



NOTICE AND AGENDA

August 24, 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 4TH AVENUE NORTH, 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 July 27, 2022

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

DISCUSSION:

1. MPHA Property Insurance Policy (Darryl Adams, Assistant Finance Director)

RECEIVE AND FILE:

- Executive Director's Update
- Monthly Performance Report for July 2022
- Newsletter and News Clippings



POWERPOINT PRESENTATION:

- MTW Plan (Jennifer Keogh, Deputy Executive Director)

CLOSED SESSION:

- Executive Director Annual Performance Evaluation.

**Next Board Meeting and MTW Public Hearing: Wednesday, September 28, 2022 - 1:30p.m.
Cora McCorvey Health & Wellness Center
1015 – 4th 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, subd. 3(a).*



**MINUTES OF A SPECIAL MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
July 27, 2022**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a special meeting at 1:36 P.M. on July 27, 2022, 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:

| | |
|----------------------|--------------|
| Andrea Brennan | Vice Chair |
| Abdullahi Isse | Commissioner |
| Tamir Mohamud | Commissioner |
| Hon. James Rosenbaum | Commissioner |
| Tessa Wetjen | Commissioner |
| Faith Xiong | Commissioner |

The following members of the Board were absent:

| | |
|----------------|--------------|
| Tom Hoch | Chair |
| Mikkel Beckmen | Secretary |
| Cara Letofsky | Commissioner |

The following others were also present:

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

The Chair declared the presence of a quorum.

Approval of Agenda:

Commissioner Rosenbaum moved approval of the proposed agenda. The motion was seconded by Commissioner Mohamud. Upon a voice vote, the Vice Chair declared the motion carried.

Approval of Minutes:

The Minutes of a Special Meeting of June 22, 2022, were presented for approval. Commissioner Isse moved the minutes be accepted as presented. The motion was seconded by Commissioner Mohamud. Upon a voice vote five commissioners vote “aye” and one commissioner “abstained”, the Vice Chair declared the motion carried.



Resident Advisory Board (RAB):

RAB Chair Lisa Anderson reported there was a quorum. The agenda item, Window Replacement at Third Avenue Towers, presented by Laura Dykema, was discussed and passed. The CHR agenda item, Change to Land Use Restriction Agreement for Scattered Site New Construction Units, presented by Brian Schaffer was discussed and passed. The receive and file items, the Monthly Performance Report; and Newsletter and News clippings presented by MPHA staff were discussed and filed.

RAB discussion items:

Rachel Almburg discussed meeting with RAB about developing the 2023 MTW priorities and establishing timelines for draft reviews.

The RAB discussed their election, and a roll call was held to see who would like to stay for the remainder of the year.

The letter to the Mayor and MPD concerning security issues was completed; however, it was lost. On August 17, 2022, the RAB will be meeting at 1001 Washington to discuss the 2023 plan and hope to have another draft letter ready by that time.

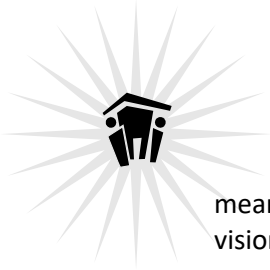
RAB concerns:

A resident from 600-18th (Art Manor) brought up there was a shooting in the parking lot Thursday night. Also, there are no outside lights as most of them were shot out.

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:

- A Hennepin County judge halted the implementation of Minneapolis' 2040 comprehensive plan; however, the agency's 84-unit new construction will not be impacted by the court order.
- The MPHA will be hosting an informational session for the board members to provide a comprehensive look at the new 84-unit construction project ahead of the August 24, 2022, CHR Board of Directors meeting. Commissioner Rosenbaum inquired about a mock-up/CAD of a unit, Brian Schaffer, Assistant Director of P & D confirmed there will be visuals of a unit.
- The MPHA is working on three major projects this summer, the Strategic Planning, the 2023 MTW Plan and the Faircloth to RAD.
- The Bronner Group (contracted to lead the strategic plan process) has conducted over 20 interviews with agency leaders, board members and key external stakeholders. Bronner will produce an initial vision, mission statement, and actionable strategies for MPHA's executive leaders to review. The Executive Director has a scheduled meeting with Chair Hoch to discuss the Strategic Plan. November is the anticipated completion date of the strategic plan which



means the 2024 MTW Plan will be the first year that aligns with the agency's new strategic vision.

