



NOTICE AND AGENDA

May 24, 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**
 Elfric Porte, Vice-Chair
 Alyssa Erickson, Secretary
 Medaria Arradondo, Commissioner
 Mikkel Beckmen, Commissioner
 Abdullahi Isse, Commissioner
 Cara Letofsky, Commissioner
 Tamir Mohamud, Commissioner
 Hon. James Rosenbaum, Commissioner

GENERAL:

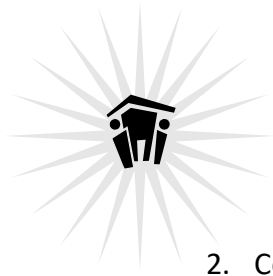
- Roll Call
- Approval of Agenda
- Minutes of Regular Meeting of April 26, 2023

CHAIR'S UPDATE

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

PRESENTATION / DISCUSSION / PROPOSED RESOLUTION:

1. Consideration of a Disposition Application for Excess Land Adjacent to 2728 East Franklin Avenue (Laura Dykema, Director of Planning & Development) (Resolution No. 23-230)



2. Consideration of a Request for Consent to Levy - 2024 Property Tax Levy (Abdi Warsame, ED/CEO; Laura Dykema, Director of Planning & Development & Drew Halunen, Assistant Director of Administration, Communications & Strategic Partnerships) (Resolution No. 23-231)

RECEIVE AND FILE:

- Executive Director's Update
- Monthly Performance Report for April 2023
- Community Update Newsletter and News Clippings

Next Regular Meeting:

**Wednesday, June 28, 2023 - 1:30 p.m.
1001 Washington Avenue North
Minneapolis, MN 55401**

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



**MINUTES OF A REGULAR MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
April 26, 2023**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a regularly scheduled meeting at 1:30 P.M. on April 26, 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
Elfric Porte	Vice Chair
Alyssa Erickson	Secretary
Medaria Arradondo	Commissioner
Abdullahi Isse	Commissioner
Tamir Mohamud	Commissioner

The following members of the Board were absent:

Mikkel Beckmen	Commissioner
Cara Letofsky	Commissioner
Hon. James Rosenbaum	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 Porte moved approval of the proposed agenda. The motion was seconded by Commissioner Mohamud. Upon a voice vote, the Chair declared the motion carried.

Approval of Minutes:

The Minutes of the Regular Meeting of March 22, 2023, were presented for approval. Commissioner Mohamud moved the minutes be accepted as presented. The motion was seconded by Commissioner Arradondo. Upon a voice vote, the Chair declared the motion carried.



Chair's Update:

- Congratulations to MPHA for achieving the highest PHAS score in agency history.
- Consideration of a motion in support of the Mayor's Public Housing and Expansion Convening.
 - The Mayor sent a memo to Chair Hoch and Executive Director/CEO Warsame requesting from MPHA consideration of a motion in support of his "Public Housing and Expansion Convening".
 - Chair Hoch moved that MPHA fully support the Mayor's Public Housing Preservation and Expansion Implementation Committee pursuant to his memorandum to Chair Hoch and Executive Director/CEO Warsame of February 13, 2023. Commissioner Mohamud seconded the motion. Upon a voice vote, the Chair declared the motion carried.

Resident Advisory Board (RAB) Update:

Lisa Anderson RAB Chair declared they had a quorum. There were no items on the agenda to approve. MPHA staff presented the receive and file items including a letter to Chair Howard from MPHA Executive Director Warsame and Q1 Strategic Plan updates.

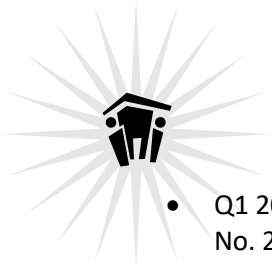
Resident Concerns:

- RAB's election is next month.
- May is Mental Health Awareness Month. The RAB Chair spoke on how painting helps her deal with it. She hopes to bring resources to the highrises for others who may be dealing with depression or other mental health issues.
- No Mow May is almost here – please adopt this for ever – it helps the environment.

