



NOTICE AND AGENDA

February 22, 2023

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**
 Mikkel Beckmen, Secretary
 Medaria Arradondo, Commissioner
 Alyssa Erickson, Commissioner
 Abdullahi Isse, Commissioner
 Cara Letofsky, Commissioner
 Tamir Mohamud, Commissioner
 Elfric Porte, Commissioner
 Hon. James Rosenbaum, Commissioner

GENERAL:

- Roll Call
- Approval of Agenda
- Minutes of an Annual Meeting of January 25, 2023
- Election of Officers and Appointment of Executive Committee

CHAIR'S UPDATE

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

CONSENT: None

PRESENTATION / DISCUSSION / PROPOSED RESOLUTION: None

RECEIVE AND FILE:

- Executive Director's Update
- Monthly Performance Report for January 2023



- Newsletter and News Clippings
- MPHA 2023 State Legislature Capital Request

Next Regular Meeting:

**Wednesday, March 22, 2023 - 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 THE ANNUAL MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
January 25, 2023**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in its annual meeting at 1:30 P.M. on January 25, 2023, at 1001 Washington Avenue North, Minneapolis, Minnesota, the date, time, and place established for the holding of such meeting.

Roll Call:

The Chair called the meeting to order, the following members of the Board being present:

Tom Hoch	Chair
Mikkel Beckmen	Secretary
Abdullahi Isse	Commissioner
Cara Letofsky	Commissioner
Tamir Mohamud	Commissioner
Hon. James Rosenbaum	Commissioner

The following members of the Board were absent:

Medaria Arradondo	Commissioner
Alyssa Erickson	Commissioner
Elfric Porte	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 approval of the proposed agenda. The motion was seconded by Commissioner Rosenbaum. Upon a voice vote, the Chair declared the motion carried.

Approval of Minutes:

The Minutes of the Regular Meeting of November 23, 2022, were presented for approval. Commissioner Mohamud moved the minutes be accepted as presented. The motion was seconded by Commissioner Isse. Upon a voice vote, the Chair declared the motion carried.



Chair's Update:

- Three new commissioners have joined the board.
- Executive Committee Meeting
 - During today's meeting we received an update on Heritage Park and our continuing conversation with the owner/developer of that project
 - We also received an update on rent collection post covid on what it looks like in terms of the number of evictions. Staff is doing a commendable job working with residents to get payment agreements out. The goal is to house people not to evict them.
- The January meeting is usually held as the Annual Meeting where we elect our officers; however, we will defer to our February meeting when the new commissioners will be in attendance.
- The December 15, 2022, meeting was canceled due to the weather. I communicated with MPHA's CFO to authorized executing the contract for a private auditor service as the state auditor has not been able to handle the work load this year and the MPHA could not wait for board approval - this is not a controversial item. Also, on the 2023 Budget I told the CFO to begin implementing the budget as the MPHA could not wait for board approval in January. The CFO did a good job explaining the budget during the budget workshops that all the commissioners attended in November 2022. This too is not a controversial item.

Resident Advisory Board (RAB) Update:

The RAB Chair Lisa Anderson reported that there was a quorum. All consent items were passed. The Consideration of 2023 MPHA and Elliotts LP Budget was presented by staff and the RAB board passed that item. The Consideration of MPHA 2023-2027 Strategic Plan presented by staff also passed.

Resident Concerns:

The RAB Chair visited two buildings where construction was completed. In both buildings the storage spaces (closets) have shrunk, and residents accumulate a lot of stuff. The RAB Chair brought to the attention of the previous DED the possibility of some type of storage units where a fee could be applied for the use of the space. Also, the resident could sign a contract stating the fee and commonsense rules like no firearms etc.

A letter was sent some time ago to the mayor and the new chief of police requesting a meeting - the RAB hasn't heard back. If the meeting does happen, they want to have a private setting, like at a park or conference room at 1001.

The RAB chair asked for a moment of silence for RAB member Michael who past away in December.



Security is still an issue at high-rise parking lots with non-residents conducting illegal business. The RAB believes gates in MPHA parking lots would discourage that type of action.

Items Nos. 1, 2 and 3 on the agenda were presented and acted upon as a group. Commissioner Rosenbaum moved approval of the recommendations contained in the reports. Seconded by Commissioner Beckmen. The Chair declared the motion carried.

Document No. 2023-01 Meeting Schedule for 2023 Board Meetings

Document No. 2023-02 Professional Architectural/Engineering Services Contracts

Document No. 2023-03 Audit Services Contract Approval

Item No. 4 Consideration of 2023 MPHA and Elliotts LP Budget

After a presentation by staff and discussion, Commissioner Letofsky moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Mohamud seconded the motion. Upon a roll call vote, six Commissioners voted “aye” (Commissioners Beckmen, Isse, Letofsky, Mohamud, Rosenbaum, and Chair Hoch) and no Commissioner voted “nay”. The Chair declared the motion carried. [See Document No. 2023-04] [See Resolution No. 23-228]

Item No. 5 Consideration of MPHA 2023-2027 Strategic Plan

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, Isse, Letofsky, Mohamud, Rosenbaum, and Chair Hoch) and no Commissioner voted “nay”. The Chair declared the motion carried. The Chair declared the motion carried. [See Document No. 2023-05] [See Resolution No. 23-229]

Receive and File Items:

The following items were received and filed by the Board:

- Executive Director’s Report/Update November 2022. [See Document No. 2023-06]
- Executive Director’s Report/Update December 2022. [See Document No. 2023-07]
- The Monthly Performance Report for November 2022. [See Document No. 2023-08]
- The Monthly Performance Report for December 2022. [See Document No. 2023-09]
- Community Update Newsletter and News Clippings December 2022 [See Document No. 2023-10]
- Community Update Newsletter and News Clippings January 2023 [See Document No. 2023-11]



Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 2:10 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



February 22, 2023

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, Executive Director/CEO

SUBJECT: Executive Director's Report, February Board Meeting

With the MPHA Board of Commissioners passing the agency's new, five-year strategic plan last month, staff got to work establishing annual department-level goals that align with the new plan's six goals. We reviewed these goals as an executive leadership team, and the next step is for me to host all-department meetings with each department to discuss the agency's new strategic plan, the department's goals, and have an open question and answer session with team members. This is something we did last year around the annual goal-planning work and it was well received, so I am eager to begin those meetings in the coming weeks.

Also in February, staff and I began meeting with state legislators about a capital funding request for the agency's deeply affordable family housing portfolio, Community Housing Resources (CHR). Specifically, MPHA is requesting a one-time cash investment of \$45 million to spend over a 10-year period to clear the portfolio's capital backlog. The agency believes at the end of the 10-year deployment window, the portfolio will become self-sufficient for decades to come—relying solely on the annual federal subsidy received to cover routine annual capital work. We are still in the early stages of this work, and the situation is very fluid. I continue to keep Chair Hoch updated on progress in our weekly meetings, and the agency's slide deck outlining the ask is included in today's receive and file. As more details develop, I will seek the assistance of board members in amplifying the importance of this investment and what it would mean for the nearly 3,100 residents currently living in CHR homes.

As a part of this push at the state legislature, I also joined the Minnesota National Association of Housing and Redevelopment Officials (MN NAHRO) for its day at the capitol event. I spent the day meeting with industry leaders in the state and numerous state legislators, speaking to the importance of investing in housing programs across the state and in Minneapolis. This was a great experience, and I look forward to continuing to build relationships within MN NAHRO to leverage the organization's deep expertise.

Finally, last week MPHA staff provided Minneapolis City Council President Andrea Jenkins a tour of the Elliot Twins. The agency is proud of the historic \$27 million renovation of the Elliot Twins, sharing with the Council President all the work involved with completely remodeling the 60-year-old towers, adding 10 disability accessible units, replacing aging building systems, and completing energy efficiency improvements. The Council President expressed she was impressed with the agency's work, which was wonderful feedback for staff to receive after everything it took to complete the landmark renovation on time and on budget in the middle of a global pandemic.



