



NOTICE AND AGENDA

October 26, 2022

A REGULAR MEETING OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY IN AND FOR THE CITY OF MINNEAPOLIS WILL BE HELD AT 1:30 P.M. AT 1001 WASHINGTON AVENUE NORTH, MINNEAPOLIS, MINNESOTA

The Executive Committee of the MPHA Board of Commissioners will meet at 12:00 Noon, same date and place

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 September 28, 2022

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

DISCUSSION:

1. PRI Wan Internet Contract (Eric Staupe, Senior Manager of information Technology)

MPHA SECURITY UPDATE:

Security Presentation (Mary Boler, Director of Operations & Heidi Buegler, Security Manager)



MOVING-TO-WORK:

Presentation - MTW & Statement of Policy Public Comments (Mary Boler, Director of Operations & Kristen Ferriss, Staff Attorney)

RECEIVE AND FILE:

- Executive Director's Report/Update
- Monthly Performance Report for September 2022
- Newsletter and News Clippings
- HCV Update – Reporting on Project-Based Voucher Awards
- September's MTW Annual Plan Update Presentation to Board

Next Regular Meeting:

**Wednesday, November 16, 2022 - 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 28, 2022**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a special meeting at 1:35 P.M. on September 28, 2022, at the Cora McCorvey Health & Wellness Center, 1015 North 4th Avenue, 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
Cara Letofsky	Commissioner
Tamir Mohamud	Commissioner
Tessa Wetjen	Commissioner

Commissioner Mohamud arrived at 1:40 p.m.

The following members of the Board were absent:

Abdullahi Isse	Commissioner
Hon. James Rosenbaum	Commissioner
Faith Xiong	Commissioner

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 Letofsky moved to amend the proposed agenda by deleting the closed session (Executive Director's Evaluation) and open discussion (Executive Director's Evaluation) as the board previously discussed their findings with Executive Director Warsame during a closed session on August 24, 2022, and the board concurred with what was verbally shared during the meeting and, to also, open the MTW public hearing after the adjournment of the Dev. Co. special board meeting. The motion to approve the amended proposed agenda was seconded by Commissioner Beckmen. Upon a voice vote, the Chair declared the motion carried.



Approval of Minutes:

The Minutes of a Special Meeting of August 24, 2022, were presented for approval. Commissioner Brennan moved the minutes be accepted as presented. The motion was seconded by Commissioner Beckmen. Upon a voice vote, the Chair declared the motion carried.

Resident Advisory Board (RAB)

RAB Chair Lisa Anderson reported there was a quorum. The following agenda items were discussed and passed: MPHA HCV Payment Standards; Fire Suppression System Installation at Four High-rises; Authorization to Execute a Deferred Loan Repayment Agreement; and Authorization to Execute Family Housing Expansion Documents. The receive and files items presented by MPHA staff were discussed and filed.

RAB Concerns:

1. Parking lot gates at MPHA High-rises are needed as security issues are not going away.
2. There are concerns about outsiders using MPHA high-rise Laundry Rooms. To rectify the issue, residents would like their keys, used to access the laundry rooms, be changed to badges.
3. The fence installed for smokers at 1314 – 44th looks like a prison and residents don't want that.
4. Residents want pest control to be done three times a year instead of once a year. During the pandemic no work was done.

Item No. 1: MPHA HCV Payment Standards

After a brief presentation by staff and discussion, Commissioner Brennan moved approval of the recommendation set forth in the Report. Commissioner Beckmen seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2022-34]

Item No. 2: Fire Suppression System Installation at Four High-rises

After a brief presentation by staff and discussion, Commissioner Letofsky moved approval of the recommendation set forth in the Report. Commissioner Wetjen seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2022-35]

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

After a presentation by staff and discussion, Commissioner Mohamud moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Beckmen seconded the motion. Upon a roll call vote, six Commissioners voted "aye" (Commissioners Beckmen, Brennan, Letofsky, Mohamud, Wetjen and Chair Hoch) and no Commissioner voted "nay". The Chair declared the motion carried. [See Document No. 2022-36] [See Resolution No. 2022-224]



Item No. 4: Authorization to Execute Family Housing Expansion Documents

After a presentation by staff and discussion, Commissioner Brennan moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Wetjen seconded the motion. Upon a roll call vote, six Commissioners voted “aye” (Commissioners Beckmen, Brennan, Letofsky, Mohamud, Wetjen and Chair Hoch) and no Commissioner voted “nay”. The Chair declared the motion carried. [See Document No. 2022-37] [See Resolution No. 2022-225]

Receive and File Items:

The following items were received and filed by the Board:

- Executive Director’s Report for September [See Document No. 2022-38]
- The Monthly Performance Report for August 2022. [See Document No. 2022-39]
 - Commissioner Wetjen inquired when will the security matrix be part of the performance report
- MPHA + City of Minneapolis 2023/24 Budget Request [See Document No. 2022-40]
- Community Update and News Clippings [See Document No. 2022-41]
- Reporting on Project-based Vouchers Awards [See Document No. 2022-42]
- PowerPoint Presented at the MTW Information Meetings [See Document No. 2022-43]
- PowerPoint Presentation by Rachel Almburg – 2023 MTW Annual Plan Update [See Document No. 2022-44]

MTW Public Hearing

The MTW public hearing was noticed in August 2022 to MPHA residents by flyer delivery to high-rises (slid under apartment doors) and to Glendale by U.S. mail, as well as 500 random flyers to HCV participants, and flyers in August and September rent statements to all MPHA managed properties. The public hearing notice appeared on MPHA’s website and in *Finance & Commerce* on August 31, 2022, and September 7, 2022; and a public notice was in the *StarTribune* on September 4, 2022.

The hearing opened at 3:22 p.m. for public comments.

- Mary McGovern, president of MHRC, presented their preliminary statement of MPHA’s FY 2023 Draft MTW Plan.
- Eight high-rise residents signed up to make comments to the board of commissioners concerning the MTW plan.
- The public hearing adjourned at 3:47 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 3:03 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



October 26, 2022

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: PRI WAN Internet Contract

Previous Directives: None

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's October 26, 2022 meeting.

Budget Impact: Expenditures will be allocated to each property through their operating subsidy.

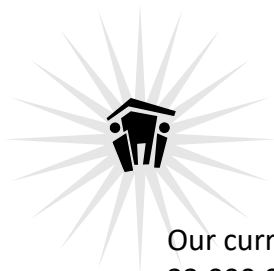
Affirmative Action Compliance: The firm has signed an Equal Employment Opportunity / Affirmative Action Policy statement.

Procurement Review: This Report has been reviewed and approved by the Agency's Contracting Officer.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to execute a contract for an initial term of 36-months with the option at MPHA's discretion to extend for up to an additional 24-months with a total Not-To-Exceed amount of \$1,400,000 with Allstream Business for PRI, Analog, WAN, and Internet Services.

Effective July 2022, the FCC will no longer regulate the price rates of any copper-based telecommunication services. As a result, the carriers (CenturyLink/Lumen in our case) will soon have the ability and discretion to increase prices as they see fit. Currently, MPHA uses copper-based services in all its buildings, which includes T1 network (internet), elevator, fire panel, entry phones, and fax lines.

A plan was developed to replace all antiquated copper-based lines with fiber Internet circuits, which will allow for increased bandwidth at each management office (3Mbps to 10Mbps). This new network will also be scalable for any future connectivity needs. Allstream also provides a "Max SIP Business Lines" product that will convert copper telephone lines to IP/network-based lines while utilizing the current internal wiring. These services promise to provide faster Internet speeds at a lower cost without sacrificing voice quality. Coverage supports all MPHA locations and is intended for staff use only.



Our current monthly spend for all services (internet and phone lines) is approximately 22,000.00. The highest rated proposer, Allstream proposes a new monthly spend of \$20,301.65, creating an estimated savings of \$20,400.00 per year while also improving our network environment.

On September 9, 2022, a Request for Proposals for PRI, Analog, WAN, and Internet Services was publicly advertised with MPHA receiving three proposals on the due date of October 4, 2022. MPHA formed an evaluation committee and ranked each proposal on the greatest value to MPHA. Evaluation criteria included proposer's quality and depth of overall solution to meet requirements and thoroughness of their proposal; professional and technical competence and relevant experience; account team experience with implementing and maintaining proposed solution; service level agreements, trouble reporting, tracking, and resolution; and proposed fees. As a result of those evaluations, the rankings (out of 100 points) are as follows:

Allstream	94.7 points
Comcast	78.3 points
Granite	57.1 points

The highest rated proposer, Allstream Business, has been a service provider for MPHA in the past and the agency has been very satisfied with their products and services. Staff are confident they will perform well on this project.

This Report was prepared by Eric Staupe, Senior Manager of Information Technology. For further information, please contact Mr. Staupe at (612) 342-1470 or estaube@mplspha.org.



Public Comment Log

MPHA received public comments on the 2023 Draft MTW Plan and Updates to the Statement of Policies from September 7 to October 7th, 2022. All comments received this year are included in this packet, along with a response from the agency.

Please reach out to MTW@MPLSpha.org with any questions.

