may not have supported the action. The Board speaks with one voice on official business and only one voice.

To our staff, I say thank you for all you do each and everyday to deliver on the promise of affordable, quality, well managed housing. You do your work without enough funds, too few staff, not enough hours in the day and a backlog of work that never seems to disappear. But, the work you do is among the most important work done in our city and we are here to help. You have my support, my dedication and my deep gratitude. Thank you.

My goal is to work with all of you to ensure that we have the best run housing agency in the country. We must serve our residents to the highest standards and develop and operate our properties to the highest possible standards as well. We can and should be an example to others of what a top performer looks like.

Again, thanks to all of you for welcoming me and I'm looking forward to getting to work with all of you."

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 a Special Meeting of April 27, 2022, were presented for approval. Commissioner Rosenbaum moved the minutes be accepted as presented. The motion was seconded by Commissioner Isse. Commissioner Wetjen motioned to add to the Minutes of April 27, 2022, her comments regarding providing additional microphones for the Commissioners and add to the receive and file her comments requesting a Security Matrix to the monthly performance report. Chair Hoch called for a vote to amend the minutes of April 27, 2022. Upon a voice vote, the Chair declared the motion carried.

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Resident Advisory Board:

RAB Chair Lisa Anderson declared there was a quorum and the agenda item Joint Powers



Agreement between the Metropolitan Council and the MPHA for the HCV Community Choice Demonstration was discussed and passed. Also discussed were the receive and file items: Monthly Performance Report for April; Newsletter and News Clippings; MPHA Strategic Plan; and MPHA Security Study.

RAB discussion Items:

- No Mow May was a success
 - New grass growth was noticeable and great for the pollinators
- Hole drilling at Horn Towers and Sprinklers
- Air Quality Status Update
- Cleaning Highrise vents
 - At the April meeting it was noted that the air vents need cleaning; however, it's the heating vents that need cleaning
- Safety concerns
 - There's a need for security gates for MPHA community parking lots
 - The RAB discussed possibly sending a letter (under MPHA & MHRC) to the Mayor and Governor on the increased violence happening around MPHA buildings
- A cabinet came loose and fell on a resident at the Elliots – The resident is okay. RAB wants the Planning & Development department to make certain that the contractors are using quality screws and nails.
- RAB wants the AC fees waved this year
 - Cost of Living is rising
 - Most residents are low-income

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:

- ED Welcomed new Board Chair Tom Hoch
- ED & DED kicked off quarterly goals check-in meeting with agency leadership
- Completed meetings with all City Council Members and Hennepin County Board of Commissioners to discuss the new 84-unit CHR family housing construction projects
- MPHA selected The Bronner Group to lead agency's strategic planning work
- Commissioners will receive MPHA email addresses so there's no need for them to use their personal accounts for MPHA official business. This is a public housing authority best practices requirement dealing with cyber security concerns as well as an obligation to respond to data practice inquiries. The IT department will reach out to the Commissioners to set up the accounts.
- Deputy Executive Director Keogh presented an overview of the Heritage Park May 18, 2022, meeting. The meeting was organized for the residents of Heritage Park by Urban Strategies a national organization that provides support to resident groups. The MPHA and McCormack Baron Salazar (MBS) met with the Heritage Park residents to hear their concerns and grievances with the properties and the units. The MPHA and MBS were able to communicate to the



residents what their responsibilities are to Heritage Park. The MPHA is only a pass through for the subsidy received from HUD to MBS for the 200 public housing units; and that MBS as the owner of Heritage Park is responsible for the maintenance and management of the properties. In total there are 450 units at Heritage Park. The MPHA confirmed to the residents it will support MBS in seeking financial resources for the rehabilitations of Heritage Park.

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

Item No. 1: Approval of Joint Powers Agreement between the Metropolitan Council and the MPHA for the Housing Choice Voucher Community Choice Demonstration

After a presentation by staff and discussion, Commissioner Wetjen moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Letofsky seconded the motion. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud, Rosenbaum, Wetjen, and Chair Hoch) and no Commissioner voted "nay". The Chair declared the motion carried. [See Document No. 2022-18] [See Resolution No. 22-223]

Receive and File Items:

The following items were received and filed by the Board:

- The Monthly Performance Report for April 2022. [See Document No. 2022-19]
 - Public Housing Occupancy Rate is at 98% (52 new units leased)
 - HCV continues to pull names off the waiting list
 - Our finances are within budget

Note: Commissioner Wetjen asked what's the status of the security matrix/update
- Newsletter and News Clippings [See Document No. 2022-20]
 - MPHA is hosting a free book fair
 - Career Fair received a total of 19 applications and five interviews completed
- MPHA Strategic Plan Process – The Bronner Group [See Document No. 2022-21]
 - The Bronner Group plans to:
 - meet with staff
 - conduct Interviews with each Commissioners
 - have deep engagement with residents, participants and MHRC leadership through surveys and a public meeting
 - meet with the strategic planning committee
- MPHA Security Study [See Document No. 2022-22]
 - Currently in the process of creating an RFP
 - Consultant will look at security in MPHA buildings
 - MPHA is seeking advice on enhancements and changes for the most value of its investment
 - Selected consultant will provide a written report, and a presentation to MPHA leadership and the Commissioners



Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 2:39 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



June 22, 2022

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director/ CEO

SUBJECT: Revised Out of Town Travel Policy

Previous Directives: The Board approved the Minneapolis Public Housing Authority Travel Policy on October 27, 1999.