Monthly Performance Report

Minneapolis Public Housing Authority
Board of Commissioners
For the month ending January 31, 2023

Contents

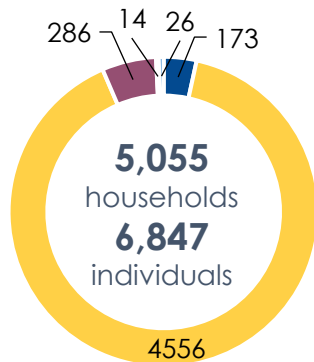
1. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
2. Building Improvement and Development Projects
3. Inquiry Response and Social Media

*2022 year end final financial results and January 2023 financial reporting are pending due to year end general ledger closing activities

Public Housing Programs



Occupied Units*



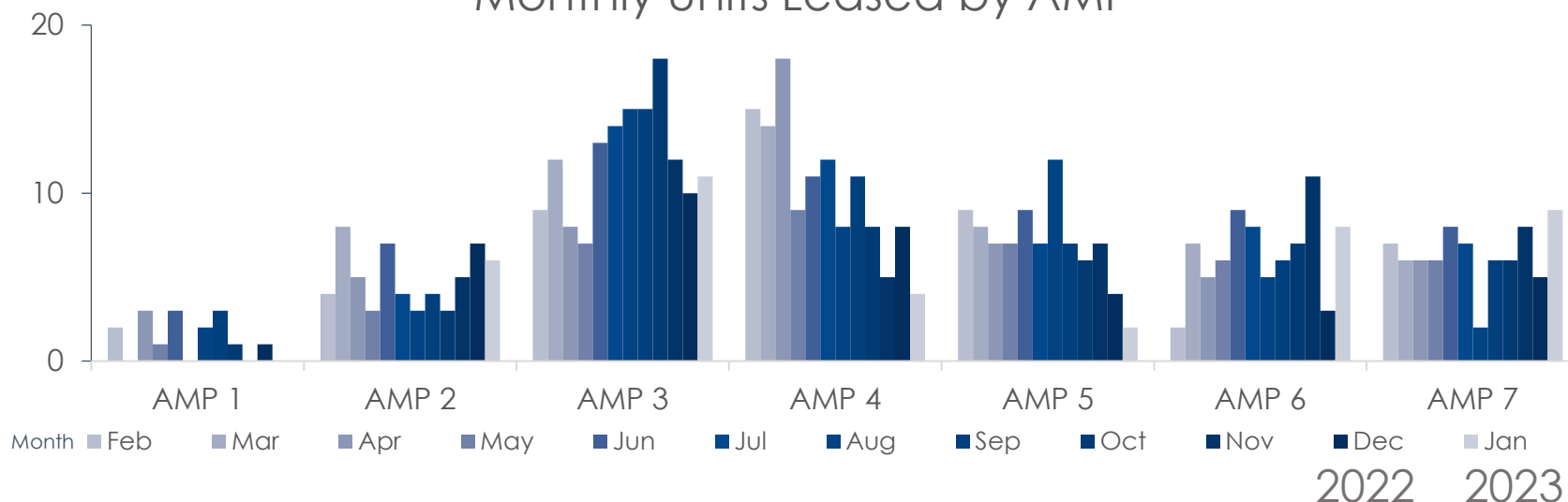
5,055
households
6,847
individuals

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

40
new units leased
during month

98%
occupancy

Monthly Units Leased by AMP



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

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

Public Housing Programs

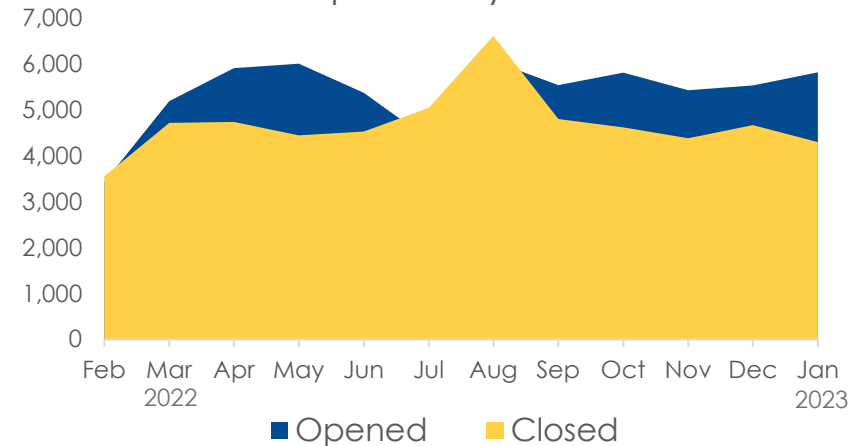


Reason for Vacating Unit	Count
Death	18
Evicted - Non Payment	8
Moving in with or closer to Family	4
Found Alternative Housing	4
To Nursing Home	3
Moving Out of Town	2
Evicted - Other	2
Financial Stability - Income	1
Dislike Unit	1
Evicted - Housekeeping	1
Other	1
Skip	1
Left Country	1

Applicants on Waiting List

Family 2021	2071
Family	793
Disabled (18 - 49)	1059
Near Elderly (50-61)	1419
Elderly (62+)	373

Work Orders Opened and Completed by Month

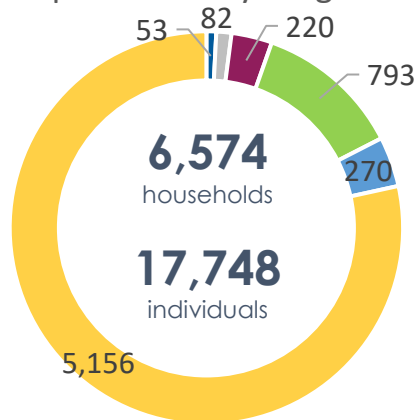


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	208	92%	0
Urgent: 1 Day	820	86%	0
After Hours Non-Emergency: 2 Days	20	100%	0
Important: 3 Days	886	77%	2
Routine: 10 Days	580	88%	82
Non-Routine: 20 Days	285	71%	11
Pest Control	874	100%	6

Housing Choice Voucher Programs



People Served by Program*



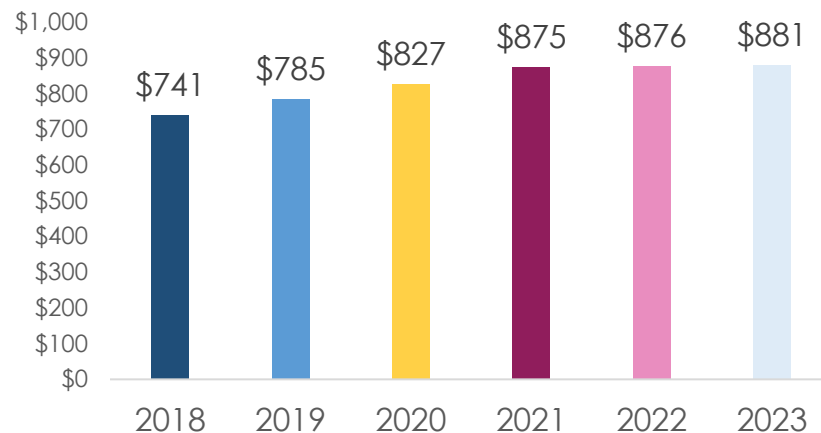
- Sponsor-Based
- Mod Rehab
- FUP and VASH

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

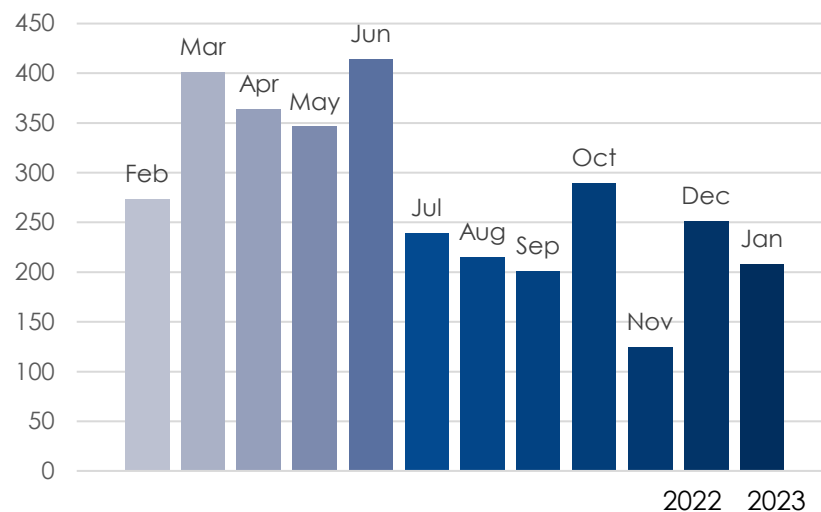
Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