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Comments Given at Information Sessions

Verbal Comments

How can I get a voucher? I applied back in the 70s and I've lived in the same place for 30 years and have never gotten a letter. I want to know how to get one because I would like to rent-to-own.

MPHA RESPONSE: Resident was referred to Brandon Crow, Director of HCV to speak to after the close of the event to answer clarifying questions on the processes of the department.

I want to know if there is any funding for the buildings to bring back the self-help programs where we used to help housing clean up and "beautify" the area? If we can make improvements for birds and plants in the common areas.

MPHA RESPONSE: Mary Boler, Director of Operations, noted that during the pandemic for safety some activities stopped to accommodate social distancing. There is still funding available, and property managers at the resident's building can confirm the needs for the site. The resident was encouraged to speak with their PM directly to reengage with this activity.

On the [resident strategic survey] sheet, it says what should MPHA prioritize? My number one answer is serving the city's homeless population. How are you going to do that? What are the services that are going to help them?

MPHA RESPONSE: Mary Boler, Director of Operations answered the question by noting the sites that agency has partnered with Hennepin County's Coordinated Entry program. These are the Minnehaha Townhomes, 17 of the new 84 family units will be for families referred by Hennepin County as well as Project Based Voucher awards through the HCV program that are reserved for those experiencing homelessness. During the Pandemic MPHA partnered with Hennepin County to house individuals living at the "Homeless Hotels"

I am about \$1,000 behind on my rent and I've been in my place for 14 years. I really don't want to move so can someone tell me what the process is? Am I going to get a letter or something telling me I have to go to court? What is the process after this? What can I do?

MPHA RESPONSE: The resident's name and information was gathered, they have in the past worked with the Housing Stability Coordinator, however, they did not get fully rent compliant. Additional support on how to avoid court action and stabilize the resident was done offline.

What can MPHA do to help Native Americans with housing? The Native Americans deserve to be funded the same as MPHA. How does improve and preserve function and how does it impact budget planning? How do we find out when we are going to get the rent refund back from the Minnesota internal revenue? The elevators at all the buildings are too small to accommodate medical gear. Is there any way at least one elevator can be enlarged to be able to accommodate fire, medical, and other needs?

MPHA RESPONSE: This is an important reminder on the effects of systemic inequality. MPHA appreciates this comment and will continue to be an ally to underserved populations.

Improve & preserve refers to the maintenance and upgrades of the buildings to ensure they remain quality, safe places to live. MPHA's budget is largely dedicated to this as the housing stock for those earning less than 30% AMI are limited across the city of Minneapolis. Dedicating dollars to this is important as replacing these units with new construction would be much more costly.

This question is outside the scope of MPHA services, the Department of Revenue processes renter rebates. The resident was encouraged to reach out to them directly to determine the delay in payment.

Thank you for bringing up this important reminder that MPHA needs to continually analyze how to make our housing a place for resident to age in place, which may require major upgrades. Additional analysis on the feasibility of enlarging elevators will be required but MPHA appreciates the reminder that resident experience is an important part of the designs process.

Why is there nothing about security or anything regarding the smoking?

MPHA RESPONSE: Moving to Work (MTW) is a status that allows MPHA to propose ways of changing HUD regulations to better serve residents. The importance of reporting security and smoking violations to property management was noted by Mary Boler as part of our standard operational procedures.

The homeless are getting the townhomes, first? Why couldn't the residents in housing get the first choice instead of the homeless? Where are the security guards coming from? They are not doing their jobs.

MPHA RESPONSE: Clarification that the townhomes are provided to families that are experiencing homelessness. Therefore, MPHA cannot offer these units to those single head of households that live in the Highrise buildings.

Our security contract is with Securitas. Resident was encouraged to follow up with the Director of Operations with their specific concerns after the event.

Have we run out of money for 2022? I have had a work order for over 7 months.

MPHA RESPONSE: Resident was referred to the on-site workorder staff to pull up and the submitted request to review this item specifically.

At our building we have some cars that are sitting in the lot that aren't supposed to be there or aren't working, what can be done about it?

MPHA RESPONSE: Director of Operations noted the building down and followed up with the resident directly on what can be done with this concern.

Am I satisfied and feel safe in my building? No, I feel that 1710 is in the wrong place. Residents must duck from gunshots, and I also don't understand all the construction that goes on because it never gets done. I understand that it takes money to improve our buildings, but these conditions are unsatisfactory.

MPHA RESPONSE: Thank you for the comment, MPHA recognizes that public safety is part of maintaining a quality of life. The agency continues to try and strengthen our partnerships with the city alongside its own investments in security, but increased crime is a problem that extends beyond MPHA's walls and is impacting people across the region. As for building upgrades, our Planning and Development team continue to budget and prioritize upgrades to improve conditions.

I am a floor above the laundry room and don't know what or who is in there. I can't sleep anymore because I am scared. We need to lock the laundry room at 11PM.

MPHA RESPONSE: Laundry services are a part of Minneapolis Highrise Representative Counsel (MHRC) responsibilities. MPHA encourages building sites to adopt laundry room hours that suit their resident needs. The resident was referred to their resident counsel to discuss this concern and make a proposal for adjusted hours.

Building security-- guards are letting non-residents into the building.

MPHA RESPONSE: Thank you for reporting this issue. The Manager of Security will follow up with the guards and note MPHA's procedures they are expected to maintain.

Roaches, bedbugs, mice-- Requesting pest control resume operations.

MPHA RESPONSE: MPHA has returned to pre-pandemic operations. Currently, there are plans for each unit to be inspected to ensure the pest control issues can be mitigated even if unreported by some households.

Question about lease termination notice change from 30 to 14 days' notice.

MPHA RESPONSE: Typically, the notice of termination for nonpayment of rent goes out in the middle of the first month of delinquency and the tenant has until before the 10th of the next month to pay the balance. Currently, Federal law requires MPHA to provide a 30-days notice of termination instead of 14-days notice.

Building security—guards are ignoring suspicious behavior of residents and guests.

MPHA RESPONSE: Thank you for reporting this issue. The Manager of Security will follow up with the guards and review MPHA's procedures they are expected to maintain.

I'd like to participate in the Lease-to-Own program. How can I do that?

MPHA RESPONSE: MPHA has closed on 14 of the 20 units with the additional six occupied and working toward purchase. The resident's information was taken down and added to the list of interested residents. If a vacancy should occur, then determining household eligibility would begin.

Pest control issues

MPHA RESPONSE: Thank you for reporting. The pest control team will review and make plans to mitigate this issue.

Maintenance request—resident wants a new refrigerator, not a repaired or refurbished one.

MPHA RESPONSE: Thank you for reporting, a review of resources and procedures will occur.

Building security—guards are not doing their jobs.

MPHA RESPONSE: Thank you for reporting this issue. The Manager of Security will follow up with the guards and note MPHA's procedures they are expected to maintain.

There are mice in the basement—please remedy.

MPHA RESPONSE: Thank you for reporting. The pest control team will review and make plans to mitigate this issue.

For the flooding incident, it took too long to get the elevator back up and running.

MPHA RESPONSE: MPHA appreciates your patience with the unexpected challenges faced with installing the sprinkler system. The agency aims to not have building upgrades deter from resident quality of life.

Security—we need the police to come into the buildings and help.

MPHA RESPONSE: Thank you for sharing your experience. MPHA understands the challenges of MPD being understaffed and will try to strengthen our partnerships with the city to advocate for the needs of residents.

Security—People know the welfare checks come at the end of the month, and residents are afraid to go down the street to a bank branch for fear of being robbed or accosted.

MPHA RESPONSE: Thank you for sharing your lived experience. MPHA acknowledges that increased crime is a problem that extends beyond MPHA's walls and is impacting

people across the region. [Resident Advisory Board President notes here the importance of moving in a group, and their continued work to get a meeting with MPD to discuss concerns.]

Written Comments

Why are the Somalis allowed certain privileges that Christians are not? They have their own prayer room and a church service that use to take place here was moved to another building. 10 years ago, when I moved in this building, I felt safe. Lately I have not felt so safe. Residents on this property use illegal drugs. Sometimes when I come down to be with friends in the morning, there are people asleep in the dining, laundry room and stairwells that don't live here.

MPHA RESPONSE: MPHA allows residents to use the community rooms, for prayer or gatherings for a full set of policies on our community room policies please refer to pages 113-118 in the Statement of Policies. Prayer is allowed without regard to faith. Security issues have been referred to the MPHA Manager of Security.

It's a great opportunity to see you and address my concerns. Thank you.

MPHA RESPONSE: Thank you for your comment.

I have a problem concern about roaches, mice and I have called many times and nothing changes. Still same on same.

MPHA RESPONSE: Thank you for reporting. The pest control team will review and make plans to mitigate this issue.

Me and my family are very grateful give us a chance to get into a low-income property. Thank y'all so much.

MPHA RESPONSE: Thank you for your comment.

MHRC President commented that for residents the number one thing is safety. That she appreciates MPHA taking the time to present and that we should keep up the good work!

MPHA RESPONSE: Thank you for your comment and continued support.

Public Hearing Comments

COMMENTS #1

MHRC President read the prepared letter on behalf of residents. It is included in its entirety in the section below.