Resident Association Notification: The revised Policy is scheduled to be discussed with the Resident Advisory Board (RAB) immediately prior to the Board of Commissioners June 22, 2022 meeting.

Budget Impact: None.

Affirmative Action Compliance: Not applicable.

Procurement Review: Not applicable.

RECOMMENDATION: It is recommended that the Board of Commissioners approve the revised Out of Town Travel Policy.

The revised Out of Town Travel Policy has been updated from the previous version to reflect the current out of town travel environment and accommodations as well as provide for meal and incidental expense reimbursements based on the federal government's General Services Administration (GSA) per diem rates and regulations. The Policy satisfies the requirements of an accountable plan as defined by the Internal Revenue Code thus excluding any of these reimbursements as taxable income to the traveler.

This Report was prepared by Tim Durose, Chief Financial Officer. If you have any questions or require further information regarding this Report, please contact Mr. Durose at tdurose@mplspha.org.

MINNEAPOLIS PUBLIC HOUSING AUTHORITY

TRAVEL POLICY

The Board of Commissioners of Minneapolis Public Housing Authority (MPHA) effective July 1, 2022, adopts the following travel policy to be used to conduct MPHA business outside of the metropolitan area of the Twin Cities when an overnight stay is required.

Minneapolis Public Housing Authority is committed to ensuring that all business travel is conducted responsibly and economically and will reimburse employees for legitimate, necessary and reasonable travel expenses related to official MPHA business. Commissioners, residents, employees or anyone traveling on agency business as representatives of MPHA are expected to follow all MPHA policies and work travel procedures.

1. Commissioners, staff or authorized representatives of MPHA may perform official travel upon prior written authorization by the traveler's Department Head and MPHA Executive Director, or designee. Travelers must complete a travel pre-authorization form. The Executive Director's travel will be approved in writing by the MPHA Board of Commissioner's Chairperson, or Vice Chairperson, prior to travel. After determining that the travel is in the best interest of MPHA, the Executive Director, or designee, will consider cost, productivity, employee safety, scheduling, and other factors in applying discretion regarding specific travel arrangements (airfare, lodging, etc.). In all cases, the costs must be reasonable and necessary and in accordance with this Policy. All travel costs must be in accordance with local, State, and federal laws.
2. Travel advances are allowed and available for an MPHA traveler who does not have an MPHA credit/purchasing card. To the greatest extent reasonable, MPHA should avoid making travel advances by paying for travel costs directly. The amount of advance requested should not exceed the estimated amount that the traveler will need to cover the costs of the travel. The MPHA traveler receiving travel advances must provide adequate documentation to support actual expenses incurred within 10 days from the return of travel (see Travel Expense Report). Any reimbursement that is due to MPHA shall be paid within 7 days after review and approval of actual travel expenses. Travel costs that have not been reimbursed may be deducted from the employee's paycheck.
3. Lodging costs must be reasonable and consider factors such as location, cost, safety, and convenience. Whenever reasonable, lodging should be made at the site of the out-of-town conference to avoid ground transportation costs, mitigate potential safety concerns, and utilization of employee staff time. Lodging costs will be reimbursed at the

“single occupancy” rate for a standard room. Internet and other fees related to MPHA business purposes are reimbursable.

4. MPHA will only pay for the cost of coach/economy airline tickets. MPHA will pay baggage and carry-on item fees. Charges for the use of inflight Wi-Fi related to MPHA business purposes are reimbursable. Any other additional airline fees are not reimbursable without specific prior written authorization from the Executive Director that justifies the fees are reasonable and necessary. Airfare costs must be reasonable and multiple airlines must be considered before booking. Besides cost, it is reasonable to consider time of day, other employee scheduling matters, employee medical needs, and length of flight. Whenever possible, airline tickets are expected to be booked far enough in advance to avoid excessive charges.
5. MPHA will pay for the actual cost for the traveler to get to the Minneapolis airport and return from the Minneapolis airport to the traveler’s home. Personal mileage will be reimbursed at the IRS rate. MPHA will pay for other ground transportation that takes the traveler between the airport and lodging and between the lodging and the location of the business meeting(s). A taxi cab, shuttle, or app-based car services should be used for ground transportation at the destination site. The lower of roundtrip taxi fare or mileage plus parking at the local airport is reimbursable.
6. When a MPHA traveler combines business and personal travel, MPHA will only pay for the costs directly related to MPHA business purposes. If the traveler is going to take a flight to another destination rather than Minneapolis-St. Paul International Airport (MSP) for personal travel, the traveler will reimburse the agency for any increased costs to the location. The traveler will provide the comparable MSP rate and reimburse the agency if the cost is higher.
7. Accumulation of flight miles or other travel credits for personal use is prohibited. Any airline travel that results in a credit or benefits to the traveler must accrue to MPHA or be voided in accordance with Minnesota Statutes Section 15.435. Individuals receiving any airline credit/benefits must immediately report it to the Executive Director.
8. MPHA will pay the federal per diem rate found at <https://www.GSA.gov/perdiem> for the city where the conference is located for meals and incidental expenses. Receipts are not required to be provided for meals and incidental expenses.