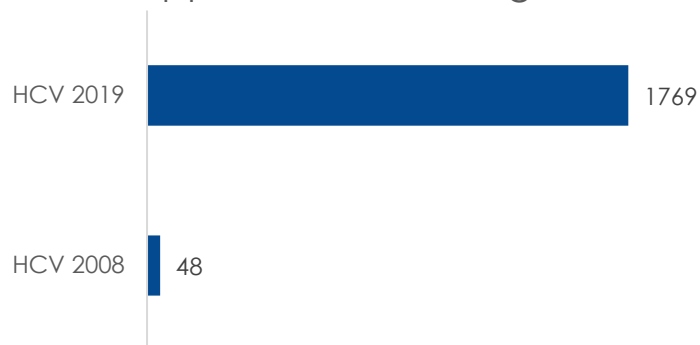
Average Housing Assistance Payment per Unit, Year to Date



Annual Inspections Conducted



Applicants on Waiting List



Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
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	Contracts awarded; April 2023 start
Multiple sites	Security related improvements	Planning/Bidding/ Awarding contracts

Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
CHR scattered site units	Major modernization	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
Multiple highrises	Security surveillance system upgrades funded via HUD's Safety & Security Grant	Complete
Glendale Townhomes	Flat roof replacement	Complete
2415 North 3 rd Street	Exterior façade restoration & balcony repairs	Complete
Cedars	Exterior façade/structural repairs	Under construction

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Site	Energy efficient single-family construction	Complete
Scattered sites new construction	Development of new family housing	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	Complete	Apr-Nov 2022
2728 E Franklin St	151	\$1,200,000	MPHA Capital	Complete	Sept '22-Jan '23
Horn Towers	491	\$3,445,000	MPHA Capital	Under Construction	Jan '22-Apr '23
630 Cedar Ave S	190	\$1,592,000	MPHA Capital/City/State	Complete	May '22-Jan '23
2121 Minnehaha Ave	110	\$888,000	MPHA Capital/City/State	Complete	July-Dec 2022
1627 S 6 th St	116	\$868,000	MPHA Capital/City/State	Under Construction	Dec '22-Jun 2023
600 18 th Ave N	239	\$2,450,000	MPHA Capital/City/State	Under Construction	Nov '22-Aug -'23
1314 44 th Ave N	220	\$10,000,000*	MPHA Capital	Under Construction	Apr '22-Apr '23
Hiawatha Towers	281	\$2,100,000	MPHA Capital	Under Construction	Dec '22-Mar '24
314 Hennepin Ave	299	\$2,425,000	MPHA Capital/City	Under Construction	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	City of Minneapolis	Not Started	TBD - 2023
1900 3 rd St NE	32	\$260,000	City of Minneapolis	Not Started	TBD - 2023
3205 E 37 th St	28	\$230,000	City of Minneapolis	Not Started	TBD - 2023
3755 Snelling Ave S	28	\$230,000	City of Minneapolis	Not Started	TBD - 2023

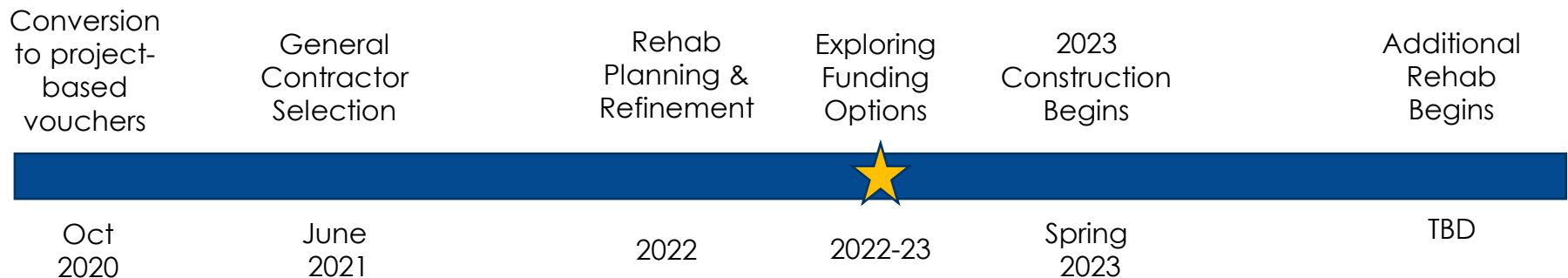
*Budget reflects costs of comprehensive building modernization project of which fire suppression is included

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
- Mayor's 2023 budget includes \$3.7M for property repairs

Timeline (subject to change)



Family Housing Expansion Project

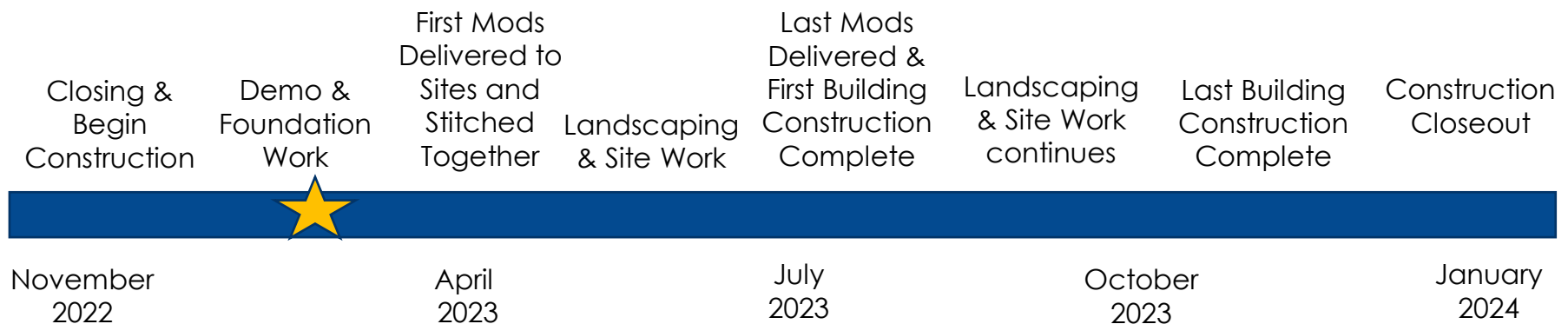


84-unit new scattered site construction



- 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
- **Closed 11/22/22**
- **Construction began 11/30/22**
- **Demo, Site Prep, and Foundation work underway**

Construction Timeline (subject to change)



Inquiry Response and Social Media



MPHA on Facebook

Top Performing Post (3,103 views)

Yesterday, MPHA was joined by [U.S. Senator Tina Smith](#) and [Mayor Jacob Frey](#) to celebrate the groundbreaking for 84 new deeply affordable family units across 16 sites across Minneapolis. This includes 26 two- and 58 three-bedroom units in fourplexes and sixplexes. Sixteen of the units will be disability accessible, with another 17 being high-priority homeless units with services funded through Hennepin County's Coordinated Entry program. The agency estimates these 84 new home... [See more](#)



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Posts for the Month

9

New Followers



MPHA on Twitter

Top Tweet (70,270 views)

Minneapolis Public Housing Authority @MPLSPubHousing · Jan 19 ...
What began as an ambitious goal to install sprinklers in all high-rises by the end 2025 is becoming a remarkable achievement in partnership. Thank you to [@ilhan](#), [@mnhousing](#), and [@MplsWard2](#) for joining MPHA today to celebrate securing final funding needed: [bit.ly/FinalFireFundi...](#)



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Tweets for the Month

21

New Followers

January 2023

MPHA in the Community

This month, ED/CEO Abdi Warsame met with lawmakers during MN NAHRO's Day at the Capitol event. The agency also welcomed Minneapolis City Council President Andrea Jenkins for a tour of the Elliot Twins.



Cradle to Career at MPHA: Mary Vang

Every day, MPHA works to provide housing to nearly 26,000 people. The work to provide quality, well-managed units to some of Minneapolis' most vulnerable residents can be an inspiring and enriching experience for the nearly 300 MPHA team members who carry out the agency's critical work. But for one member of the team, the work is deeply personal.

"When my parents first arrived in the U.S., they were fortunate enough to get into a stable home through the Minneapolis Public Housing Authority," said Mary.

Mary's ascent at MPHA was anything but sudden. Beyond the fact Mary was literally born into MPHA, she has worked at the agency for 18 years.

Starting as an eligibility tech in the agency's Housing Choice Voucher department, Mary spent more than 10 years earning new roles and opportunities in both public housing leasing and property management before being promoted into her current position late last year.

"The mission of MPHA is deeply personal to me, and my career journey at the agency has been inspired by so many others who are living my same values," said Mary. "The fact that I have been afforded so many opportunities to advance my career at MPHA is just a testament to agency leaders past and present investing time and resources in supporting team members in pursuit of our mission."



MPHA News Clips – February BOC Meeting

[Minneapolis public housing sets goal of 150 units per year \(Finance & Commerce\)](#)

By J.D. Duggan

February 6, 2023

The Minneapolis Public Housing Authority has an ambitious goal — 150 units of deeply affordable housing a year for the next five years.