COMMENTS #2

I concur with that we urgently need effective pest control. In Art Love Manor, they put down sticky traps in June and did not check or replace them until the 15th of September. I brought one to show Mary Boler today-if you are going to use sticky traps to identify you must use them

correctly and change monthly. [A resident] does not want a fence in front of her yard because it will look bad and there is no safety need. If you put it in front, you're blocking their patio and flower area. I strongly agree with solar panels on the new project and want it expanded on every building. I want the buildings to be as green as possible. Also, install wind turbines to reduce the energy burden. If a solar panel is not feasible on the roof, put it down one whole side of the building.

MPHA RESPONSE: Thank you for your comment on MPHA procedures and the encouragement to continue exploring green energy resources.

COMMENTER #3

Residents of 616 Washington have asked me to come to you asking for help with circulation and ventilation in buildings. Our building was built in 1962, so it depends on the air coming from under the door, it's supposed to flow up into the vent in the bathroom to help air quality. A lot of times those vents get clogged or blocked. I put in a request last fall and told them that my vents in my bathroom is not working, we don't have a switch in the bathroom so you if the vents are not working in the bathroom; you're not getting circulation. Finally, a few months ago, I got help when an engineer came. I'm on the top floor, they were trying to clear my vent but that didn't work so I'm still waiting on them to go to the roof and work on it. So this type of stuff is bad for our health. The first floor has AC but the others do not. It is so hot you can barely breathe on these floors. The vent facing one of the residents' apartments is constantly blowing cold air no matter the temp outside. Finally, if people that do have air conditioners, the covers that we must use are not working, as they don't fit properly. So those are the things I have to bring to you. And I appreciate if you could think about helping us out there.

MPHA RESPONSE: This is valuable information on some of the improvements that need to be made to our aging buildings to ensure environmental factors do not have an adverse effect on resident health. MPHA appreciates you sharing. Further, MPHA, in the last 2 years, has cleaned the air ducts in the majority of highrise buildings, this work will continue and be completed in 2023.

COMMENTER #4

Couple of instances that are bothering our building (800 5th). We need exterior lighting at night. Heritage Park nor its parking lot are lit. When it is completely dark like this, residents are afraid to go outside. Also, we had a shooting gun battle in our parking lot and cars were shot up. We had discussed requesting a gate a few years ago and now we are really requesting it. We need a resolution because we do not feel safe. We do not go out after dark anymore.

MPHA RESPONSE: Thank you for reporting this need, MPHA has identified the lights that are not working and will rent the equipment to replace the lights before the end of October.

COMMENTER #5

We live in the 620 Cedar apartments, and we have issues about new construction. The new window units have caused some issues. I complained multiple times and still it has not been addressed. The windows only open a small portion, so air ventilation is what we want you to address as it has caused critical issues in residence and that is all we want to be dealt with.

MPHA RESPONSE: This window safety feature is a building code requirement MPHA will review mechanisms that can increase ventilation.

COMMENTER #6

I live in 620 apartments. I agree with the new construction windows safety issues. So as this gentleman says that he's having an issue, a lot of people are complaining about the air. We don't have a lot of installations that take the air. We cook, we do a lot of frying, and there is not enough ventilation and people are suffocated and complaining. My neighbor doesn't have air condition, so he's very suffocated. And basically, we have a bad pest issue. I have a lot of nightmares about pests. Every neighbor experiences this and when we call, there's not enough done to control these pests. Plus, my car has been broken three times. Safety is the biggest thing since we have a lot of gangs around us. Security people, they don't do a lot I believe. So we need help, serious help.

MPHA RESPONSE: Thank you for sharing the troubles you and your neighbors have experienced. MPHA will review solutions to improving ventilation in our high-rise buildings. Our pest control team will continue to mitigate the pest issues, and our Manager of Security will follow up on the concerns of the activity surrounding your building.

COMMENTER #7

I live in 620 South Cedar. I am with the same concern as the other people here. They [MPHA] use to tell us that you should not block the way on the windows because of the safety concerns in case there is a fire or anything, but today they're the ones who do so with the new installations. I also want to mention security at the Cedar's, there's four big buildings and they have quite a distance in between, and we have a security concern for that area. They send us only one person to take care for all those four buildings. And that is not enough to cover the area. Particularly us women living in that area, we have concerns in the safety area, especially those who work at night. And when they come late night and they come to the parking lot. Sometimes that may lead us to give it up for the night shift workers, which may impact our living.

MPHA RESPONSE: Your comments on the safety of the new installations as well as the building grounds have been noted. Our team will review the best course of action.

COMMENTER #8

The new windows do not open wide enough. 620 Cedar does not have central air conditioning. The air quality as a result is poor. The reason given for the window not fully opening was noted

for safety as some may be suicidal. However, these conditions may contribute to suicidal thoughts because some people are frustrated. In my personal analysis, this is the agenda that they're pushing us to vacate or leave these units. The conditions are not suitable and it's not fair to have any person live in this kind of situation. We want to have feedback or discussion about upgrades instead of things being imposed on us. We feel the demos don't match what was received. The other issue is the pests. Because we have cockroaches, mice, and some other insects. That is another issue that has a health concern on our residents living in that building

MPHA RESPONSE: This window safety feature is a building code requirement. We appreciate the reminder on how important it is for the agency to collaborate with residents on identifying solutions.

Comments Received via email

Resident Inquiry from 800 5th posed the following:

- What are the guidelines for Annual Housekeeping Inspections, other inspections, and other contractors entering a tenant's unit?
- What are the procedures and to whom do we report managers that violate tenants rights, abuse their authority, and neglect the care of the buildings (until a HUD inspection is scheduled)?
- Why wasn't there a virtual link for those that could not attend in person?

MPHA RESPONSE: Annual Inspections follow the procedures laid out in the Statement of Policies Appendix D, property managers must provide 48 hour notice prior to entering a unit, unless in the case of emergency as outlined in your lease agreement. If you feel that your property management has violated procedures, please report this to your regional property manager. A virtual link was provided for the Zoom Informational Meeting, however MPHA does not currently have the technology to live-stream our board meetings. We will keep this recommendation in mind.

MHRC-Final Resident Comments

The MHRC collected resident comments on MPHA's FY2023 Draft MTW Plan through a resident review process that included discussions at our board, executive committee and resident council president meetings. Thank you to MPHA staff who attended these meetings to present information and respond to resident comments and concerns. The MHRC Executive Committee concluded its review of the plan on October 6.

Our priorities for MPHA primarily pertain to MPHA having a strong focus on resident safety and livability.

Security continues to be the number one priority for highrise residents. MPHA should better reflect this in the MTW plan, both programmatically and in terms of MPHA's budget. Residents understand that security guards are expensive, but our safety is worth it. Terrible things are happening to residents in and close to the highrises. Yes, there are problems with the current

guard service, which we work to address with MPHA, but having a physical guard presence to deter and respond to criminal activity is essential to our peace of mind. Many buildings do not have guard service. Residents in other buildings say that additional coverage is needed. Project Lookout volunteers play an important role in resident security, as does security hardware, but more funding for guards is urgently needed.

The MHRC recently sent a letter to the mayor and city council asking for the reinstatement of the mill levy for public housing. This funding source provided millions of dollars for MPHA guard services up until 2010, when the city ceased to include the mill levy for public housing. It seems there has not been the political will to include it since. If the mill levy were funded at the full amount allowable by state law, MPHA estimates it could generate around \$11,000,000 annually for MPHA.

The MHRC's Security Advisory Committee is working with MPHA on a security audit included in this year's budget and will soon be working with MPHA to review proposals that have been submitted. Some residents are concerned that this audit might be used to justify cuts to guard services. We hope this will not be the case.

Regarding resident health, we are very concerned about the lack of air conditioning and adequate ventilation in many of the highrises. The health-related problems related to excessive heat and poor ventilation are serious and often result in residents being hospitalized. According to a 2020 data analysis by the Minneapolis Department of Health, Asthma and Chronic Obstructive Pulmonary Disease (COPD) are among the top five diagnoses that highrise residents live with. Even more concerning is that asthma and COPD are the number two reason for resident emergency department visits, second only to acute injury. These problems will continue to increase as our climate warms. All apartments should have air conditioning and MPHA should not charge residents for this service because it is so important to our health and wellbeing. Many residents complain that the problem of residents overheating has been made

worse by the installation of new windows that can only be opened a few inches. Some exceptions should be made to this rule, especially in senior buildings.

We understand that some health plans provide portable air-purifying systems. We encourage MPHA and VOAMN to learn more about this and assist residents in accessing the service.

We applaud and have supported MPHA efforts asking Congress to earmark federal funds to improve ventilation systems in the highrises. We also ask that MPHA regularly check the roof fans to make sure they are working properly. Regarding ventilation, many residents still complain about residents smoking in their apartments, causing harm to other residents with second-hand smoke. We urge MPHA management staff to continue to be vigilant in enforcing the no-smoking policy.

Regarding proposed changes to MPHA Statement of Policies

“ MHRC does not support the proposal to change the HUD suggested definition of “Over Income” from 80% to 120% of Area Median Income. This would mean that a person could make \$85,000 annually and still be eligible for public housing. Public housing is a very limited resource and should be preserved for those most in need. Currently, the average income of highrise residents is \$13,374 a year.