- a. The first and last day of travel is limited to **75%** of the per diem allowance if the flight departure from Minneapolis is after 3:00 P.M. or returning flight before 3:00 P.M.
 - b. When meals are included as part of the registration fees, the per diem allowance is reduced in accordance with federal per diem rates.
 - c. Incidental expenses means tips and fees given to food servers, porters, baggage carriers, and hotel staff.
- 9. The Executive Director is authorized to approve reasonable and necessary travel expenses not specifically addressed in this Travel Policy without further Board of Commissioner's approval.
- 10. A Travel Expense Report must be submitted to the Executive Director, or designee, within 10 days after the trip. Travel and reimbursements shall be accurately reported by the employee and must include adequate documentation to support the actual expense; typically, itemized receipts. Any travel expenses considered unreasonable, inadequately documented, or inappropriate under the circumstances will not be reimbursed and are the traveler's personal responsibility. All travel expenses must conform to this Travel Policy.

In addition to expense information, the Travel Expense Report must include:

- a. Dates departed and returned; and the number of days spent on business
- b. Destination of travel
- c. Purpose of trip describing business purpose and benefit gained



Monthly Performance Report

Minneapolis Public Housing Authority
Board of Commissioners
For the month ending May 31, 2022

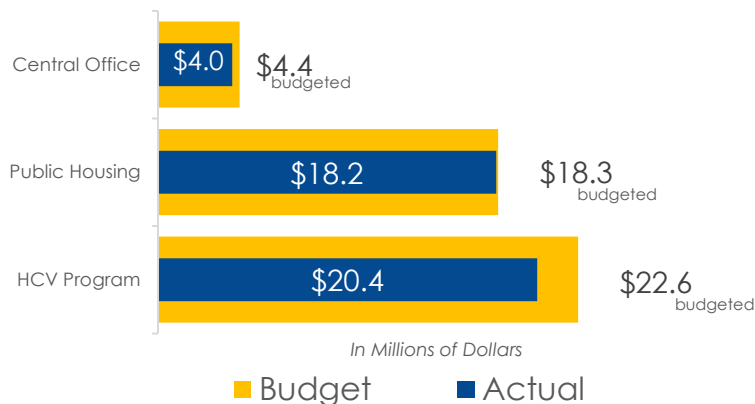
Contents

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

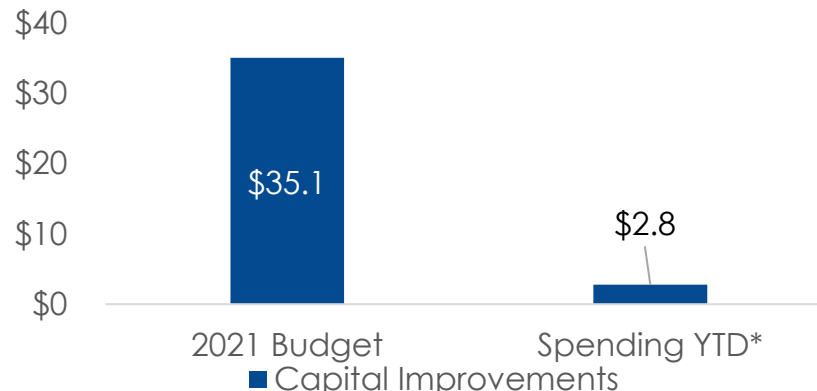
Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 7,365,860	\$ 7,239,826	\$ (126,034)	-2%
Public Housing Operating Subsidy	\$ 9,485,080	\$ 9,788,573	\$ 303,493	3%
HCV HAP Subsidy & Admin Fees	\$ 22,103,039	\$ 19,846,205	\$ (2,256,834)	-10%
Other Revenues, Fees, & Grants	\$ 905,706	\$ 1,053,799	\$ 148,093	16%
Transfers-In	\$ 104,165	\$ 122,917	\$ 18,752	18%
Total Sources	\$ 39,963,850	\$ 38,051,320	\$ (1,912,530)	-5%
Uses				
Public Housing Operations	\$ 18,319,660	\$ 18,177,814	\$ 141,846	1%
Housing Choice Vouchers	\$ 22,624,262	\$ 20,351,251	\$ 2,273,011	10%
MTW Initiatives and Other Services	\$ 126,245	\$ 52,417	\$ 73,828	58%
Total Uses	\$ 41,070,167	\$ 38,581,482	\$ 2,488,685	6%
Net Sources/(Uses)	\$ (1,106,317)	\$ (530,162)	\$ 576,155	52%