Receive and File Items:

The following items were received and filed by the Board:

- Executive Director's Update [See Document No. 2023-21]
- The Monthly Performance Report for March 2023. [See Document No. 2023-22]
- Community Update Newsletter and news Clippings [See Document No. 2023-23]
- MPHA ED/CEO Abdi Warsame's Response to HF 2335 (House Housing Billion-Dollar Surplus) [See Document No. 2023-24]
- Presentation for Mayor Frey's Public Housing Preservation and Expansion Convening on April 17 [See Document No. 2023-25]
- FYE 2022 Financial Results (PowerPoint Presentation by Tim Durose, CFO) [See Document No. 2023-26]



- Q1 2023 Strategic Plan Quarterly Update presented by Abdi Warsame, ED/CEO [See Document No. 2023-27]

Closed Session:

Upon a motion duly made and seconded, at 2:35 p.m. the Chair closed this portion of the meeting to the public, pursuant to Minnesota Statutes Section 13D.03 Subd. 3(b) to discuss the Kimberly Lowry litigation.

Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 3:26 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



May 24, 2023

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame Executive Director / CEO

SUBJECT: Consideration of a Disposition Application for Excess Land Adjacent to 2728 East Franklin Avenue.

Previous Directives: The Board approved MPHA's 2023 Moving to Work (MTW) plan on November 16, 2022, which outlined the proposed disposition of a sliver of excess land located at 2728 East Franklin Avenue. The Board previously approved the *Strategic Plan 2023-2027* in December 2022 that outlined goals and implementation steps to provide and preserve deeply affordable housing for high-rise residents and increase the supply of deeply affordable housing by at least 150 units per year.

Resident Council Review/Recommendation: MPHA staff hosted a resident meeting at the building on September 30, 2022. MPHA staff met with the building's Resident Council on March 7, 2023, and will meet with the Resident Advisory Board (RAB) immediately prior to the Board's May 24, 2023 meeting.

Budget Impact: None

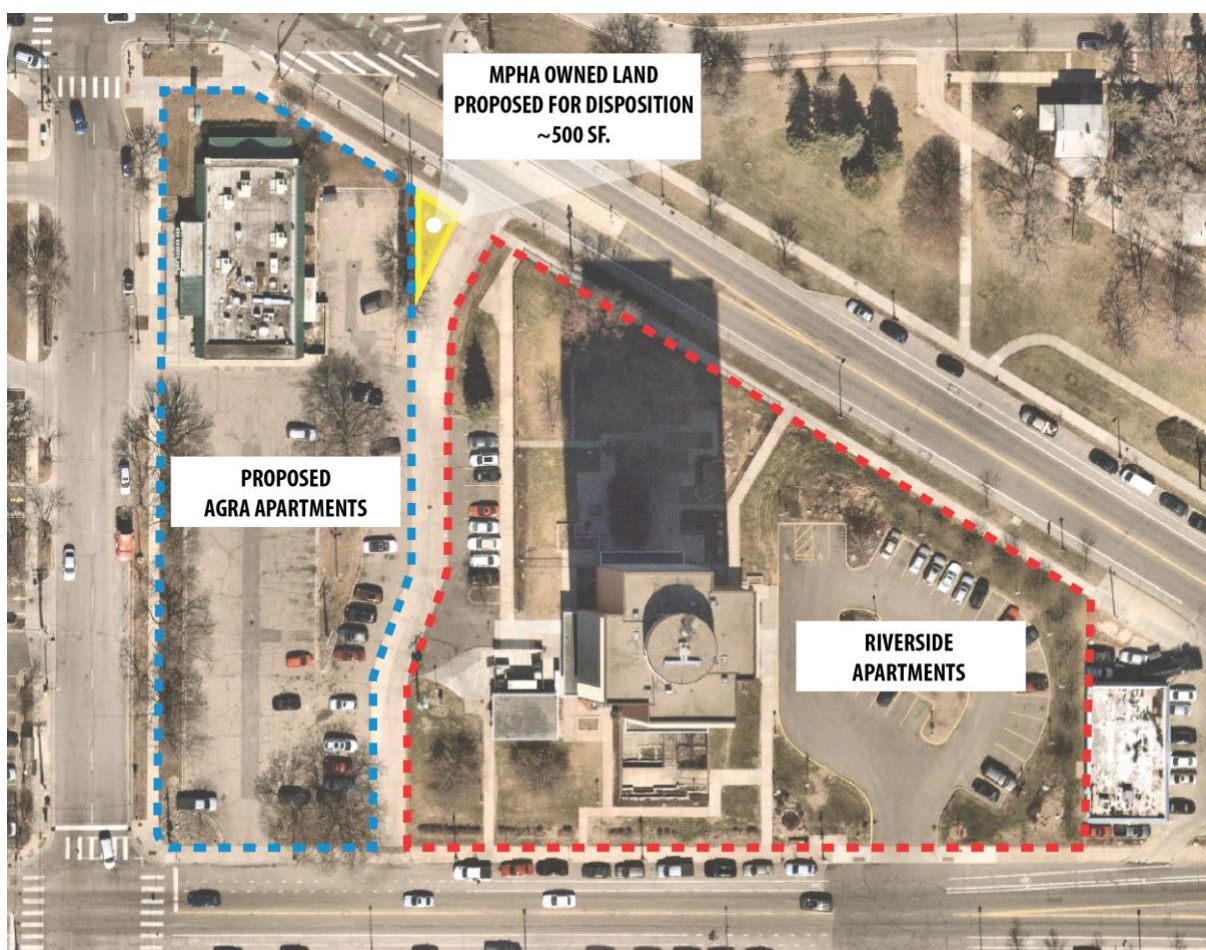
Affirmative Action Compliance: Not Applicable