- The MPHA has begun researching if the agency can incorporate a new HUD housing production program in an upcoming MTW Plan. The program, called Faircloth-to-RAD, provides a pathway for public housing authorities to develop new units of housing with their Faircloth authority and convert them to Section 8 vouchers through RAD. The agency contracted with Greg Byrne Consulting to help identify with a path forward for MPHA could look like with this program.
- Executive Director Warsame introduced the new Director of Affordable Property Operations Rashid Issack. He has worked for MPHA since 2004 and he's looking forward to working with everyone in his new role.

(The Executive Director's full report will be filed with these minutes)

Item No. 1: Window Replacement at Third Avenue Towers

After a brief presentation by staff and discussion, Commissioner Wetjen moved approval of the recommendation set forth in the Report. Commissioner Xiong seconded the motion. Upon a voice vote, the Vice Chair declared the motion carried. [See Document No. 2022-26]

Receive and File Items:

The following items were received and filed by the Board:

- The Monthly Performance Report for June 2022. [See Document No. 2022-27]
[Note: Commissioner Wetjen inquired when would a safety matrix be included in the report]
- Newsletter and News Clippings [See Document No. 2022-28]

Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 2:15 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



August 24, 2022

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director/ CEO

SUBJECT: MPHA 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 24, 2022 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 \$718,052 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 \$703 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 ensure our quote was competitive. In seeking premium indications, HAPI learned that the rate quoted to MPHA could not be matched by other markets. The renewal rate afforded to MPHA will be \$.0932 per \$100 of total insured values. The expiring rate is \$.075 per \$100.

Other insurance carriers provided indications at \$.18 to \$.20 per \$100 of total insured values.

Despite a competitive rate, the 2022-2023 premium increased by 26.7% from the current premium amount. The main causes that impacted that increase:

- Total property replacement cost values increased by 3.09%. HAPI uses the insurance industry recognized, Marshall Swift Property Valuation, to determine replacement cost values.
- The loss ratio in 2019-2021 was 309.97%.
- 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, 2022.

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 24, 2022

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, Executive Director/CEO

SUBJECT: Executive Director's Report, August Board Meeting

Earlier this month, Minneapolis Mayor Jacob Frey presented his 2023 budget to the Minneapolis City Council. Included in this budget is a \$3.7 million contribution to MPHA, building on the city's prior annual investment of \$1 million. This additional \$2.7 million dollars will enable the MPHA team to bring five additional CHR family homes online while also making important repairs and improvements throughout the portfolio. These five homes, which have bedroom sizes ranging from two to five, are in various neighborhoods in South Minneapolis and are currently uninhabited because of a cumulative capital backlog of nearly \$1 million. This new investment from the city will allow the agency to repair these homes and provide five new families a stable, deeply affordable unit to call home for the foreseeable future. In short, this new investment will be lifechanging for the families moving into these homes from the MPHA's public and deeply affordable family housing waitlist.

The MPHA team has spent the past few months meeting with the mayor and his staff to provide a picture of the current needs of MPHA and its residents. In particular, the MPHA team presented the successes and challenges facing the agency's CHR family housing portfolio. As a board-identified agency priority, the agency sought partnership with the city to help preserve this critical portfolio of family housing. There is a tremendous need for deeply affordable family housing in the city, as evidenced by the agency's waitlist of more than 7,500 people seeking this type of housing in the city, more than 80 percent of whom on the list are households of color.

This announcement is a major step forward for the agency, creating a new highwater mark in the partnership between MPHA and the City of Minneapolis. But more importantly, this new investment will help the agency live out its mission to support the most vulnerable members of our community and bring to life the agency's strategic and MTW plans. I am deeply thankful to the mayor and his administration for further prioritizing MPHA residents and voucher-holders in the city's budget. While our region faces a housing affordability crisis, the mayor continues to make necessary, critical investments in producing and preserving deeply affordable housing in Minneapolis.