Year to Date (YTD) Expenses



MTW Capital Fund Program

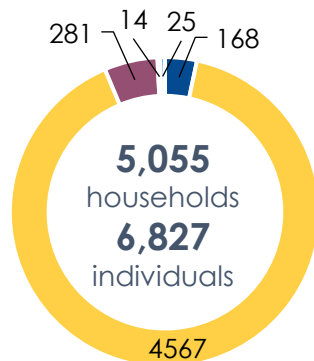


*An additional \$20.6 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*

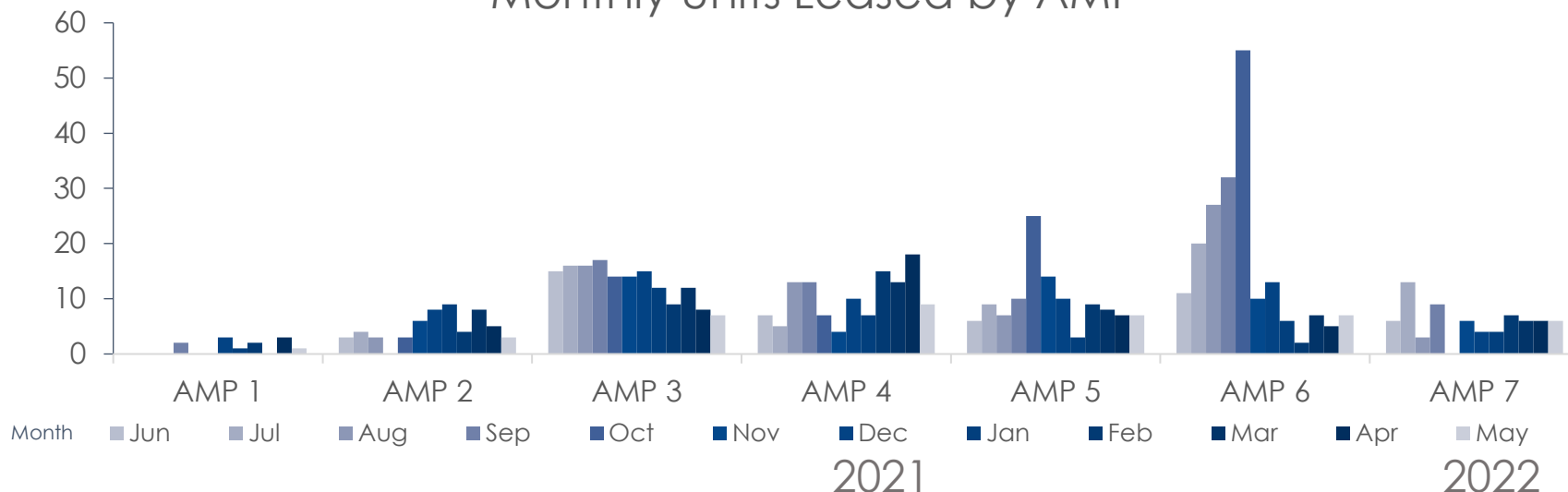


- Glendale
- MHOP
- Scattered Sites
- Highrise
- Minnehaha Townhomes

40
new units leased
during month

98%
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

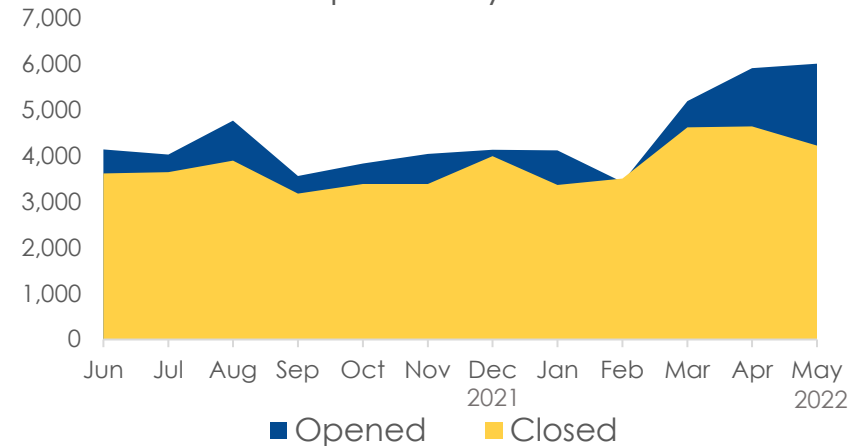


Reason for Vacating Unit	Count
Death	15
Moving in with or closer to Family	8
Found Alternative Housing	7
To Nursing Home	6
Illness	5
Left Country	3
Dislike Unit	2
Dislikes Neighborhood	1
Mutual Agreement	1
Other	1