The goal could be reached with much of the heavy lifting done through project-based vouchers, which allows the agency to put public housing units into developments brought forward by private or nonprofit developers. That aim is one of many laid out in MPHA’s five-year strategic plan, which also sets priorities for a housing choice pilot program, setting up the agency as an employer of choice and preservation of existing units.

“The last year went very well at MPHA,” said executive director and CEO Abdi Warsame. MPHA closed on 84 units across 16 properties that will be completed this year, it received \$2 million in federal funds to install fire suppression systems across its high rises and received \$4.9 million through the city budget.

Warsame said the agency — which serves about 26,000 people, or about 5% of the city’s population — has brought in about 100 units a year over the last few years and that MPHA will be able to up that number by doubling down on its local partnerships.

The project-based vouchers are “a way of developing without us actually developing,” he said, adding that it lets people live throughout the city while helping developers pencil out their projects.

...

MPHA was chosen for a Housing Choice Voucher Community Choice Demonstration pilot. It’s a program by the U.S. Department of Housing and Urban Development and is a partnership with Metro Housing and Redevelopment Authority within Metropolitan Council.

The initiative helps families with Housing Choice Vouchers to find homes in neighborhoods that have historically been difficult to move into because of systemic barriers, such as cost of housing or a lack of property owners that accept vouchers. The families can live throughout the metro with the initiative.

HUD is using the program to build on research that shows better outcomes for children who grow up in neighborhoods with lower levels of poverty and to discover what best helps outcomes for families in public housing.

HUD awarded 37 vouchers and about \$4.6 million to MPHA for the program. “For us, it’s a key because



what we want to do is not just house families, but we want to make sure that we're impacting the economic mobility," Warsame said.

The agency is also aiming to tackle its \$200 million capital backlog as it pushes through the coming years.

"Our strategic plan is centered on the people," Warsame said. "MPHA is now being seen as a key asset to solve the affordable housing crisis in the city and our region."

###



[Mayor Jacob Frey lays out his five priorities for Minneapolis \(Star Tribune\)](#)

By Dave Orrick

February 8, 2023

Minneapolis Mayor Jacob Frey on Wednesday announced his priorities to steer the city through some of its largest challenges over the next two years.

For anyone following the city, the broad strokes won't sound new: Housing and policing top the list.

But this is the first time since Minneapolis voters approved the "strong mayor" structure in 2021 that Frey can unilaterally direct city departments to pursue them via his cabinet.

"This is the first year we're able to set an agenda in full from the very beginning," he said. "The mayor can set the tone, the agenda and the priority items."

The mayor's goals were woven into his proposed 2023 budget, the majority of which was approved by City Council in December.

While the council retains legislative authority and could overrule aspects of Frey's priorities through a veto override, the broad strokes of his priorities aren't expected to raise hackles.

Nonetheless, some friction is likely to surface over certain issues with at least some council members. For example, the council will soon take up the possibility of rent control, and Frey is at odds with parts of a plan endorsed by a majority of a City Council-established task force.

Wednesday's announcement signifies the start of the mayor's plan to carry out the priorities.

Housing and homelessness

The number of unsheltered people in the city continues to be a problem; their encampments are an all too familiar sight. The spike in the cost of housing over the past several years — with rising home sales prices leading to rising rents — has only added pressure to the system.

Frey's central goals are to increase the supply of "deeply affordable housing" targeted at the lowest economic rungs and expand the supply of emergency shelter housing.

The path he charts includes city funding and partnerships with the Minneapolis Public Housing Authority, Hennepin County and various nonprofits.

Public safety



Frey committed to continuing the city's new approach to provide public safety and racial justice after the murder of George Floyd by police and an increase in violent crime over the past two years.

The plan includes replenishing the Police Department's ranks, as well as expanding initiatives aimed at preventing violence, such as expanding behavioral crisis response, which focuses on responding to mental health emergencies with mental health expertise before badges and batons.

Climate change

With more details to be rolled out this year, Frey wants the city to "focus on cutting greenhouse gas emission with a specific focus on reducing racial disparities," according to a statement from his office.

The 2023 budget includes \$500,000 for businesses to convert to solar power and improve energy efficiency, and \$700,000 — combined with \$2 million to \$3 million in federal funds — to expand electric vehicle charging stations.

Economic inclusion and recovery

Initiatives using city and federal funds are underway or in development to help Black, indigenous and people of color-owned businesses and entrepreneurs own their own businesses and real estate.

Frey also said he wants to prepare the city for the potential full legalization of marijuana, including "licensure and planning for a smooth transition for small-business owners, with a focus on supporting communities most impacted by the failed policies of prohibition."

'Good governance'

As part of adapting the executive branch of City Hall to the new "strong mayor" structure, Frey said he wants to return the city's workforce and basic city services to pre-pandemic levels with an eye on racial equity.

###

MINNPOST

 Nonprofit, independent journalism. Supported by readers.

Arts & Culture

Chairman of the washboard: Mikkel Beckman builds community around music

Beckman is an anomaly on the Minnesota music landscape: a one-man rhythm section and big-hearted and genial host who has carved out a distinct scene with his regular appearances at Twin Cities bars.

By [Jim Walsh](#) | MinnPost contributing writer



Mikkel Beckman and Charlie Parr get ready to rock the acoustic blues at the Dubliner Pub in St. Paul.

MinnPost photo by Jim Walsh

3 hours ago Mikkel Bee (whose real last name is Beckman) stood up on the Dubliner Pub stage on a recent Thursday and told the packed bar, “For the last 500 weeks, I’ve been hosting music on this stage. I met [pub owners] Tom [Scanlon] and Geri [Connelly Scanlon] in 2013, and that’s when we launched this series. We started in July, so this July it will be 10 years.”

An appreciative cheer went up, Beckman gave shout-outs to the bartenders and tip-jar minders, then he sat back down and picked up his washboard and brushes and nodded at singer/guitarist Charlie Parr, his longtime partner-in-folk-blues and songwriter guest for this edition of the Acoustic Thursday Happy Hour. And off they went, gliding into a slow-burn blues that filled the bar with old-timey music bliss and the sound of Beckman-Parr clacking and picking their way down University Avenue.

After that, at 8 p.m., Parr exited the stage and along came veteran Twin Cities country-folk songwriter Pop Wagner, who joined Beckman for another two hours of free live music, played to yet another grateful folk music audience. For Beckman, it was just another long night of washboard playing and holding down the one-man rhythm slot he’s occupied for over a decade with his washboard and drumming chops, and his innate ability to build community and spread good musical cheer wherever he goes.

“The fun of it for me is organizing cultural events, even if they’re in a bar,” said Beckman, 59, sitting with Parr in the Dubliner’s back bar before their gig last Thursday. “It’s traditional, but there’s a community; there’s a culture to it, and it’s something worth doing, because it’s harder to get people out of their houses with so many other options. It’s partly that I want to play music, and nobody wants to go watch this washboard player alone for two hours, but it’s also giving players the opportunity to perform locally in a low-key way.”

Oppressive times being what they are, the DIY approach used by Beckman and others results in music that keeps humankind both human, and kind.

“I’ve been reading a lot of, and trying to be inspired by, Latin American writers who struggle against dictatorship in the arts,” he said. “A lot of my favorite writers have all experienced denial and harassment under those dictatorships, as we kind of dance on the edge of that here in this country. It’s sort of like, what gets people out of the house? What brings people together? Can music be both a place of refuge and a place where people meet each other and come out and do normal things like loving live music and hearing a great song? And is there something in that that helps in that regard? I don’t know, but I believe that, and I like to make those opportunities happen.”

Armed only with his washboard, and the drumsticks, brushes, finger picks and rings he uses to hit it (and a tambourine that acts as his kick drum), Beckman is an anomaly on the Minnesota music landscape: a one-man rhythm section and big-hearted and genial host who has carved out a distinct scene with his Acoustic Thursday Happy Hour series at the Dubliner and, at the 331 Club in Minneapolis, his Workers’ Playtime (Tuesdays) and Queen Mab (Sundays) series.