Speaking of board-approved policies, I've had good ongoing conversations with Chair Hoch to ensure the Board is fully informed of all the ways they'll be able to engage with the current strategic planning process. Chair Hoch has been working with the board to schedule time for the Bronner Group to present a Strength, Weakness, Opportunities, and Threats (SWOT) analysis of the agency along with a review of work done year-to-date. These sessions will come in addition to Bronner hosting two upcoming vision-setting sessions, with the intent of providing the board and agency leadership deeper thoughts and insights from various collected data points to help shape the first draft of a new strategic plan. I know there are additional touchpoints planned for later this summer and fall, but I'll defer to the Chair on the precise dates and activities of those later sessions for board members to further shape and finalize the agency's new strategic plan.



In addition to the important strategic planning work, MPHA staff continues to move forward with the 2023 MTW Plan. The agency will host three MTW public informational sessions next month as it moves to finalize the plan. Public comment on the proposed 2023 MTW Plan opens September 7, with an information session planned for that day at the Cora McCorvey Health and Wellness Center. The following day, MPHA staff will host an informational session at the Horn Towers as well as a virtual session on Zoom. Finally, the September board meeting will include a public comment hearing on the MTW Plan and agency statement of policies.

Agency staff will compile all comments submitted through the October 7 closing date and plans to present them to the board during the October board meeting. Board members will have the opportunity to review and discuss submitted comments and make subsequent recommendations and changes to the agency's draft 2023 MTW Plan. Following this feedback session, agency staff is planning to present a final 2023 MTW Plan to the board during its November board meeting for final approval.



Monthly Performance Report

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

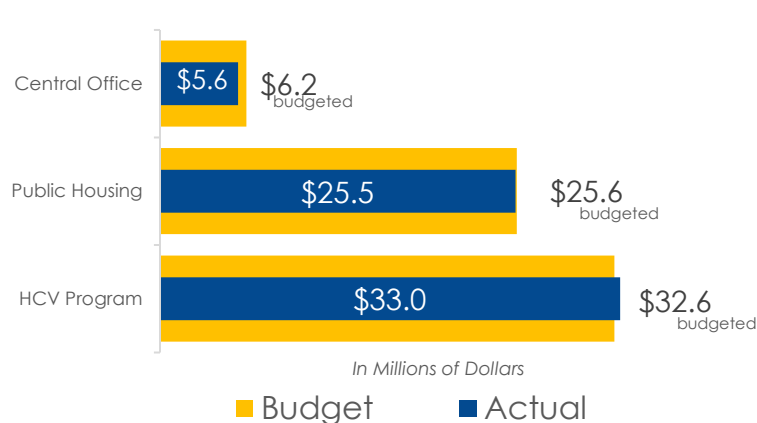
Contents

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

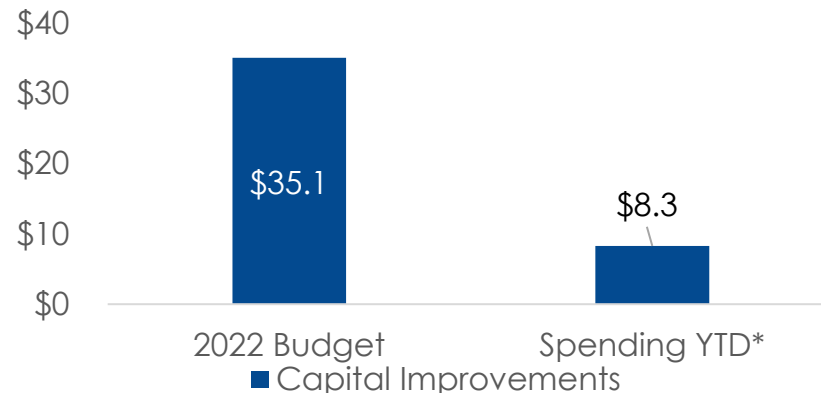
Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