Applicants on Waiting List

Family 2021	2129
Family	1000
Disabled (18 - 49)	3174
Near Elderly (50-61)	3831
Elderly (62+)	324

Work Orders Opened and Completed by Month

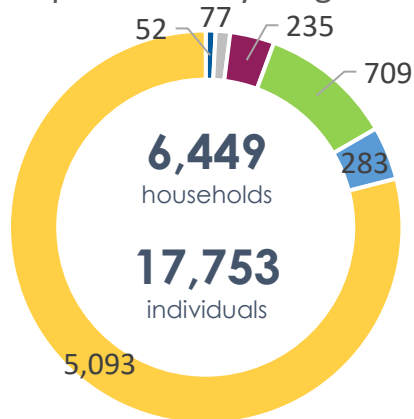


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	90	100%	0
Urgent: 1 Day	646	87%	0
After Hours Non-Emergency: 2 Days	4	100%	0
Important: 3 Days	852	78%	2
Routine: 10 Days	873	90%	3
Non-Routine: 20 Days	707	98%	3
Pest Control	446	100%	5

Housing Choice Voucher Programs



People Served by Program*



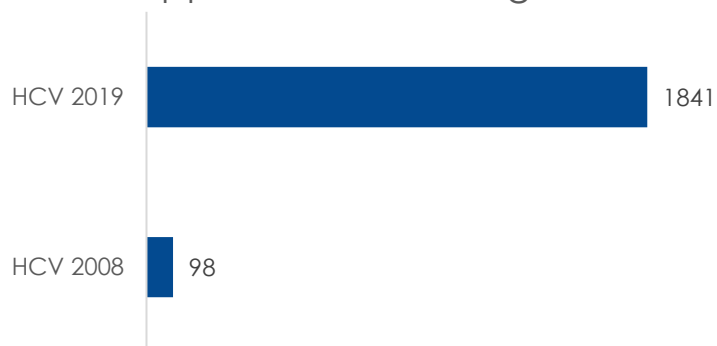
- Sponsor-Based
- Mod Rehab
- FUP and VASH

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

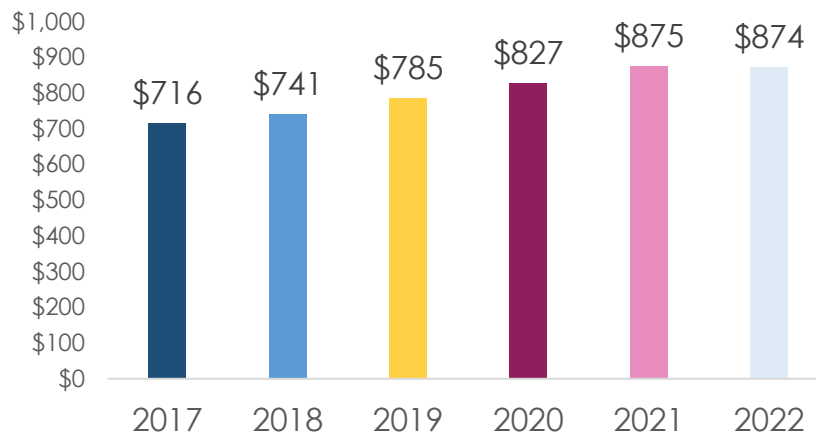
Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