For all three, Beckman is the one unifying element, with the avid music historian acting as drummer for hundreds of area songwriters and guitarists over the years, including Mary DuShane, Mike Munson, Molly Maher, Robert Wilkinson, John Louis, Pat Donohue, Dan Israel, Erik Koskinen, Paul Bergen, Stephanie Was Was, Dakota Dave Hull, Doug Collins, Becky Kapell, Eric Gardiner, yours truly, and many more. Parr could be speaking for the hundreds of songwriters and players, young and old, men and women, who have been accompanied by Beckman’s deft beats when he said, just prior to taking the Dubliner stage last Thursday:

“It’s been amazing. Mikkel is a unique, kind of organic musician. He listens carefully to what other people are doing around him. He has no damaging musician’s ego; he really just wants to play the music that’s being played. He inserts himself into the music in a really organic way, so it’s really fun to play with him because he’s listening to what you’re doing. It feels intuitive to me. Honestly, it’s not just because we’ve known each other for 20-odd years. It felt intuitive right away.”



Parr and Beckman in the back bar at the Dubliner Pub. The duo met as social workers in the late '90s and have been playing music together ever since.

MinnPost photo by Jim Walsh

It all started when Beckman and Parr met as social workers.

Beckman: “Late 1995, I was working in a homeless shelter at the Harbor Light Center in downtown Minneapolis. It was a special needs unit for men and women with super extra vulnerabilities either because of age or mental illness or physical problems. It was during AIDS when it was becoming a [rampant] disease with a lot of people with HIV. Seventy-six beds, 24/7.”

Parr: “I got hired as an outreach worker, so I took a converted bread van, or whatever the hell it was, around the city, and we fed people who are living outside who couldn’t get into a shelter because of the lack of room. I met Mikkell during my first year working there, we were helping transport [Salvation Army] bell ringers.”

Beckman: “Harbor Lights is run by the Salvation Army and they would hire people from the shelters to work these bell-ringing jobs, so we were just told, ‘You have to drive people around, drop them off with their kettles at the site.’ There was this fleet of vans we were supposed to be in charge of. I didn’t even know Charlie knew how to play guitar, really, for a couple of years.”

Parr: “We both smoked cigarettes back then. So we would hang out and smoke cigarettes together; Pall Malls with eucalyptus cough drops, a good combo. I think we eventually talked about music. We hung out after work. We were into the same kind of music, we both had a deep affection for bands like The Clash and some of the late ‘70s early ‘80s punk.”

Beckman: “But then also that was when [Dave] Ray and [Tony] Glover were doing their [residency] at The Times Bar, and we both loved them, and we started going down to Wednesday’s Fat Jug Band at the Viking [Bar] together. And then ‘[Harry Smith’s Anthology of American Folk Music](#)’ was re-released on CD, finally after 40 years of being out of print. That was a big deal.”

Parr: “That changed everything.”

Beckman: “And then we started hanging out at [Charlie’s], and my friend Terry would come over and play harmonica.”

Parr: “We’d play and drink beer, Huber Bock, terrible beer, and Mikkell would keep time on the cardboard box, these beer cases that you’d get a deposit for.”

Beckman: “So then there was a washboard hanging in the window of the Steeple People church on Lyndale, and it hung there all summer. It started on sale at \$64, and then they drew a line through it and put it for \$48; by July it was \$24, then \$12...”

Parr: "I met him for dinner at the Red Dragon, and I saw it was down to two dollars and I went, 'That's good enough,' and I got it and handed it to him. I bought the washboard."

Beckman: "He told me to take it home and figure it out."

Parr: "Well, I can't haul around these empty boxes. I wanted the deposit back. That's \$1.25, you know?"

Beckman: "At the time, we both listened a lot to Booker White and Washboard Sam recordings from '36, '37, and it was just great stuff. It was all this washboard and resonator [guitar], and that's kind of what we were going to do. Our first show was in the late '90s, and nobody was playing the Viking on Tuesday nights, so we moved over there."

Since then, Parr has become an internationally known songwriter and bluesman, and Beckman has built a scene. Last November, the duo opened for Trampled By Turtles at the Armory in downtown Minneapolis. What was it like playing for 8,000 TBT fans with just a washboard and guitar?

"That was great, it was really fun, but my favorite shows that I've gotten to do with Mikkell have always been the little weird ones," said Parr.

"We played on a garage roof at a pie eating contest once at somebody's picnic. We toured Europe together. Yeah, those are fun. Paris, Berlin, you know, what's not to like?," Beckman said.

"We've played around the country together," said Parr. "It's still just getting a chance to play the little local free ones; that's still my favorite thing. And Mikkell makes it easy. I don't know that I would do this as often if he wasn't. But when Mikkell calls ... I wasn't even supposed to be here tonight. But someone's work schedule changed and I got the call and I'm like, 'Yeah! I'd love to play tonight.'"



Beckman and Parr perform at the Acoustic Thursday Happy Hour at the Dubliner Pub.

MinnPost photo by Jim Walsh

A longtime music fan, Beckman admits to being something of a late bloomer as a musician.

“My mom was a professional cello player and my dad composed on guitar and played jazz and saxophone when he was younger in Chicago in the ‘50s,” he said. “So I grew up in a very musical family. I played saxophone when I was in junior high school, but people always told me I was very [rhythmic], I should be a drummer. I was just the annoying guy in high school who tapped on the dashboard to every song or whenever someone was playing. And I remember once when I was in my early 20s, somebody who was a drummer gave me a pair of drumsticks and said, ‘You should be a drummer.’ I just never got around to it until I was older.”

Now he plays three-to-five times a week and goes through several washboards a year.

“I keep one in the basement of the 331 just because I play there a lot,” he said. “I travel with one, but I wear them out because I play pretty aggressively, and it’s very physical. When I first started playing, I really wanted a specific sound. I wanted to keep it simple. I’d seen players who did stuff like tape stuff to their fingers, and they had all this extra stuff attached to their washboards and I just wanted to keep it really rudimentary. They’re made out of brass, which is a super soft material, and the way I play and how often I play I wear holes in them, so I’m always trying to find vintage washboards to play.

“Internationally, the Ukrainians are great at washboard playing. The first washboards were invented by Scandinavians as a tool; they were made out of wood, and with the industrial age came manufacturing and they fabricated a metal and wood one. Obviously in America, the tradition is pre-World War II, Southern, African-American music traditions of jug band music out of Memphis and all that stuff.”

These days, Beckman keeps the washboard tradition alive and puts his own sweet touch on it.

“It’s acoustic blues music, and you just put a gentle frame around it without trying to get away with a lot of drum fills or something,” he said. “They’re pretty rudimentary; there’s really only two sounds you can get out of a washboard.

“And music moves, you know? It’s like an incantation. You move molecules around; you move air around for a while, and everybody gets caught up in it, and it’s pretty powerful. So for me it’s almost a form of moving meditation when I’m doing it. It fills me up and gives me energy. So even though I work all day and thankfully, I’ve got work that gives me great satisfaction, working with homelessness and housing issues, and then going out in the early evenings, getting to play for a little bit, it’s also very satisfying. It’s sort of like spinach salad meal or something.”



MPHA Family Housing Capital Investment Request

Prepared for 2023 State Legislative Session

Overview

MPHA Housing Programs

- Low-Income Public Housing
 - RAD/LIHTC
- Deeply Affordable Family Housing
- Housing Choice Voucher

2022 Agency Accomplishments

Funding Request from State Legislature

- Agency Capital Backlog
- Overview of CHR Portfolio/Backlog
- Opportunity for Preservation Partnership
- Capital Investment Strategy


Recap

MPHA Mission Statement

“The mission of the Minneapolis Public Housing Authority (MPHA) is to promote and deliver quality, well-managed homes to a diverse low-income population and, with partners, contribute to the well-being of the individuals, families and community we serve.”

6,259
public
housing
units

10,500
public
housing
residents

 26,000
people in
Minneapolis served
by MPHA

5,304
housing
choice
vouchers

15,500
people
with
housing
choice
vouchers

MPHA Housing Programs

Low-Income Public Housing*

- MPHA owns and operates 42 high-rises across the city, 184 family homes at Glendale in Southeast, 20 additional scattered family homes, and a 16-unit townhome development in its public housing program (Section 9).
- Across these units, the agency serves nearly 7,000 public housing residents.
- High-rise units are predominately studio and 1bd.
- These residents are at or below 30% AMI.
- MPHA maintains a waitlist for non-family public housing, recently as many as 6,000 people.
- Last year, MPHA celebrated the completion of the historic \$27M Elliot Twins renovation, which moved the high-rise from Section 9 to RAD Section 8.

Deeply Affordable Family Housing

- MPHA owns and operates >700 scattered site family homes, serving >3,100 residents.
- These homes account for more than 80% of the MPHA housing for families with children.
- These units were transferred to MPHA wholly controlled non-profit (CHR) in October 2020.
 - Project-based vouchers more than doubled federal subsidy for these units.
- MPHA maintains a waitlist for this type of housing, recently as many as 7,500 people.
- The units remain deeply affordable, and resident's rent portion remained the same.
- MPHA is still the long-term owner and property manager.