| Sources | YTD Budget | YTD Actual | Favorable (Unfavorable) Variance | Variance % |
|------------------------------------|-----------------------|----------------------|--|------------|
| Tenant Revenue -Rents & Other | \$ 10,454,198 | \$ 10,264,689 | \$ (189,509) | -2% |
| Public Housing Operating Subsidy | \$ 13,279,112 | \$ 13,736,161 | \$ 457,049 | 3% |
| HCV HAP Subsidy & Admin Fees | \$ 32,080,478 | \$ 32,106,581 | \$ 26,103 | 0% |
| Other Revenues, Fees, & Grants | \$ 1,083,292 | \$ 1,425,489 | \$ 342,197 | 32% |
| Transfers-In | \$ 145,831 | \$ 172,083 | \$ 26,252 | 18% |
| Total Sources | \$ 57,042,911 | \$ 57,705,003 | \$ 662,092 | 1% |
| Uses | | | | |
| Public Housing Operations | \$ 25,638,316 | \$ 25,538,440 | \$ 99,876 | 0% |
| Housing Choice Vouchers | \$ 32,627,830 | \$ 32,958,006 | \$ (330,176) | -1% |
| MTW Initiatives and Other Services | \$ 169,743 | \$ 17,391 | \$ 152,352 | 90% |
| Total Uses | \$ 58,435,889 | \$ 58,513,837 | \$ (77,948) | 0% |
| Net Sources/(Uses) | \$ (1,392,978) | \$ (808,834) | \$ 584,144 | 42% |