Regarding Planned Physical Improvements in the Capital Fund Program

“ Residents recognize and appreciate that MPHA understands that the vast majority of limited capital improvement dollars must go toward maintaining and repairing critical building systems in order to preserve our housing. Residents also request that MPHA be mindful of the need for space in the highrises for exercise equipment. Many residents are focused on improving their health, and areas for exercise in the buildings, especially in the winter months, are in high demand.

“ We request that MPHA reaffirm its commitment to deeply affordable housing and that this commitment carries into all redevelopment efforts.

“ Security remains the number one priority for highrise residents and we appreciate MPHA’s commitment to address security considerations in its capital improvement work.

Regarding MPHA FY2023 Budget

“ It is clear that MPHA faces continued major funding challenges in FY2023 and into the near future. As MPHA considers cost-saving measures we urge MPHA to keep these two things in mind:

1) MPHA should avoid cuts to programs and services that directly impact residents including management, maintenance and security as well as resident-run programs. A positive resident perception of our homes and our quality of life in our buildings must be maintained in order to preserve public housing.

2) It is more important now, than ever, that MPHA partner with the MHRC and other groups to go after local and state support of public housing that has been sorely lacking.

Public housing is an asset to Minneapolis and to neighborhoods and should be supported more vigorously at all levels of government. As mentioned before, the City, alone, could authorize over \$11 million to support MPHA’s security and capital needs through a mill levy, if there was the will to do so. MPHA and MHRC need to improve our partnership in this effort. We will continue to fight for State bonding money for public housing capital improvements. For years, residents and the MHRC have brought resident voices to City Hall, the State legislature and Washington DC, and we will continue to do so. We know there is room for more collaboration and new ideas on how to move this important agenda forward.

Thank you.

MPHA Response: MPHA, thanks MHRC for continually organizing the voices of residents to help us improve our day-to-day operations and collaborative effectively. We concur, that it is important for quality of life that safety and livability remain a focus of our partnership to ensure the residents are happy & healthy in their homes.

Programmatically and budget wise MPHA has dedicated funding to maintain or improve the amount of services given in buildings. However, we continue to also struggle to find an audience to ensure that the city maintains public safety and assures that all Minneapolis residents feel safe in their communities.

We are grateful to MHRC for their advocacy in sending a letter to the mayor's office. It is important to stay consistent and regularly share your voice on the issues that affect your community most. Please continue to note the importance for the Mill Levy to be fully reinstated to ensure that residents have the resources they need to maintain a thriving community.

This security advisory committee is a valuable part of MHRC and MPHA looks forward to working with them to review RFPs for the Security Study. The aim of this initiative is to identify effective measures that will meet the needs of residents, and reduce the trauma experienced at our buildings.

Thank you to MHRC, as well as the residents who took the time to attend and speak at the public hearing for sharing their lived experience. We understand that the lack of airflow is having a daily effect on the lives of residents. Increasing the air quality through better ventilation to reduce health hazards. MPHA will keep exploring areas on how to mitigate this issue where feasible to ensure resident health does not suffer. We appreciate the recommendation on tapping into health plan resources to help provide more filtering systems to those who qualify. Further, MPHA, in the last 2 years, has cleaned the air ducts in the majority of highrise buildings, this work will continue and be completed in 2023. The housing authority values the reminder that the work of engineers & technicians to uphold functionality has a human impact and should be prioritized.

As for the statement of policies comment, we understand the resident perspective that \$85,000 annually is a livable wage in the city of Minneapolis and that due to our limited resources the desire to not increase the definition of over income. According to HousingLink's August 2022 report 88% of the rental units listed in the city are affordable to those making 80% AMI. Due to our mission to service those most in need MPHA will uphold the current standard and not increase the definition of over income to 120% AMI. Once resident's meet this threshold, they will have two years before they need to move on to either home ownership opportunities and/or a market rate rental unit within their area of choice. We thank you for continuingly advocating for those most vulnerable and needing a place to live.

As for budgeting for physical improvements, MPHA considers preservation a key priority to ensure this housing stock is maintained across the city. At the same time, we also know that more than just a physical structure is needed to maintain a quality of life and that reserving space for exercise equipment and community is also important to day-to-day livability. We will, as budgets allow, continue to have guards present on site for your day-to-day safety, and collaborate with MHRC on maintaining the Project Lookout program. MPHA understands that programs and services directly impact residents' positive perception of their homes and will be mindful of this when budgeting.

We look forward to our continued relationship with MHRC to increase additional support for the agency. In our new strategic plan draft, it is a goal of the agency to gain resources from state, city, and county stakeholders.

Thank you so much for taking the time to write to us on these matters.

Form Letter Received

(21 in total received)

Dear Senator Tina Smith,
Congresswoman Ilhan Omar,
Christopher Golden, Regional MTW Coordinator, HUD
MPHA Board of Commissioners
Minnesota State Reps
Minneapolis City Council;

My name is _____ and I care about the public housing in Minneapolis. I'm writing because public housing residents are demanding and deserve transparency about the 2023 Moving to Work Plan (MTW) Draft Plan.

MPHA's Board of Commissioners, Executive Director Abdi Warsame and Deputy Director Jennifer Keogh, supported by Mayor Jacob Frey, City Councilor Lisa Goodman, and their allies, are ending public housing as it exists in Minneapolis. The 2023 MTW Draft Plan has critical missteps that continue to undermine and harm the vulnerable communities served by MPHA. Additionally, MPHA uses the Minneapolis High-Rise Council, a non profit that lacks transparency around their membership and is fully controlled by MPHA, as a measure of resident approval for their plans. MPHA has not made their 2023 Draft Plan accessible, with no completed translations in any languages spoken in the communities MPHA serves. Despite this, they tout city wide resident approval. The manner with which they continue to deny residents accessible materials regarding their policies are blatant violations of the 1964 Civil Rights Act and City Engagement Policies.

Therefore, HUD's MTW Coordinator Christopher Golden, Senator Tina Smith and Congress person Ilhan Omar, along with Minneapolis City Council and Minnesota State Reps must hold MPHA accountable. Do not allow the 2023 MTW Draft Plan to be approved by MPHA due to the

following:

Tell MPHA that the “Family Housing Expansion” Project will NOT Work for Families. The new annual plan describes MPHA’s plan to convert 21 scattered site public housing homes to denser buildings subsidized through Section 8 vouchers. While MPHA claims that families will be relocated and will be able to return home to their new apartments, field research from this past summer suggested that families had left the scattered sites undergoing conversion in a rough, leaving behind belongings and furniture. This means residents were displaced and there is no record of what happened to these families. MPHA has also outlined strict maximum family sizes, which exclude large families, such as many Black and refugee/immigrant residents. Tell MPHA these policies do not serve vulnerable families, but displace them, and it must stop.

Tell MPHA to Retract RAD Highrise and Heritage Park Applications. On page 10 of the plan, MPHA lists five public housing properties that it may convert using the HUD Rental Assistance Demonstration (RAD) program. MPHA has not made it clear why these properties should be privatized via RAD, and MPHA claims that as per HUD regulations, all residents will retain the right to stay in their homes and will pay the same rent - 30% of adjusted income - after the conversion process is complete. This has not always been the case. We also know due to resident experiences that Section 8 vouchers often exceed 30% income guidelines due to fees and fixed subsidies. MPHA needs transparency and truthfulness about current conversions underway. More of Minneapolis Public Housing should not be privatized until we understand why.

Ask why MPHA is Holding Units Vacant. According to Page 23 of the MTW plan, there are currently 10,475 people on the public housing waiting list in Minneapolis, about 70% of whom are elderly or disabled. Despite this, on page 19, MPHA intends to hold an unspecified number of units vacant during equally vague “modernization” projects at highrises across the city. With so many people on the waiting list, MPHA needs to stop holding livable units vacant.

Ensure MPHA is Accountable to Federal Rent Reasonableness Regulations. The MTW program allows MPHA to bypass federal “rent reasonableness” regulations. Typically, under HUD regulations, public housing agencies must work with an independent agency to inspect units and determine “reasonable” rent prices. Reasonable rent is often more than 30% income and is based off of market rates and Area Median Income. However, under MTW, MPHA has eliminated this process, determining “rent reasonableness” in-house. MPHA’s use of rent reasonableness is a violent attack on residents and the promise of public housing. This means that MPHA is effectively setting its own rents independently. This is untenable and should not be allowed.

Tell MPHA to Stop Lying to the Public. MPHA, Minneapolis politicians, city bureaucrats, and the network of YIMBY activists that is a front for private developers have all repeated the claim that “more public housing is coming to Minneapolis”. The MTW plan released this month disproves that. Pages 10 and 14 show that when MPHA converts public housing using Section 18 and RAD, it literally means that public housing is no longer public. Instead, developers are profiting from

the lease and sale of the housing. This is not public housing, and MPHA shouldn't mislead residents and community members by saying so.

Demand an Independent Audit for MPHA. On page 87 of the plan, MPHA proposes 210 million dollars of assessed physical infrastructure needs, even while they shrink their stock. Their proposed plans are vague. MPHA's annual operating budget is 125 million. Several years ago, MPHA reported a need for 500 million dollars for infrastructure over 20 years, which is 25 million a year. With new leadership, MPHA shifts their goalpost. They have not had an independent audit to assess their needs for decades, and the City of Minneapolis has relinquished all oversight. An independent audit is needed today.