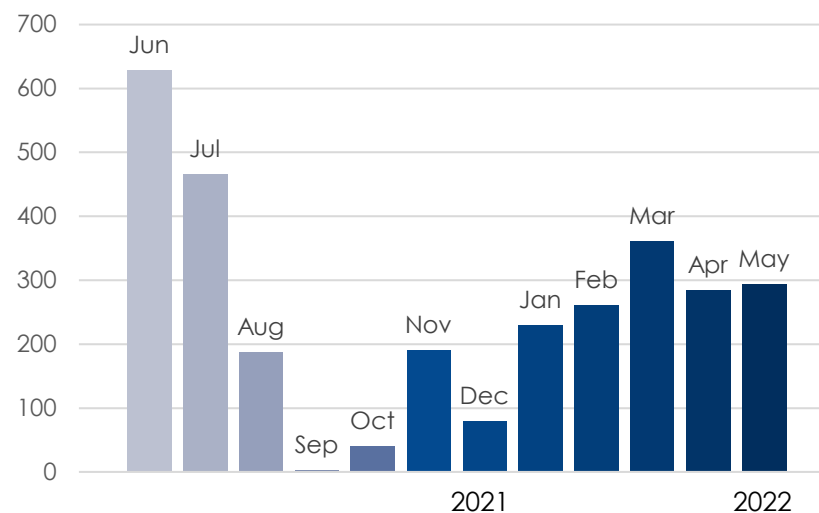
Applicants on Waiting List



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
Hiawatha Towers	Fire sprinkler system installation	Planning
314 Hennepin Avenue	Fire sprinkler system installation	Planning
1707 3 rd Avenue South	Exterior façade restoration & window replacement	Bidding
2415 North 3 rd Street	Exterior façade restoration & balcony repairs	Bidding
Cedars	Exterior façade/structural repairs	Bidding
1515 Park/1920 4 th /1710 Plymouth/710 2 nd	Main electrical switch gear & generator replacement	Planning
Glendale Townhomes	Flat roof replacement	Bidding
Multiple sites	Security related improvements	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
CHR units – various scattered sites	2022 improvements: roof & siding replacement, unit modernization, site improvements	Ongoing
Cora McCorvey Center	HVAC system upgrades	Complete
314 Hennepin Avenue	Roof & skylight replacement	Under construction
1707 3 rd Avenue South	Unit entry door replacement	Complete
Cedars highrises	Window replacement and exterior façade repairs	Under construction; multi-year project
Multiple highrises	Fire sprinkler system installation	Under construction; timeline/status varies by site
1314 44 th Avenue North	Plumbing replacement, fire sprinkler system installation, unit bath modernization/new finishes	Under construction
1314 44 th Avenue North	Exterior façade restoration	Under construction
Multiple highrises	Security surveillance system upgrades funded via HUD's Safety & Security Grant	Under construction
Multiple sites	HVAC/systems upgrades	Awarding contracts

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Elliot Twins	Comprehensive building modernization	Perm loan conversion underway
Scattered Site	Energy efficient single-family construction	Under construction

Fire Suppression Installations



Building	Units	Budget	Funding Source(s)	Status	Construction
1206 2 nd St NE	57	\$620,000	MPHA Capital	Complete	Jan-Apr 2022
1717 Washington St NE	182	\$1,570,000	MPHA Capital	Under Construction	Apr-Sept 2022
2728 E Franklin St	151	\$1,200,000	MPHA Capital	Under Contract	Sept '22-Feb '23
Horn Towers	491	\$3,445,000	MPHA Capital	Under Construction	Jan '22-Mar '23
630 Cedar Ave S	190	\$1,592,000	MPHA Capital/City/State	Under Construction	May '22-Jan '23
2121 Minnehaha Ave	110	\$888,000	MPHA Capital/City/State	Under Contract	Jun-Nov 2022
1627 S 6 th St	116	\$868,000	MPHA Capital/City/State	Under Contract	Jan-Jun 2023
600 18 th Ave N	239	\$2,450,000	MPHA Capital/City/State	Under Contract	Nov '22-Aug -'23
1314 44 th Ave N	220	\$10,000,000*	MPHA Capital	Under Construction	Apr '22-Jun '23
Hiawatha Towers	281	\$2,100,000	MPHA Capital	Planning	Oct '22-Mar '24
314 Hennepin Ave	299	\$2,425,000	MPHA Capital/City	Planning	Oct '22-Sept '23
2415 N 3 rd St	62	\$500,000	Federal Appropriation	Not Started	TBD - 2023
1710 Plymouth Ave N	84	\$670,000	Federal Appropriation	Not Started	TBD - 2023
3116 Oliver Ave N	31	\$250,000	Federal Appropriation	Not Started	TBD - 2023
710 2 nd St NE	35	\$290,000	Federal Appropriation	Not Started	TBD - 2023
616 Washington St NE	35	\$290,000	Federal Appropriation	Not Started	TBD - 2023
809 Spring St NE	32	\$260,000	Not Identified	Not Started	Unknown
1900 3 rd St NE	32	\$260,000	Not Identified	Not Started	Unknown
3205 E 37 th St	28	\$230,000	Not Identified	Not Started	Unknown
3755 Snelling Ave S	28	\$230,000	Not Identified	Not Started	Unknown

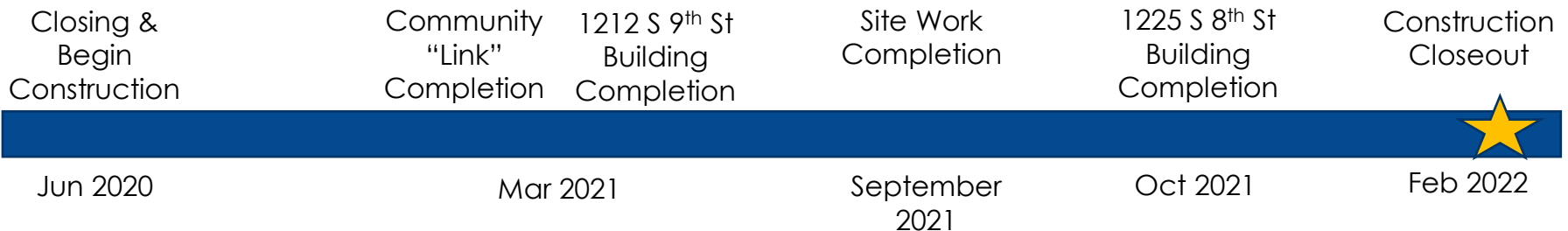
*Budget reflects costs of comprehensive building modernization project of which fire suppression is included

Elliot Twins RAD Conversion & Building Renovation



- **Permanent loan conversion underway; early July closing**
- 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