Year to Date (YTD) Expenses



MTW Capital Fund Program

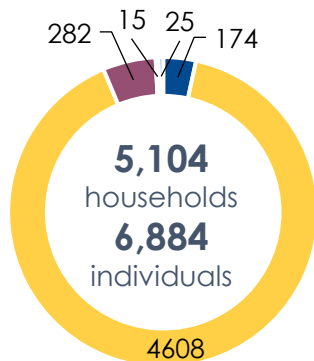


*An additional \$17.3 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*

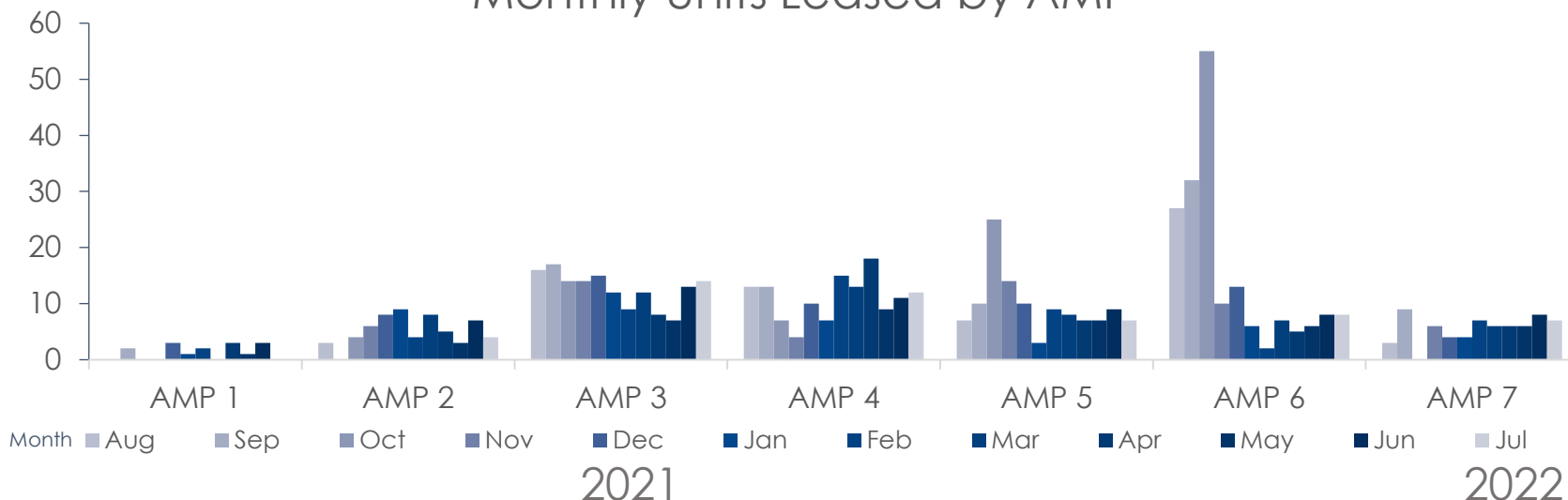


- Glendale
- MHOP
- Scattered Sites
- Highrise
- Minnehaha Townhomes

52
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

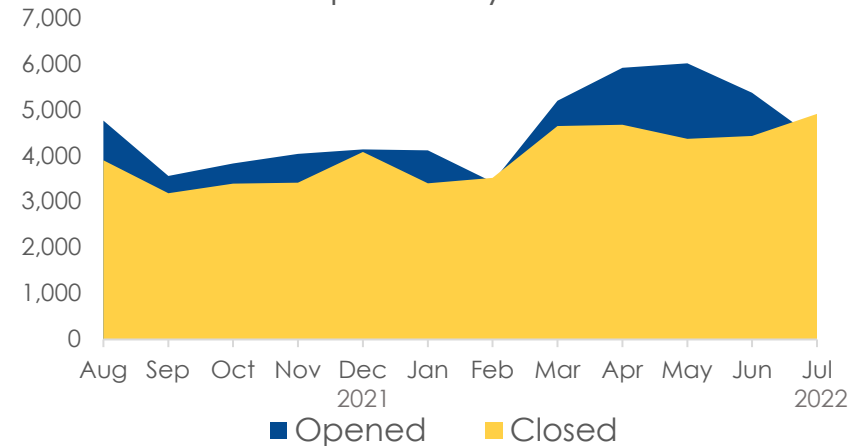


| Reason for Vacating Unit | Count |
|------------------------------------|-------|
| Death | 6 |
| Moving in with or closer to Family | 5 |
| Found Alternative Housing | 4 |
| Evicted - Other | 3 |
| Skip | 2 |
| Left Country | 2 |
| Dislike Unit | 2 |
| Moving Out of Town | 2 |
| Mutual Agreement | 1 |
| Received S8 Voucher | 1 |
| Evicted - Non Payment | 1 |

Applicants on Waiting List

| | |
|----------------------|------|
| Family 2021 | 2120 |
| Family | 991 |
| Disabled (18 - 49) | 3214 |
| Near Elderly (50-61) | 3865 |
| Elderly (62+) | 333 |

Work Orders Opened and Completed by Month

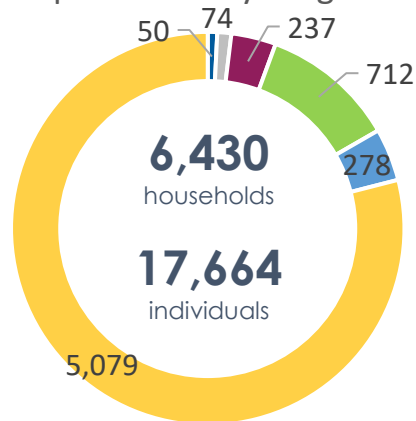


| Goal | Total Completed | % Completed within Goal | Average Days Open |
|-----------------------------------|-----------------|-------------------------|-------------------|
| Emergency: 24 Hours | 87 | 100% | 0 |
| Urgent: 1 Day | 775 | 82% | 1 |
| After Hours Non-Emergency: 2 Days | 2 | 100% | 0 |
| Important: 3 Days | 884 | 73% | 2 |
| Routine: 10 Days | 917 | 89% | 3 |
| Non-Routine: 20 Days | 61 | 97% | 4 |
| Pest Control | 612 | 100% | 7 |

Housing Choice Voucher Programs



People Served by Program*



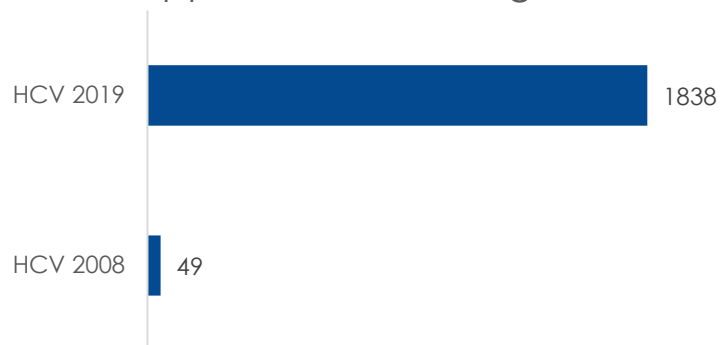
- Sponsor-Based
- Mod Rehab
- FUP and VASH