As stated above, MPHA's 2023 MTW Plan seeks to end public housing as we know it, while economically disenfranchising residents who cannot afford raised rents and increased fees. Public housing residents demand respect, transparency and the right to access plans that impact their lives. Public housing residents deserve honest, empathetic leadership that champions more public housing, not privatization. Instead MPHA has continued to privatize their public housing stock, while lying to the public about doing so. MPHA's lack of oversight must end. Hold them accountable today.

Sincerely,

Concerned Community Member

MPHA Response: For this form letter, MPHA has prepared a written response to be shared externally with elected leaders from Executive Director/CEO Warsame. Below is that letter.

Good afternoon,

In the coming month, the Minneapolis Public Housing Authority (MPHA) will present a draft 2023 Moving-to-Work (MTW) plan to its Board of Commissioners for approval. This plan, which MPHA must submit to the U.S. Department of Housing and Urban Development (HUD) annually, provides details on the agency's proposed work and activities in the year ahead. As a part of the annual process, the agency hosts a variety of virtual and in-person meetings for MPHA residents, voucher-holders, and the general public to provide feedback on the agency's proposed work.

Each year, the agency receives comments both online and during in-person feedback sessions for agency staff and board members to consider. Over the years, there have been various efforts to sow confusion, fear, and distrust in what is a routine, publicly accessible process. This year is no different, with a form letter circulated by a known organization that positions itself as a public housing resident group, despite not having a

single MPHA resident send one. While the content varies slightly from prior years, the general tone of contempt in disparaging the agency's annual MTW Plan remains the same.

Knowing that many of the recipients of this form letter are elected leaders for whom might not be familiar with MPHA's annual MTW Plan, I wanted to provide some facts to assuage any concerns derived from the letter.

First, the annual MTW Plan process is a fully transparent, open process that is available in a variety of languages—on-site interpreters for in-person feedback events, interpreter bridge operators available for virtual feedback events, and draft plans that are interpreted in Somali. Information about these meetings, a link to the 2023 MTW Annual Plan Draft, a detailed timeline outlining key drafting, feedback and approval dates, along with a variety of language accessibility resources and accommodations are readily available on MPHA's website under the "Moving-to-Work" tab.

In the same effort of transparency, the agency and its staff take great care to accurately describe the housing across its housing portfolio. It is an important point made in the letter distinguishing public from non-public deeply affordable housing. For programs like the Elliot Twins Rental Assistance Demonstration (RAD) conversion completed earlier this summer or the Section 18 disposition of the scattered site homes in 2020 (and subsequent creation of the agency's wholly controlled nonprofit, Community Housing Resources CHR)), it is accurate to say these programs remove these units from public housing.

While that may be technically true, what these programs actually do is shift units from HUD's Section 9 (public) housing to its Section 8 (voucher) platform. In the instance of the Elliot Twins redevelopment, the historic \$27 million renovation was through HUD's RAD program, a financial tool allowing MPHA to convert public housing to a program that provides the agency a larger and more predictable federal subsidy through project-based vouchers (PBVs). The vouchers follow federal rules that include rent set at 30 percent of adjusted income (the same as traditional public housing) and deep affordability requirements. The agency continues to manage the property, serves as the controlling general partner in the co-owned subsidiary Elliots LP, and continues full ownership of the land the buildings sit on, with a 99-year ground lease requiring affordability. So, yes, units are removed from the Section 9 public housing program, but they remain wholly in MPHA's control through its subsidiaries and maintain the same deeply affordable status through Section 8 vouchers.

As it relates to the agency's family housing expansion project, the agency is excited to break ground later this year on a first-of-its-kind project using modular construction to

build 84 new units of deeply affordable family housing within its scattered site portfolio. This portfolio is owned and managed by the agency's wholly controlled nonprofit, CHR. These 84 new units built across 16 sites across the city will replace existing single-family and duplex homes with fourplexes and sixplexes, as allowed by the city's 2040 Plan. Seventeen of the units will be high priority homelessness units with services funded by Hennepin County through its coordinated entry program. By adding these new units of deeply affordable housing, MPHA will be able to move people from its family housing waiting list of nearly 7,500 and place them in brand new two- and three-bedroom homes. While this might only sound like a drop in the bucket, for the families entering these new homes from the agency's waitlist, simply put, this will be lifechanging.

Just like the Elliot Twins RAD conversion, the agency dedicated a full-time staff member to help impacted families navigate the relocation process during the family housing expansion construction. And just like the Elliot Twins RAD conversion, MPHA will comply with both a Memorandum of Understanding (MOU) with the City of Minneapolis as well as U.S. Department of Housing and Urban Development (HUD) regulations requiring any residents temporarily relocated off-site the right to return to the property.

There is a single exception for the family housing expansion project, where a family who lived in a home slated for redevelopment would be unable to return because the agency was not building a unit large enough to accommodate their family size and accessibility needs. Agency staff spent additional time working with this family early in the process to identify a different single-family home in its scattered site (CHR) portfolio to accommodate their needs. The family has since relocated to another neighborhood of their choice in Minneapolis. As with every resident relocation associated with redevelopment, the agency covered all moving-related expenses and helped residents establish themselves in their new home.

For both the family housing expansion project and the Elliot Twins RAD redevelopment, Minneapolis Highrise Resident Council (MHRC) leaders have lauded the hands-on, all-inclusive service MPHA staff have delivered with relocations. The agency is proud of its resident-first approach to mitigate any disruptions or discomforts related to agency redevelopment work. The agency hopes to continue this resident-first approach in any and all future redevelopment work.

Once families have been moved out of the units slated for redevelopment, the agency places a "hold" on the unit until construction is complete. When the new construction is complete, the unit holds will be removed and families will begin moving into the new homes. Rather than have families living in units up until the day construction begins, agency staff begin working months in advance to identify temporary relocation options for families within the agency's portfolio and help families move on a timeline that best

accommodates their needs—often times that occurs months before construction is scheduled to begin.

Another instance when short-term holds can be placed on vacant units is when the agency is planning interior renovations like bathrooms or kitchens that are more easily completed when the unit is vacant. Once the renovation work is done, the holds are removed and a new resident or family moves into the newly renovated home. Therefore, it is accurate to say the agency is currently holding units vacant, as it does in the instances outlined above.

Finally, on the topic of the agency's rent-reasonableness MTW initiative, this is a program that enables greater administrative and cost efficiencies for residents and staff, and specifically allows for quicker response times to performing inspections in units. This activity does not increase resident rental portions.

If there are any questions left unanswered from the form letter elected leaders or their staff received, please do not hesitate to reach out to my office. The agency faces unique challenges, including a \$210 million capital backlog that continues to grow, but I am excited about the direction of MPHA. The agency and its staff have done great work this year on behalf of the residents and voucher-holders we serve, and I look forward to everything we can accomplish in 2023.

All my best,

Abdi Warsame

Executive Director/CEO, Minneapolis Public Housing Authority (MPHA)



October 26, 2022

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, Executive Director/CEO

SUBJECT: Executive Director's Report, October Board Meeting

As we near the end of 2022, the agency is working to finalize three major bodies of work: the 2023 MTW Plan, a new five-year strategic plan for the agency, and the 2023 MPHA budget. Each item has and continues to require significant involvement from the board, and the MPHA team is appreciative of the board commitment to this critical work. And with each item nearing its final draft for board consideration, Chair Hoch and I have begun meeting weekly. These additional touchpoints will ensure the board, through Chair Hoch, remain fully informed as these items are prepared for final board consideration and approval.

For the MTW Plan, the comment period closed on October 7. Commissioners were emailed all submitted comments the week prior to October's board meeting, and staff will discuss the comments received that directly relate to draft 2023 MTW Plan and Statement of Policies during October's meeting. This opportunity for commissioners to review and discuss submitted comments in a meeting prior to being presented a final plan for approval is new this year—a direct result of commissioners sharing feedback that they desired more time to consider submitted comments. I look forward to seeing how this process unfolds and how it influences the agency's final 2023 MTW Plan.

The agency is also working towards finalizing a new five-year strategic plan. Following the two-day strategic planning visioning session led by the Bronner Group in August, Chair Hoch requested three subsequent review sessions for members of the board's Executive Committee. These October and November sessions are intended to provide the board more opportunities to review and share feedback ahead of a final draft being presented to the full board for consideration and approval. I thank Chair Hoch for his continued leadership on the strategic planning work.

Finally, MPHA leaders are working through the final details of a proposed 2023 agency budget. Next month, the agency will host budget review sessions for board members. These annual review sessions provide commissioners an opportunity to hear what is being considered and ask questions. Following these informational sessions, agency leaders will present the proposed 2023 MPHA budget to the full board for approval at its December meeting. As with the strategic planning review sessions, agency staff is working with Chair Hoch to schedule these meetings for board members.



Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending September 30, 2022

Contents

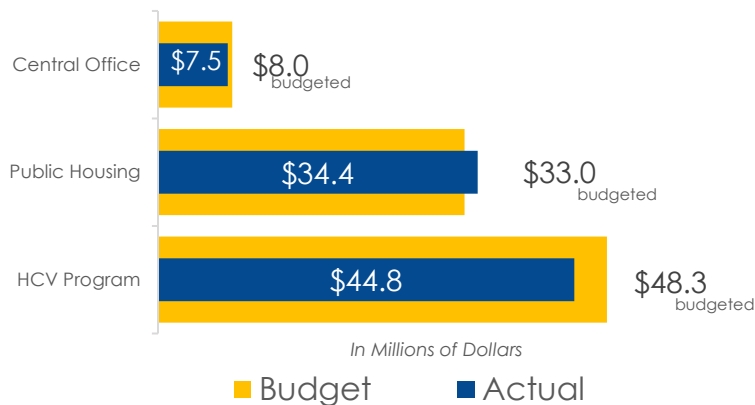
1. Financials
2. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
3. Building Improvement and Development Projects
 - Update on Elliot Twins RAD Conversion and Scattered Sites Section 18 Process
4. Inquiry Response and Social Media

Operating Sources and Uses

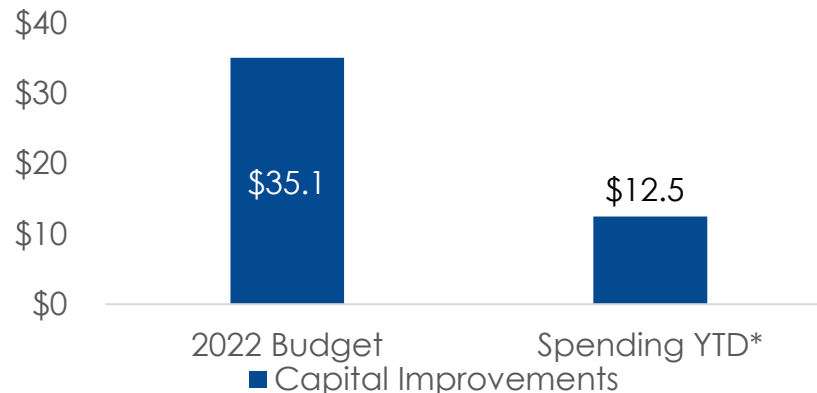
MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 13,471,949	\$ 13,262,780	\$ (209,169)	-2%
Public Housing Operating Subsidy	\$ 17,073,144	\$ 17,660,779	\$ 587,635	3%
HCV HAP Subsidy & Admin Fees	\$ 47,267,598	\$ 43,828,703	\$ (3,438,895)	-7%
Other Revenues, Fees, & Grants	\$ 1,744,768	\$ 1,806,172	\$ 61,404	4%
Transfers-In	\$ 187,497	\$ 221,250	\$ 33,753	18%
Total Sources	\$ 79,744,956	\$ 76,779,684	\$ (2,965,272)	-4%
Uses				
Public Housing Operations	\$ 32,964,460	\$ 34,401,389	\$ (1,436,929)	-4%
Housing Choice Vouchers	\$ 48,332,803	\$ 44,837,241	\$ 3,495,562	7%
MTW Initiatives and Other Services	\$ 213,241	\$ 43,645	\$ 169,596	80%
Total Uses	\$ 81,510,504	\$ 79,282,275	\$ 2,228,229	3%
Net Sources/(Uses)	\$ (1,765,548)	\$ (2,502,591)	\$ (737,043)	-42%

Year to Date (YTD) Expenses



MTW Capital Fund Program

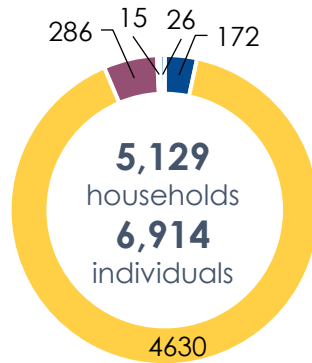


*An additional \$16.7 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*



51

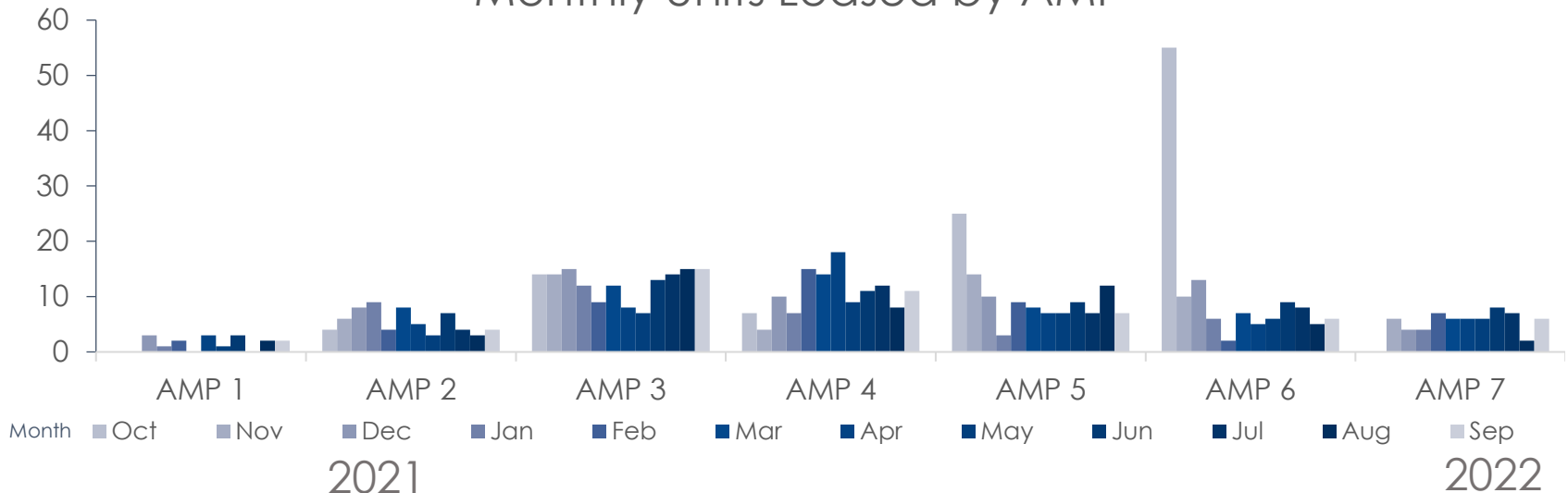
new units leased during month

98%

occupancy

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

Monthly Units Leased by AMP



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

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

Public Housing Programs

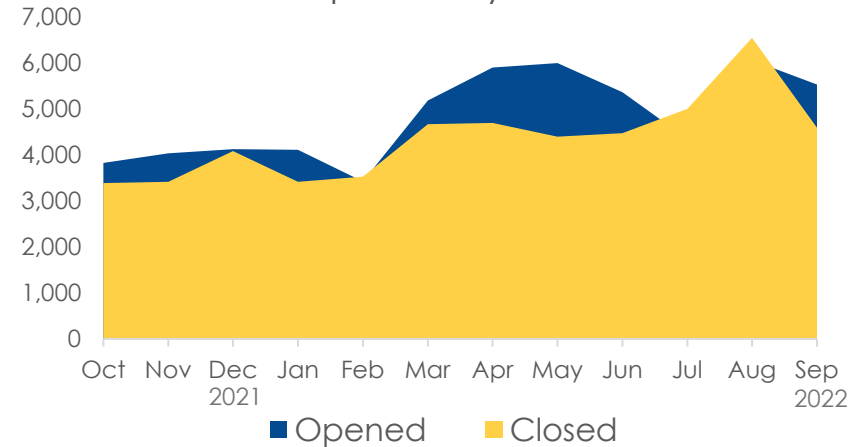


Reason for Vacating Unit	Count
Death	10
Found Alternative Housing	10
Moving Out of Town	3
To Nursing Home	3
Skip	2
Other	2
Illness	2
Moving in with or closer to Family	2
Change in Family Composition	1
Dislikes Neighborhood	1
Evicted - Criminal Acts	1
Evicted - Disturbing Neighbors	1
Purchased Home	1
Mutual Agreement	1
Mutual Termination	1

Applicants on Waiting List

Family 2021	2091
Family	882
Disabled (18 - 49)	2163
Near Elderly (50-61)	3868
Elderly (62+)	353

Work Orders Opened and Completed by Month

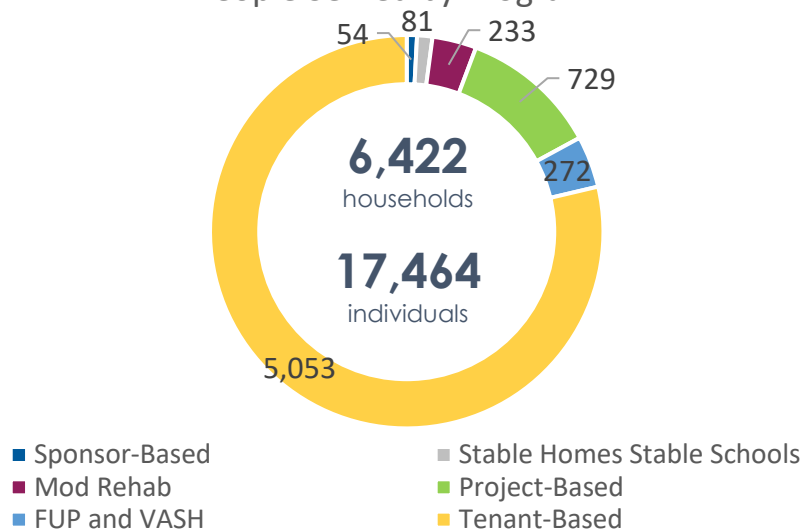


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	62	98%	0
Urgent: 1 Day	719	84%	1
After Hours Non-Emergency: 2 Days	9	89%	0
Important: 3 Days	938	76%	2
Routine: 10 Days	812	85%	4
Non-Routine: 20 Days	1030	80%	11
Pest Control	372	100%	8