Housing Choice Voucher

- Beyond MPHA owned and operated housing, the agency administers the Housing Choice Voucher program (HCV, "Section 8").
- The agency serves ~7,200 voucher-holders, benefitting >18,500 residents across the region.
- There are >1,500 people on the Section 8 waitlist.
 - The HCV waitlist was last opened in 2019.
- Applicants are eligible for Section 8 at 50% AMI or below, but 75% of all participants must be 30% AMI or below.
- Should the agency receive stable, supplementary state funding, the agency could fund additional vouchers.

*LIPH, Glendale, Elliot Twins

MPHA Program Demographics

Low-Income Public Housing*			
Race		Age	
American Indian/Alaska Native	1.3%	0-17	16.2%
Asian	3.7%	18-29	5.5%
Black/African-American	80.4%	30-49	11.7%
White	14.0%	50-61	13.1%
HOH Gender		62+	53.6%
Male HOH	50.3%	HH Size	
Female HOH	49.7%		
HH Incomes		1	63.4%
Average	\$14,716	2	12.1%
Median	\$11,304	3	5.2%
w/ Earned Income	18%	4	5.1%
HOH Disabled		5	4.1%
		6	3.7%
		7+	6.3%

Deeply Affordable Family Housing			
Race		Age	
American Indian/Alaska Native	1.7%	0-17	55.0%
Asian	6.3%	18-29	17.0%
Black/African-American	87.3%	30-49	18.3%
White	4.0%	50-61	6.8%
HOH Gender		62+	2.9%
Male HOH	14.4%	HH Size	
Female HOH	85.6%		
HH Incomes		1	0.3%
Average	\$34,225	2	7.0%
Median	\$32,850	3	11.6%
w/ Earned Income	67%	4	14.5%
HOH Disabled		5	16.5%
		6	14.5%
		7+	35.7%

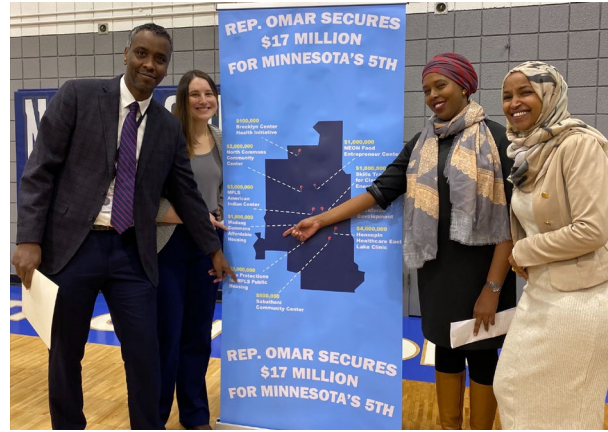
Housing Choice Voucher			
Race		Age	
American Indian/Alaska Native	2.6%	0-17	49.9%
Asian	0.8%	18-29	12.6%
Black/African-American	85.8%	30-49	21.3%
White	5.8%	50-61	8.6%
HOH Gender		62+	7.6%
Male HOH	19.9%	HH Size	
Female HOH	80.1%		
HH Incomes		1	13.5%
Average	\$28,036	2	11.9%
Median	\$20,427	3	14.5%
w/ Earned Income	42%	4	14.6%
HOH Disabled		5	14.0%
		6	10.7%
		7+	20.7%

*LIPH, Glendale, Elliot Twins

Minneapolis Public Housing Authority

2022 Agency Accomplishments

- \$2M in New Federal Funding for Fire Suppression
- \$27M Elliot Twins RAD/LIHTC Renovation
- Helping nearly 750 MPHA families receive >\$2.5M in rent relief through Rent Help MN
- August Visit from HUD Secretary
 - Secretary Fudge lauded MPHA as a national example of a successful RAD conversion
- Closing on 84 New-Unit Deeply Affordable Family Housing Expansion Project (CHR)
- Securing Unprecedented \$4.9M in City of Minneapolis 2023 Budget
 - \$3.7M for CHR Repairs & Five Family Home Rehabs
 - \$1.2M as Final Funding for Fire Suppression Work



Addressing Challenge Through Partnership

- In 2022, MPHA secured unprecedented financial assistance from the City of Minneapolis, new federal appropriations, and leveraged financial tools to accomplish its preservation and production work.
 - LIHTC
 - RAD
 - Minneapolis' Affordable Housing Trust Fund/CDBG
 - Various Local/State Government Bonds and Grants
- Despite these expanding partnerships and use of tools, the capital demand greatly exceeds MPHA's capital funding.
- The single largest threat to MPHA is its capital backlog that continues to grow.
- Historically, HUD has only provided funding for 10% or less of the actual need.

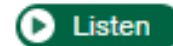


MINNEAPOLIS

Minneapolis public housing officials seek additional funding as repair needs increase

Mayor Jacob Frey's budget proposal would give the agency \$3.7 million over the next two years, but housing officials say they need much more.

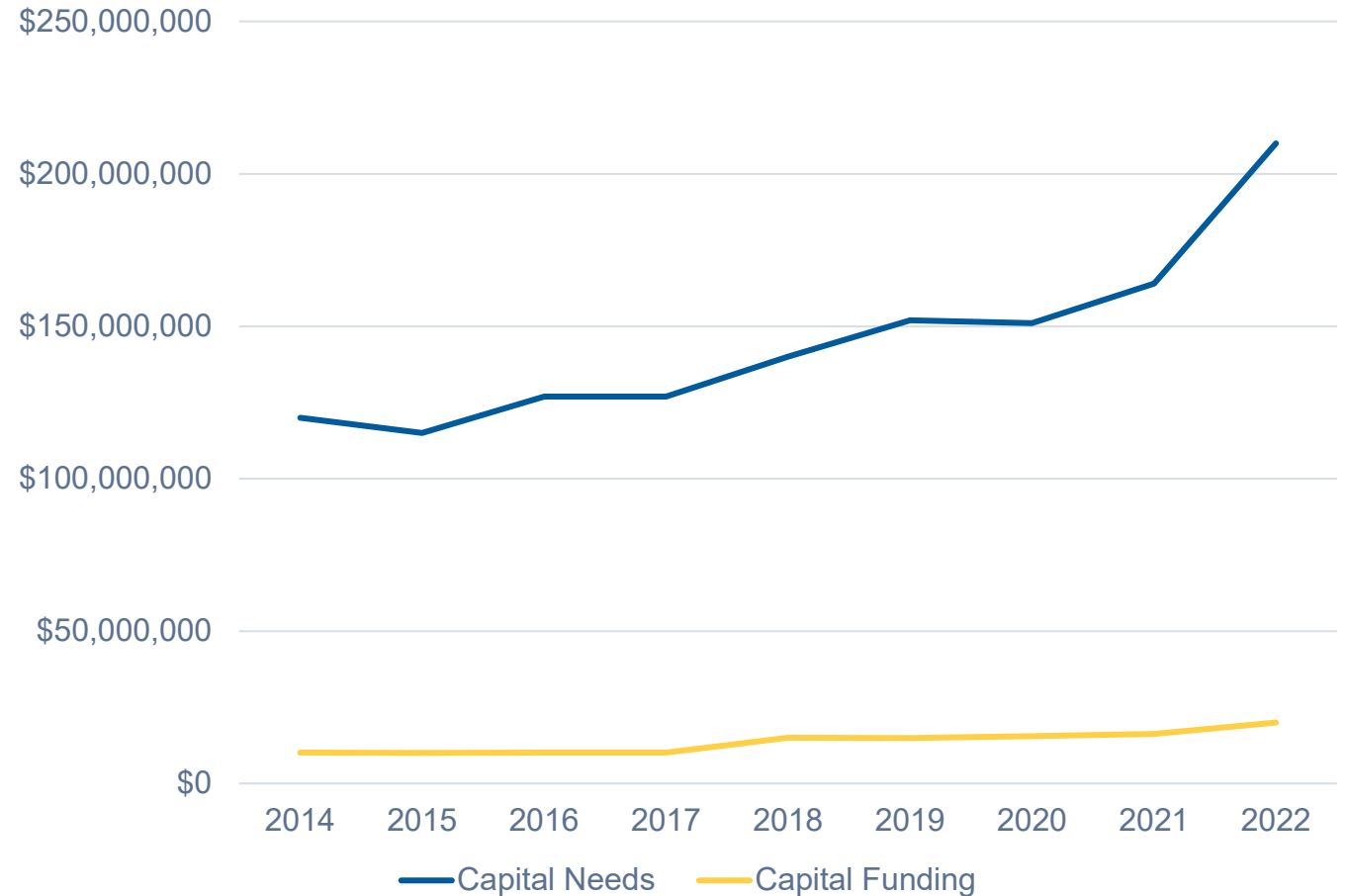
By Liz Navratil Star Tribune | SEPTEMBER 3, 2022 — 3:30PM