Family Unification Program and Veterans Affairs Supportive Housing

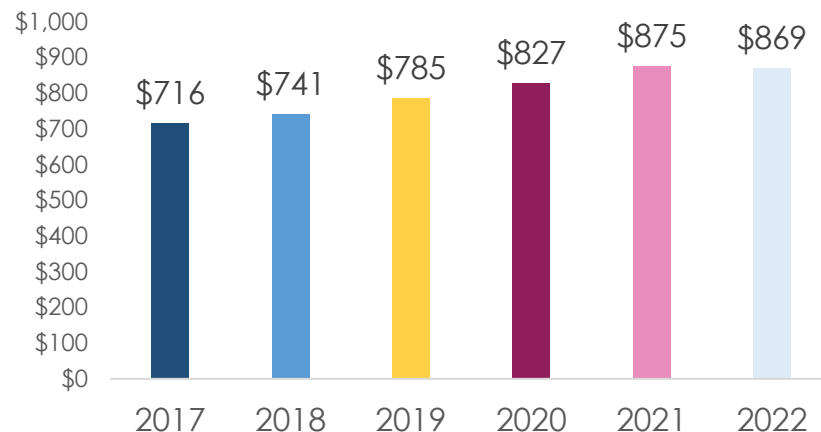
- Stable Homes Stable Schools
- Project-Based
- Tenant-Based

*Including port-ins and port-outs

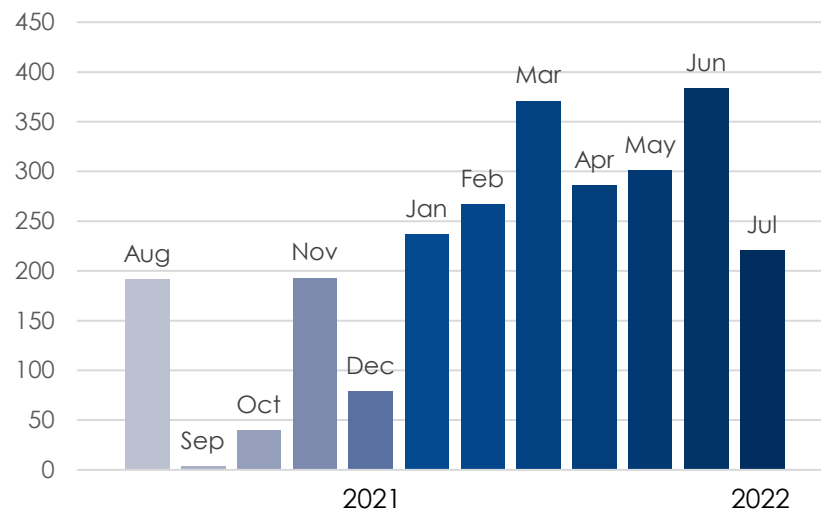
Applicants on Waiting List



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 | Bidding |
| 314 Hennepin Avenue | Fire sprinkler system installation | Bidding |
| 1707 3 rd Avenue South | Exterior façade restoration & window replacement | Contract awarded; March 2023 start |
| 2415 North 3 rd Street | Exterior façade restoration & balcony repairs | Contract awarded; September 2022 start |
| Cedars | Exterior façade/structural repairs | Contract awarded; September 2022 start |
| 1515 Park/1920 4 th /1710 Plymouth/710 2 nd | Main electrical switch gear & generator replacement | Planning |
| Glendale Townhomes | Flat roof replacement | Contract awarded; September 2022 start |
| 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 |
| 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 | Under construction |

Development Projects - Active

| ADDRESS | DESCRIPTION OF WORK | STATUS |
|----------------|---|-----------------------------|
| Elliot Twins | Comprehensive building modernization | Perm loan conversion July 1 |
| Scattered Site | Energy efficient single-family construction | Under construction |