Scattered Site Rehab Process



- Conversion to project-based vouchers occurred on October 1st
- Exploring funding options to best preserve portfolio
- Will support investments in deferred maintenance and ongoing unit needs

Timeline (subject to change)

Conversion
to project-
based
vouchers

General
Contractor
Selection

Rehab
Planning &
Refinement

Exploring
Funding
Options

Construction
Begins

Oct
2020

June
2021

2022

2022

TBD



Scattered Site New Construction

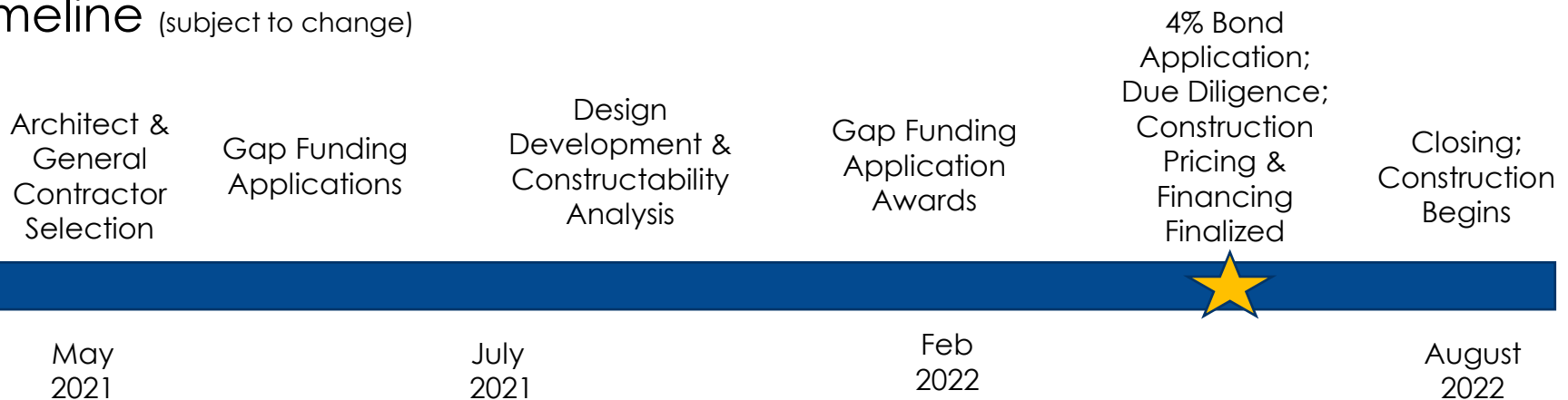


84-unit new scattered site construction



- 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
- Financial partners selected; due diligence & draft agreement documents underway
- Finalizing financing sources; tax credit application submission in June
- Finalizing construction pricing

Timeline (subject to change)



Inquiry Response and Social Media



MPHA on Facebook

Top Performing Post (1,680 views)



10

Posts for the Month

14

New Followers



MPHA on Twitter

Top Tweet (282)



2022 - Twitter Web App



8

Tweets for the Month

5

New Followers

Welcome New Board Chair—Tom Hoch

Tom Hoch was appointed by Mayor Frey as MPHA's new board chair. Mr. Hoch is a seasoned executive with nearly thirty years overseeing public, non-profit and for profit organizations. He previously served as MPHA's Deputy Executive Director where he led a team that transformed the organization into one designated by the federal government as a top performer. He is committed to increasing the supply of affordable housing through the metro area and actively supports organizations involved in this work.



MPHA Awarded Better Buildings Award

Today, the U.S. Department of Energy (DOE) and the Department of Housing and Urban Development (HUD) recognized MPHA for achieving its energy savings goal as a partner in the Better Buildings Challenge. MPHA has achieved energy savings of 20.3% due to greater efficiency efforts across its building portfolio.

"Congratulations to our 2022 Better Buildings Goal Achievers for reaching their ambitious energy savings goals," said Kelly Speakes-Backman, Principal Deputy Assistant Secretary for Energy Efficiency and Renewable Energy, U.S. Department of Energy. "By saving energy and sharing their proven real-world solutions, these partners are leading the charge toward a clean energy economy while helping other organizations learn from their success."



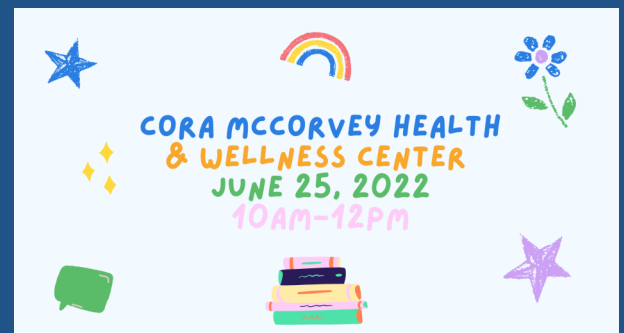
MPHA also focused on a robust maintenance program, LED lighting, a tighter building envelope, and engagement with tenants and MPHA staff.