MPHA Capital Backlog

- MPHA's housing stock is comprised of nearly 6,000 units located in 42 high-rise buildings, 736 scattered site homes, 184 rowhouse units, and a 16-unit townhome development.
- Forty of the 42 high-rise buildings in MPHA's inventory were built in the 1960s and early 1970s.
- The age range of MPHA's single-family homes is 10 – 100+ years old, and our 184-townhouse development (Glendale) is nearly 70 years old.
- MPHA projects its current unmet needs for these properties at approximately \$210M. Left unaddressed, this number is likely to surpass \$380M over the next 20 years.
 - \$31M of the current backlog lives with CHR homes

Recent Capital Needs vs Capital Funding



MPHA Family Housing

- MPHA owns and operates over 700 scattered site family housing units, serving more than 3,100 residents.
- These deeply affordable homes account for more than 80% of the MPHA housing available for families with children.
- These units were transferred to MPHA wholly controlled non-profit (CHR) in October 2020.
 - MPHA worked hard to make this a seamless transition. Resident's rent portion remained the same.
 - MPHA is still the long-term owner and property manager.
- Project Based Vouchers more than doubled federal subsidy for these units.



MINNEAPOLIS

Minneapolis looking to move hundreds of public-housing properties under nonprofit

The cost of maintaining single-family homes is far outpacing what the federal government is providing the Minneapolis Public Housing Authority.

By Miguel Otárola Star Tribune | APRIL 6, 2019 — 6:54PM

The Success of CHR

- These homes are a proven tool to provide families a solid foundation for upward mobility.
- Of the current CHR heads of household, 19% were employed when entering their new home. On average, these residents earned \$20,722 a year in income.
- Today, 67% of these residents are employed, earning an average of \$34,225 a year, with more than 60% of these residents' earned income increasing while in CHR homes.
- Better yet, since 2020, 17% of all families leaving CHR homes have gone on to purchase their own homes.
- As outlined in the agency's current strategic plan, the preservation and production of CHR homes is a top priority of the agency.

There is a substantial unmet need for this type of deeply affordable family housing in Minneapolis, as evidenced by the recent highwater mark of more than 7,500 people on MPHA's public and deeply affordable family housing waitlist. More than 80% of those on the waitlist are households of color.

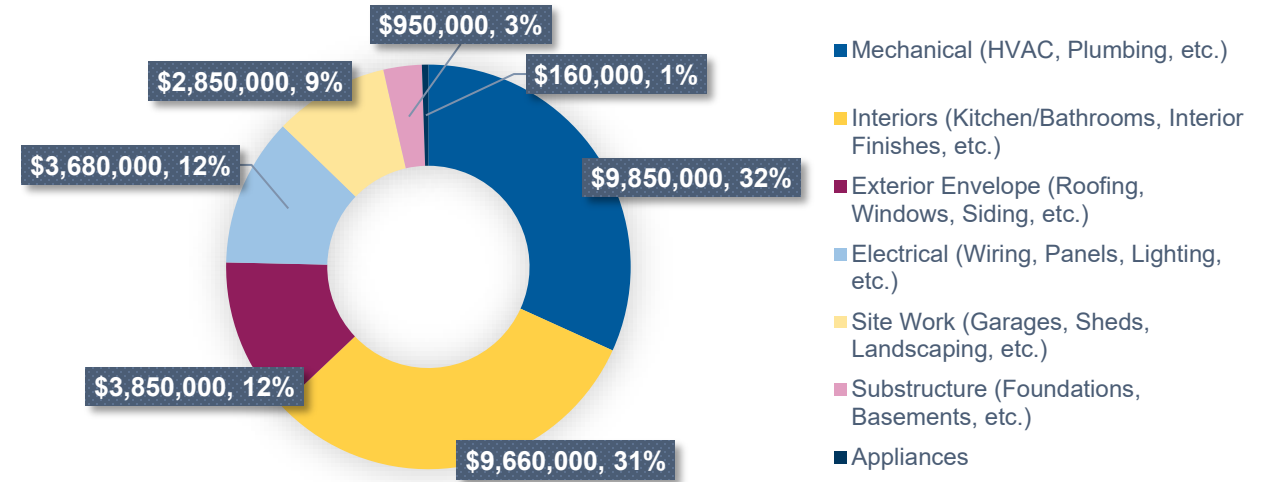
CHR Resident Demographics

Race		HH Size		Age	
American Indian/Alaska Native	1.7%	1	0.3%	0-17	55.0%
Asian	6.3%	2	7.0%	18-29	17.0%
Black/African-American	87.3%	3	11.6%	30-49	18.3%
White	4.0%	4	14.5%	50-61	6.8%
Head of Household Gender		5	16.5%	62+	2.9%
Male HOH	14.4%	6	14.5%		
Female HOH	85.6%	7+	35.7%		

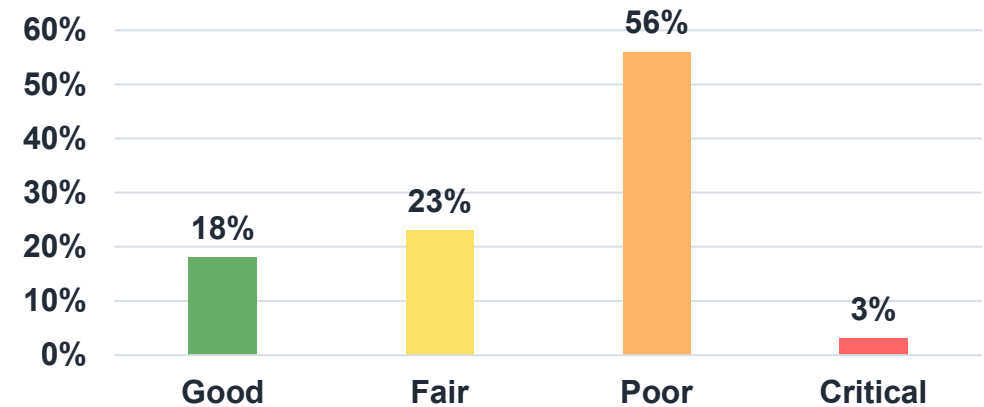
State of CHR Homes

- The long-term viability of these homes is in jeopardy.
- Due to decades of compounded underfunding from HUD prior to their conversion, the portfolio has amassed a major capital improvement backlog.
- The current backlog of capital needs for the CHR portfolio stands at \$31 million.
- More than 50% of CHR properties are in “poor” condition, with FCI scores above 10%.
- The Facility Condition Index (FCI) is an industry standard for measuring condition of units within a real estate portfolio. In the context of FCI, “poor” is defined as:
 - Frequent component/equipment failures with possible building system shut-downs.
 - High resident complaints/low customer satisfaction.
 - Maintenance and capital improvements in “reactive mode.”