Housing Choice Voucher Programs



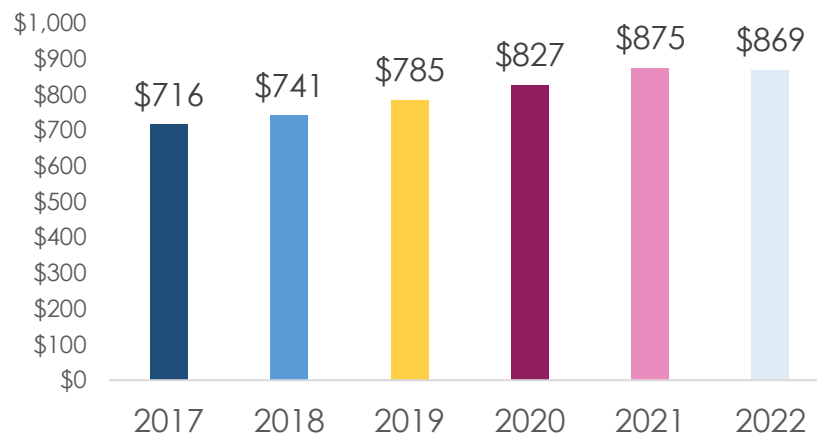
People Served by Program*



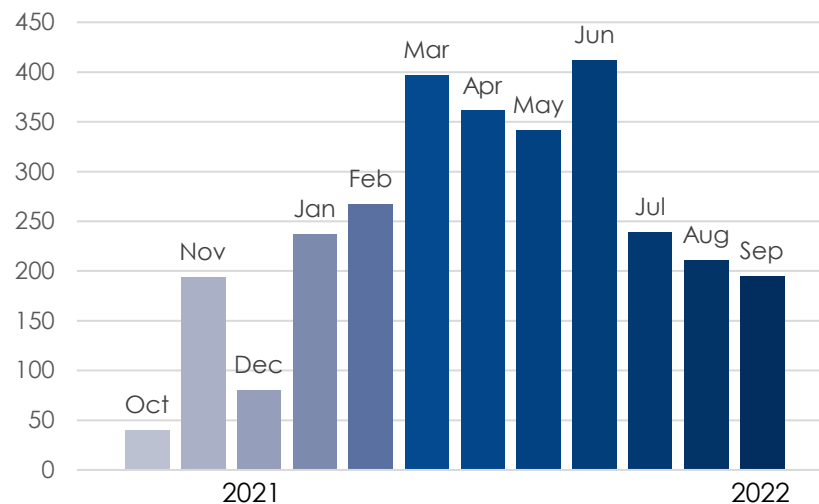
Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

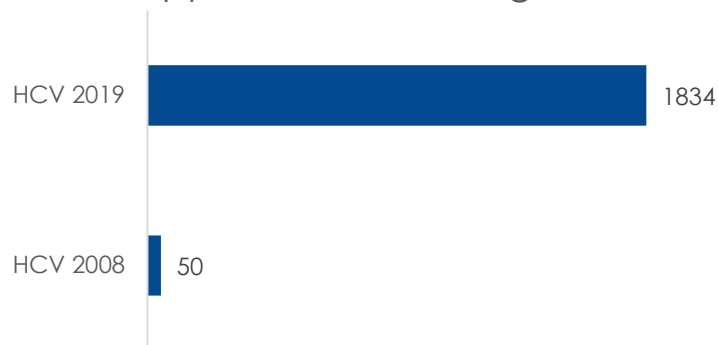
Average Housing Assistance Payment per Unit, Year to Date



Annual Inspections Conducted*



Applicants on Waiting List



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

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
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-Oct 2022
2728 E Franklin St	151	\$1,200,000	MPHA Capital	Under Construction	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 Construction	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	Awarding Contract	Dec '22-Mar '24
314 Hennepin Ave	299	\$2,425,000	MPHA Capital/City	Awarding Contract	Dec '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	<i>In Draft 2023 MTW Plan</i>	Not Started	Unknown
1900 3 rd St NE	32	\$260,000	<i>In Draft 2023 MTW Plan</i>	Not Started	Unknown
3205 E 37 th St	28	\$230,000	<i>In Draft 2023 MTW Plan</i>	Not Started	Unknown
3755 Snelling Ave S	28	\$230,000	<i>In Draft 2023 MTW Plan</i>	Not Started	Unknown

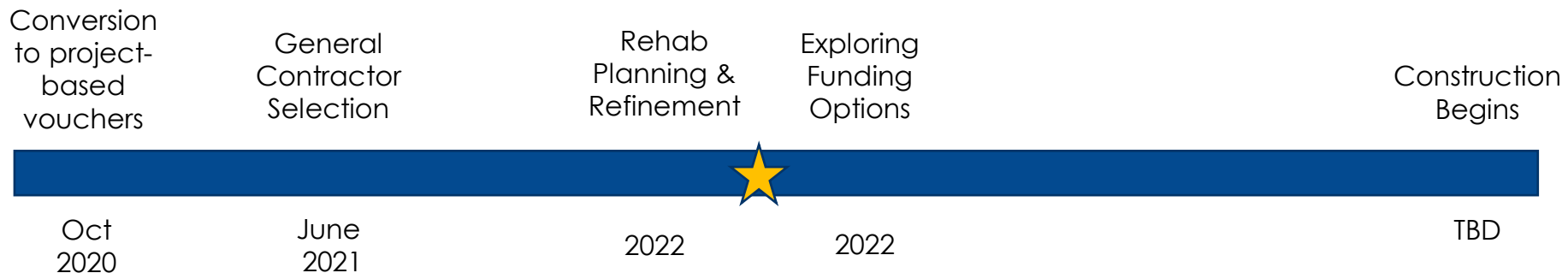
*Budget reflects costs of comprehensive building modernization project of which fire suppression is included

Scattered Site Rehab



- 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)



Family Housing Expansion Project

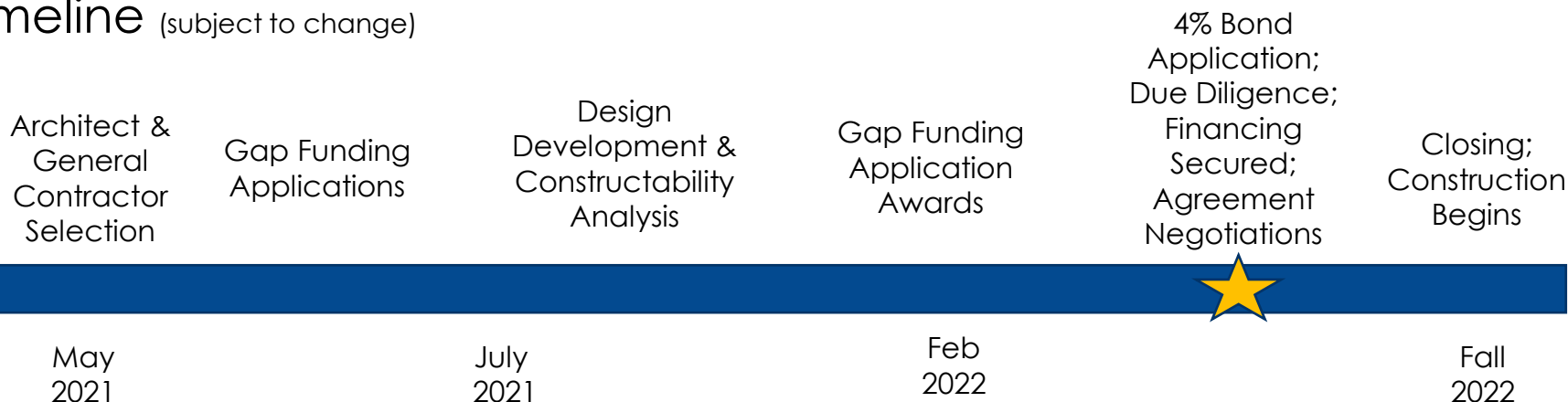


84-unit new scattered site construction



- 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
- Completing financial due diligence & agreement negotiations
- Received Board approvals
- Finalizing construction schedule
- Tentative closing: mid-November

Timeline (subject to change)



Inquiry Response and Social Media



MPHA on Facebook

Top Performing Post (1,780 views)



WE ARE HIRING!