"Today's honor is a direct result of our dedicated staff, partners,

and residents to better serve our planet through conservation," said Mary Boler, Director of Operations at Minneapolis Public Housing Authority. "Our staff works diligently to monitor all MPHA systems and ensure they are working optimally. We are grateful for our MPHA residents and their willingness to make changes for the benefit of our planet. We want to thank our partners, Franklin Energy and Honeywell, as we would not be here today without their support and guidance. We look forward to building upon this achievement and continuing to do our part to work towards a more sustainable future."

MPHA is Hiring

MPHA is hiring for a variety of positions including Building & Grounds Specialists, Eligibility Technicians, and Service & Maintenance Specialists. Please visit mphaonline.org/careers for more information on these positions and to apply!



MPHA Hosts a Free Book Fair

Minneapolis Public Housing Authority in partnership with Book Rich Environments is hosting a Book Fair at the Cora McCorvey Health and Wellness Center on June 25, 2022 from 10:00 am—12:00 pm. This event is open to the community and the goal is to get books into the hands of youth!

MINNEAPOLIS

\$27M upgrade for aging Elliot Twins public housing towers is complete



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Housing Authority officials said the redevelopment of the towers will serve as a blueprint for how the agency can preserve and produce more affordable housing amid a crisis.

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

JUNE 14, 2022 — 4:22PM

Minneapolis leaders gathered Tuesday to mark the completion of the largest public housing renovation project in the state.

The historic \$27 million project at the Elliot Twins brought modern fire safety systems and upgraded living spaces to two downtown high-rise apartment buildings. The city of Minneapolis contributed \$2.3 million to improve energy efficiency at the towers.

"This is how to do public housing right," Mayor Jacob Frey said at a news conference at the housing complex Tuesday. "We care about people in our public housing, and we're going to be putting our money where our mouth is. And that means on deeply affordable housing for the long haul."

The renovation remodeled the aging towers' 174 existing public housing units and added 10 disability-accessible units. The upgraded apartment features include new central air conditioning, upgraded kitchens, bathrooms and new finished flooring. The transformation also added 6,200 square feet of new common areas and amenities, such as community and office space, security upgrades, expanded laundry facilities and exercise rooms.

The Housing Authority also retrofitted all units in the Elliot Twins with fire sprinklers and upgraded the fire alarm systems. The need for bringing the authority's aging buildings up to modern safety codes became urgent in November 2019, when a fire at the agency's Cedar High Apartments, which lacked sprinklers, killed five residents.

Work at the Elliot Twins started at the pandemic's onset and took 15 months. To make it happen, the housing authority sought help from private sources such as Bremer Bank, RBC Capital Markets and Hunt Real Estate Capital. The 15-year partnership, through a program called "Rental Assistance Demonstration," transfers ownership of public housing buildings to a private entity. In return, private investors qualify for tax credits issued by the city.



MINNEAPOLIS PUBLIC HOUSING AUTHORITY

The historic \$27 million project at

At the time, many were wary that MPHA's use of private financing would lead to permanent displacement of tenants and privatization of public housing stocks. Abdi Warsame, executive director of the Housing Authority, said Tuesday that no tenant was displaced during renovation and the partnership was crucial in addressing an affordable housing shortage in the city.

the Elliot Twins brought modern fire safety systems and upgraded living

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The project will "serve as a blueprint for how the agency can preserve and produce additional high quality homes for residents," Warsame said. "Every resident who wanted to return to the property following a temporary relocation was able to return to a newly renovated home."

MPHA officials said the agency will continue to own the land where the buildings sit and that the property will remain affordable to families whose incomes are below 30% of the area median. About 80% of Elliot Twins residents are Black, with the majority being elderly and immigrants, according to the housing authority. Their average annual household income is \$12,435.

Faiza Mahamud covers Minneapolis for the Star Tribune. She has previously covered education, immigrant communities, city government and neighborhoods.

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Minneapolis city officials mark completion of \$27M Elliot Twin Towers housing project

By KSTP

Updated: June 14, 2022 - 10:58 AM
Published: June 14, 2022 - 9:18 AM





Tuesday, Minneapolis city officials are marking the completion of a housing project in the Elliot Park neighborhood.

The \$27 million Elliot Twin Towers renovation project began last year.

[RELATED: MPHA, Minneapolis launch city's biggest public housing renovation in Elliot Twins project](#)

The two towers in the Elliot Park neighborhood have stood since 1961 and have been considered the oldest high-rise public housing in Minneapolis.


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The renovation project included a remodel of the towers' 174 units of existing public housing, added 10 fully disability-accessible units, replaced outdated building systems and added energy efficiency improvements, including re-cladding the buildings with insulated metal panels. Over 6,200 feet of community areas and office space were also added.



(Courtesy of the MPHA)

Tuesday, Minneapolis Mayor Jacob Frey and members of the Minneapolis Public Housing Authority talked about the project's completion.

View that news conference via the video player above.