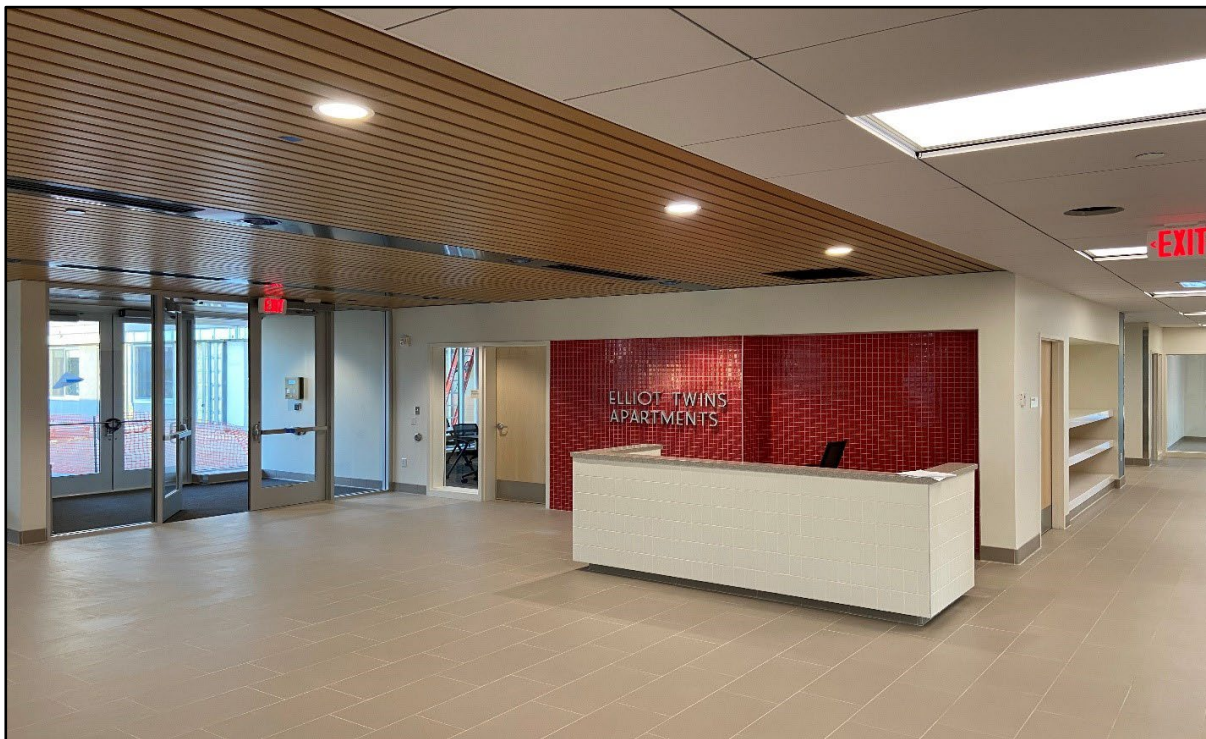
Fire Suppression Installations



| 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-Jan '23 |
| Horn Towers | 491 | \$3,445,000 | MPHA Capital | Under Construction | Jan '22-Dec '22 |
| 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 | July-Dec 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 |

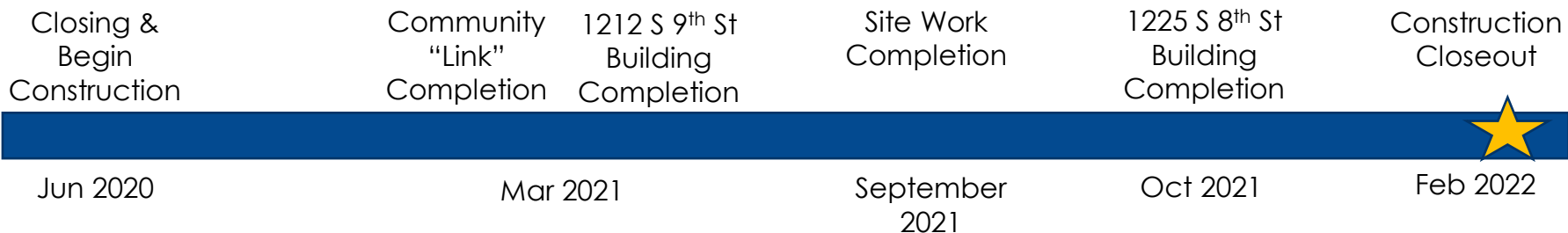
*Budget reflects costs of comprehensive building modernization project of which fire suppression is included