PROPERTY MANAGER

What you bring:

- Bachelor's Degree
- 3+ years of low-income property management experience
- Supervisory skills

What we bring:

- Mission-driven work
- Excellent benefits
- Opportunities for advancement

EQUAL OPPORTUNITY EMPLOYER

MINNEAPOLIS PUBLIC HOUSING AUTHORITY



16

Posts for the Month

15

New Followers



MPHA on Twitter

Top Tweet (57,299 views)

MPHA was honored to host [@HUDgov](#) [@SecFudge](#) & many other government officials including [@SenTinaSmith](#) & [@Ilhan](#) at the Cedars & Elliot Twins high-rises. Our staff & residents had the opportunity to discuss the tools that were utilized to make the Elliots transformation a success. pic.twitter.com/tvUsPDfJSu



15

Tweets for the Month

10

New Followers

Jennifer Keogh's Goodbye Party

This past month we had the opportunity to celebrate Jennifer Keogh's time with the agency. We wish her the best in her next role!



Meet Our 1001 Front Desk Team

The customer service representatives at 1001 have completely transformed the service that individuals in our lobby receive. Led by Marci Holley-Bartlett, Maysy Yang, and Natasha Reeves have continued to push forward and learn different ways to best serve the clients in the agency's lobby. If you are ever in 1001 stop by and say hello to Natasha and Maysy!



We're Hiring!

The agency is hiring for a variety of positions including roles in property management, building maintenance, leasing, and housing choice voucher. If you want to apply visit mphonline.org/careers!



October 26, 2022

MEMORANDUM TO: MPHA BOARD OF COMMISSIONERS

FROM: Brandon Crow, Director of HCV

SUBJECT: Reporting on Project-based Voucher Awards

One of the best tools MPHA has at its disposal in directly addressing the lack of affordable quality units in the city of Minneapolis is the Project-based Voucher program. Through our MTW activity Local Project-based Voucher Program (2018-6), MPHA can strategically award vouchers, including those for veterans and the non-elderly disabled, in ways that align with the values and needs of the community, while achieving maximum return in creating and protecting additional affordable housing. The MTW activity includes waiving the caps on the allocation of MPHA's voucher program budget authority to PBVs.

To meet regulatory standards for public notification of PBV awards and to provide the MPHA Board of Commissioners with updates on our PBV RFP Award activity, memos will be submitted for each Board meeting and related staff will be present to answer any questions that may arise from these updates.

Going forward, each memo will provide information on any PBV awards since the last Board meeting, any awarded projects that have progressed to execution of an Agreement to enter into a Housing Assistance Payment contract (AHAP), and any projects that have completed construction, passed their Housing Quality Standards (HQS) inspections, executed a Housing Assistance Payment contract (HAP), and begun lease-up.

PBVs Awarded

Project Name	Project Address	Award	Bedroom Sizes	Populations Served
Olson Court	500 Humboldt Ave N	40	2 and 3	High Priority Homeless, Low Income

PBV Projects Completing AHAP

Project Name	Project Address	Award	Bedroom Sizes	Populations Served
Canvas Apartments	2301 California St NE	11	1, 2, and 3	High Priority Homeless, Low Income

PBV Projects Completing HAP

Project Name	Project Address	Award	Bedroom Sizes	Populations Served
Lydia Apartments	1920 LaSalle Ave	40	Studio	Mentally ill, Chemically dependent, Medically Fragile

2023 Moving to Work Annual Plan

Update to MPHA Board of Commissioners

September 28, 2022

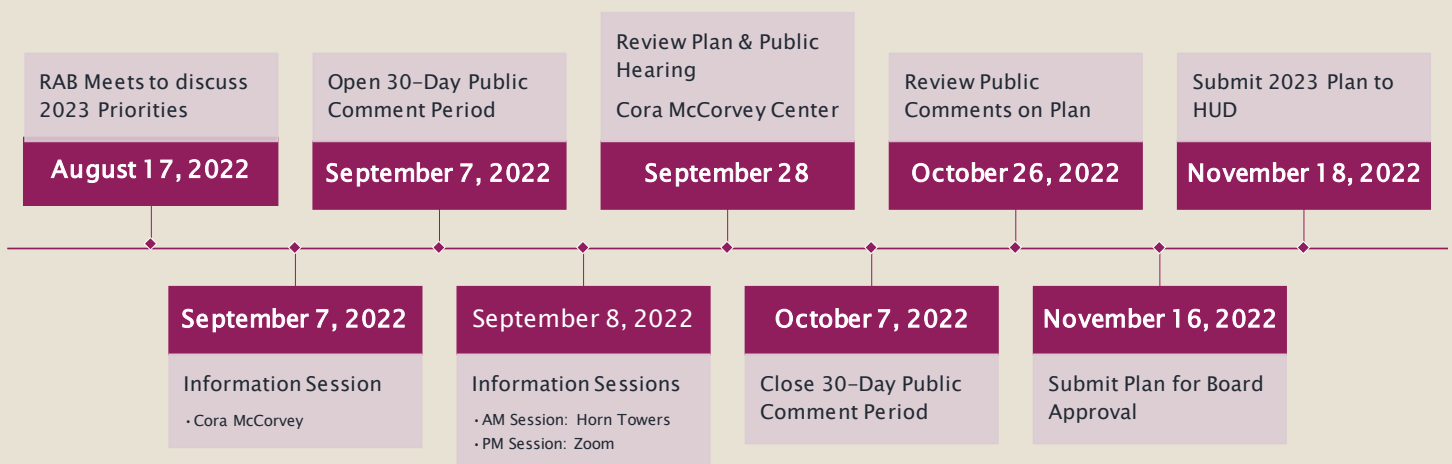


Today's Agenda

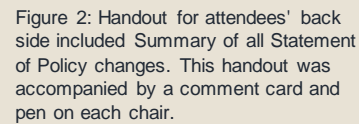
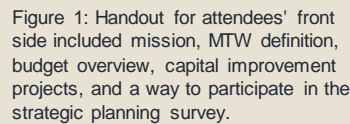
- Overview of Timeline
- Review of MTW Informational Meetings
- Resident Voices
- Host Public Hearing



MTW Plan Timeline



- MPHA Mission, Vision and Priorities
- Review of MTW authority, objectives and plan
- RAB Priorities
- Public Housing Statement of Policies
- HCV On-going Activities
- MTW Budget Overview
- Major Repairs/Capital Work for 2023
- Update on Development Activities



- No New Activities in Plan Year 2023
- Focus on MPHA Strategic Plan being complete



Updates to Statement of Policies

Part I, Definitions

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

#83: Changes the definition of Over Income to the HUD suggested 120% of Area Median Income from 80%.

Change in Resources

Part II, Requirements for Admissions, Section

4.E.5: MPHA no longer receives NCIC information from the MPD: *MPHA will screen for criminal history, potentially requiring fingerprinting.*

Appendix E:

- Updates to reflect the entities actively providing services.
- Adds Hennepin County Coordinated Entry for units designated to be filled through that program

Align with MTW

Part VII: Rent Computations and Security Deposits

Part X, Reexamination of Tenant Eligibility and Rent Adjustments Section 3

Language Updated to Reflect Tri-annual Recertification

Provide Clarity on Procedures

Part XII, Tenant Grievance

Section 1.C.8: Adds that the grievance does not apply to *issues that have been previously decided in another grievance hearing, judicial proceeding, quasi-judicial proceeding, or administrative proceeding involving the tenant and MPHA.*

Section 2.E: Clarifies that MPHA will appoint one-person hearing panels for denial of reasonable accommodation or VAWA protections

Section 2.G.7: Adds that failing to appear at a scheduled hearing by either party without advanced notice or other good cause, will result in a waiver of the hearing. If good cause is shown, hearing will be rescheduled in a timely manner.

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

HUD Updates

Part XI, Lease Terminations Section 4: Amends the notice requirements that are extended by HUD under a national emergency.

Appendix F: Updates the annual rent tables for residents who pay flat rent to reflect the latest year's Fair Market Rent.

Resident Voices



29 Comments were received across three sessions: 23 verbally and 6 in writing.

8 Comments Mention Security Concerns & Scrutiny on the Guards contracted at their buildings

"Disability payment schedules are known by the gangs in the area and residents are afraid to go to the ATM as many have been jumped and robbed"

5 Note Slow Work Order Processing times or Pest Control Issues being Resolved

2 Inquire about the Elevator Improvements

"The elevators at all the buildings are too small to accommodate medical gear. Is there any way at least one elevator can be enlarged to be able to accommodate fire, medical, and other needs?"

1 About Self-Help Budgets across High-Rises

"Is there still funding for self-help? We used to help housing clean up and beautify the area to improve common spaces"

What's Next in the Process?

- **October 7:** Deadline for MPHA to receive public comment on the draft MTW Annual Plan.
 - Email: MTW@MplsPHA.org
 - Mail: ATTN: MTW Comment, Room 204, MPHA, 1001 Washington Ave. North, Minneapolis, MN 55401
- **October 26:** Review all received correspondence with the BOC.
- **November 16:** Plan comes before board for approval

Public Hearing for 2023 Moving to Work Plan & SOP

- If you signed up to make a comment, you have a card with a number. We will call the numbers in order.
- Each comment will be allowed 3.5 minutes (plus any time needed for interpretation).
- Only one person may comment at the microphone at a time.
- Fill out a paper comment form for us today!
Email MTW@mplspha.org
 - MPHA is also accepting public comment in writing until October 7, 2022.