2023 MPHA/CHR CAPITAL NEEDS



% Total Properties by FCI, 2023

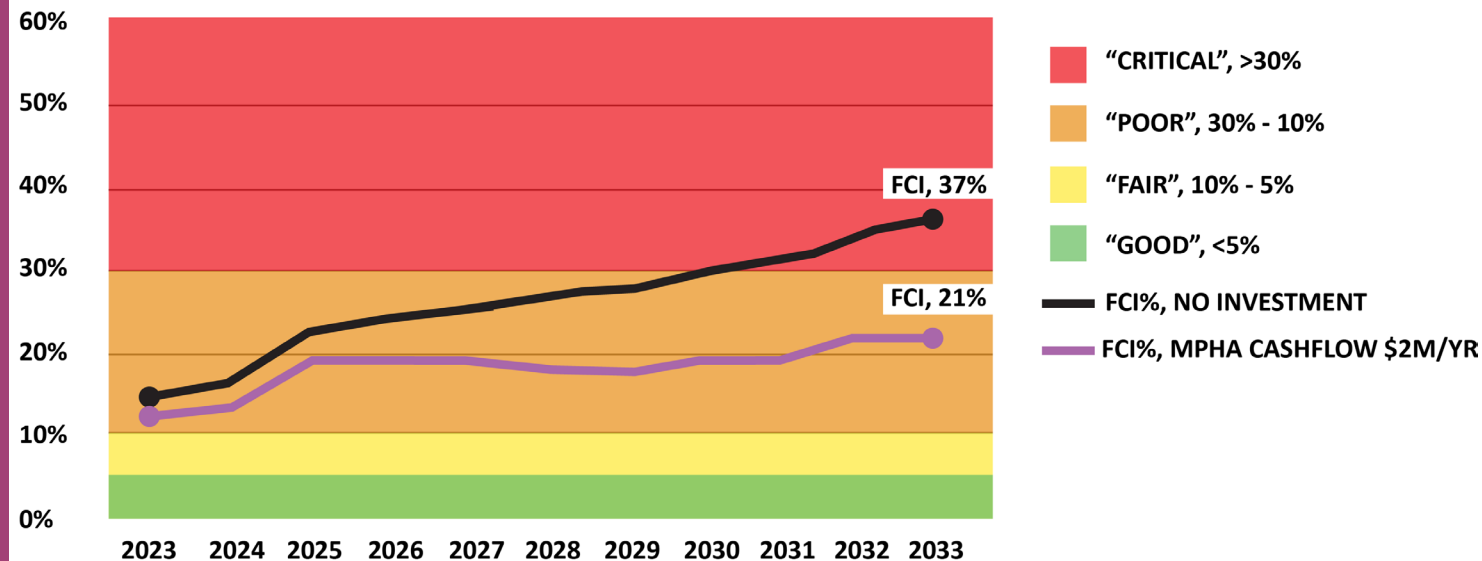


*Figures represented in current dollar value

Future of CHR Homes

- The current backlog of capital needs for the CHR portfolio stands at \$31 million, with over 50% of the portfolio in “poor” condition.
- If unaddressed, the need becomes \$65 million by 2027.
- Absent a significant investment to stabilize the CHR properties, projected cost will be near \$85 million by 2032.
 - At that time, the operability of these units will be at risk, jeopardizing critical city infrastructure.
- Currently, the agency commits ~\$2M/year towards CHR repairs from its limited budget.
- This investment is insufficient to address the portfolio’s needs. In 10 years, properties end up in worse condition than they are today.
- The agency seeks to reduce the capital backlog in other ways, including reducing it by \$1.2 million through the demolition and reconstruction of higher needs properties in the 84 new-unit project.

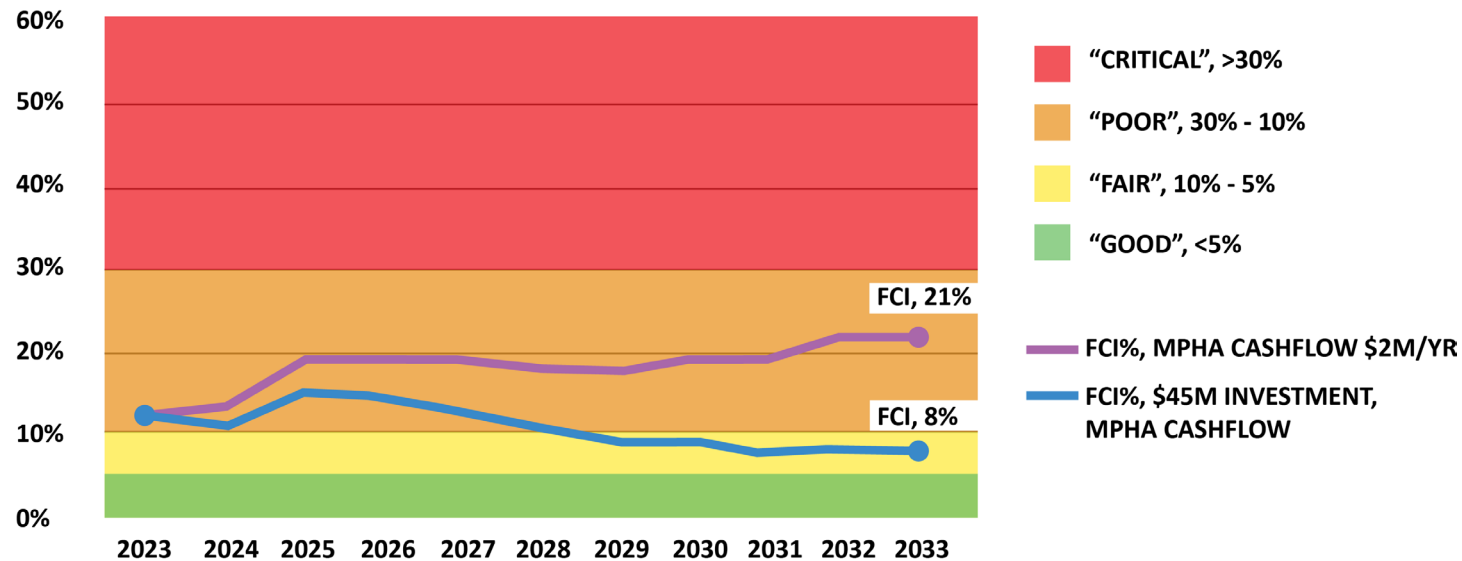
FCI%, MPHA Annual Cashflow Investment Over 10YRS (2024-2033)



State Investment

- The agency is requesting a one-time \$45 million investment from the State.
 - This investment could take two forms, cash or Housing Infrastructure Bonds (HIB).
 - Because of current law, MPHA cannot accept POHP dollars for its CHR portfolio, despite it being the agency's fastest growing portfolio.
- \$35 million would be deployed in the first five years to address the backlog of capital need and stabilize properties.
 - The remaining \$10M would be used to support future capital work following the 5-year deployment window.
- MPHA needs a large outside capital infusion to begin turning the tide on the capital repair needs and to stabilize and preserve this critical portfolio of family homes.
- Stabilizing this portfolio would allow the agency to move beyond its current reactionary capital improvement program and refocus on preventative maintenance and resident services.

FCI%, \$45MM Investment Over 10YRS (2024-2033)



Desired Outcome

- A one-time capital infusion from the state is critical to create a long-term solution that moves beyond insufficient property cashflow.
- MPHA believes its scattered site portfolio can become financially self-sufficient for the foreseeable future after overcoming its deferred maintenance capital backlog.
- Moving units out of “poor” condition allows MPHA to end cycle of chasing work orders.
 - This includes replacing items rather than triaging.
 - This will allow operational stabilization, further supporting the self-sufficiency of the portfolio.
- With the \$3.7M from the City of Minneapolis and the agency’s own annual investment in 2023, the agency already has a full capital deployment plan that can be scaled up and pulled forward for a large-scale investment.
- MPHA could leverage the portfolio to build long-term replacement reserves and invest in other preservation and production initiatives.



Capital Investment Strategy

- The agency would maximize the capital funding that goes directly towards property improvements with a focus on high cost/longer lasting exterior/interior buildings systems.
- Exterior renovations would be made to occupied units, with interior renovations focused on vacancy turns to reduce impact for existing residents.
- Vacancy turns will be evaluated for ADA suitability to increase the portfolio's availability of accessible units to 5%.
- MPHA has proven its commitment to energy efficiency with its Elliot Twins Rehab and Family Housing Expansion Project. MPHA will continue to identify and implement energy efficiency strategies in this investment.
- This effort provides contracting opportunities to small WMBE/S3 businesses. Over the past 18 months, of total contracts awarded for CHR work, approximately 24% were MBE, 17% were WBE, and 29% were Section 3 vendors.
- Ensuring the long-term sustainability of this portfolio is critical. Throughout the investment period, MPHA will continuously evaluate resources and reserves to ensure the portfolio has capital funds to sustain it into the future.

Funding Request from State Legislature

Allocate \$45 Million in One-Time Funding to MPHA and Its Affiliates (CHR)

- The agency seeks an investment in the form of one-time cash or HIBs.
 - MPHA cannot accept POHP funds for these critical repairs, as current law does not allow for MPHA wholly controlled affiliates to receive POHP funds.
 - The agency is working with Minnesota NAHRO on a legislative fix on the antiquated restrictions placed on POHP dollars that fail to account for new HUD best practices and financing tools.
- This investment would overcome decades of disinvestment from the federal government and stabilize more than 700 units of deeply affordable family housing in Minneapolis for a generation.
 - MPHA believes its scattered site portfolio can become largely financially self-sufficient for the foreseeable future after overcoming its deferred maintenance capital backlog.
 - MPHA has a full capital improvement plan and can work to begin work and deploy funds quickly.
 - By stabilizing this portfolio, MPHA could also leverage the portfolio to build long-term replacement reserves and invest in other agency preservation and production initiatives.



Questions