Elliot Twins RAD Conversion & Building Renovation



- **Permanent loan conversion closing July 1**
- 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

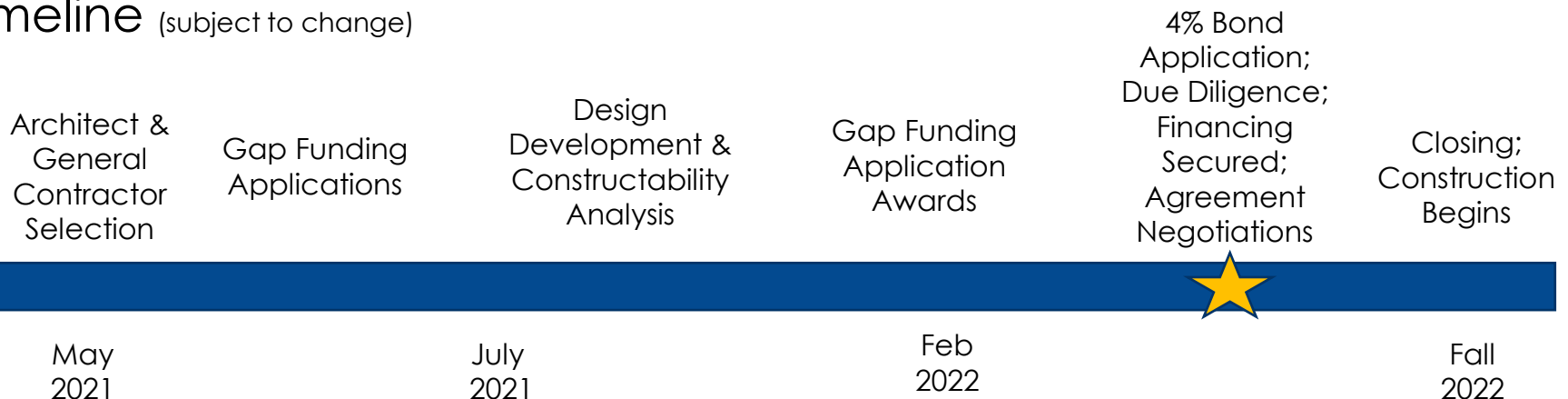


84-unit new scattered site construction



- 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 due diligence & agreement negotiations underway
- Finalizing financing sources; bonds and soft source approvals in July-August

Timeline (subject to change)



Inquiry Response and Social Media



MPHA on Facebook

Top Performing Post (2,115 views)



See insights and ads

Boost post



11

Posts for the Month

22

New Followers



MPHA on Twitter

Top Tweet (242 views)



8

Tweets for the Month

7

New Followers

July 2022

NAHRO's August Advocacy

The National Association of Housing and Redevelopment Officials is hosting their annual campaign for housing advocacy. Every week they will be urging individuals to be advocates for housing by sending letter to Congress. Each letter will focus on a different matter. Make your voice heard and join us in sending letters to Congress!



Mayor Frey Proposes a \$3.7 Million contribution to MPHA in 2023 Budget

Minneapolis Mayor Jacob Frey presented his 2023 budget to the Minneapolis City Council. Included in this budget is a \$3.7 million contribution to MPHA, building on the city's prior annual investment of \$1 million. This additional \$2.7 million dollars will enable the MPHA team to bring additional CHR family homes online while also making important repairs and improvements throughout the portfolio. Because of this new money, MPHA will be able to place more families from its waiting list into stable, deeply affordable homes.

National Night Out

Our residents enjoyed this years National Night Out! Together they celebrated community, safety, and the ability to meet in person!