RECOMMENDATION: It is recommended that the Board of Commissioners approve the attached Resolution approving a HUD Section 18 Disposition application for an approximately 500 square foot sliver of excess land adjacent to The Riverside at 2728 East Franklin Avenue, authorizing the Executive Director/CEO or his designee to execute and submit all required documents necessary for a complete application.



The Minneapolis Public Housing Authority owns an approximately 500 square foot sliver of excess land located across the alley from The Riverside at 2728 East Franklin Avenue. This sliver of land is adjacent to a former Perkins restaurant that is now being proposed for redevelopment into a 155-unit affordable apartment project by Wellington Management- a project known as AGRA. Through its Project-Based Voucher (PBV) Request for Proposals (RFP), MPHA has committed 38 PBVs to the AGRA project.

Historically, this land has not been maintained by MPHA as it was assumed to be part of the adjacent Perkins property and was maintained as such by the previous owner. The location and shape of the land does not present itself as being able to serve MPHA or its residents in any useful manner. Wellington Management has offered to acquire the land to aid in their development and maintenance of the proposed AGRA project. Wellington has offered to pay fair market value for this land.



The proposed disposition will only remove the sliver of land identified on the above map from public housing-the remainder of The Riverside will remain public housing. This disposition will



not negatively impact MPHA's ability to continue to operate The Riverside as low-income public housing. Residents will not see any change in management or operations of the building, their housing benefits will not change, and they will not be displaced.

Resident Consultation

On September 30, 2022, MPHA hosted a meeting with residents where MPHA staff and Wellington Management presented on the proposed disposition of the land and the AGRA project. Approximately 30 residents attended. MPHA staff also attended a Riverside Resident Council meeting on March 7, 2023, to discuss the project. Approximately 10 residents attended. For both meetings, translation services were provided. Residents had some questions about how the disposition of the excess land would impact them. Staff explained that this disposition would not impact the residents or the operations of the building, as The Riverside will remain an MPHA Low-Income Public Housing building, and the excess land had not been serving any purpose to residents. Resident comments were mainly focused on the proposed AGRA development and how the removal of the vacant commercial parking will impact parking in the community. They expressed concerns about adding new development in the area. They also expressed support for the deep affordability in the AGRA project and asked that the project include neighborhood serving commercial uses such as a coffee shop.

Next Steps

HUD review of the application takes approximately 60 days. MPHA anticipates a decision from HUD by August 2023. If approved by HUD, MPHA anticipates that it will take approximately 120 days for the disposition with the sale being completed in late 2023 or early 2024.

This Report was prepared by Thomas Watson, Development Manager. For further information, please contact Thomas at (612) 219-1382 or twatson@mplspha.org.

Attachments

1. MPHA Board of Commissioners Resolution No. 23-230

RESOLUTION NO. 23-230

WHEREAS, the Minneapolis Public Housing Authority (“MPHA”) owns and operates The Riverside, a 151-unit public housing high-rise located at 2728 East Franklin Avenue;

WHEREAS, MPHA also owns an approximately 500 square foot sliver of excess land across a public alley from The Riverside (“Excess Land”), and is legally described as that part of Lot 6 in Block 38, Whitcomb's Subdivision in Blocks 18, 19, 38 and 39 of Murphy's Addition to Minneapolis, lying westerly of the following described line: Beginning at a point in the north line of said Lot 6, distant 24.00 feet southeasterly of the northwest corner of said Lot 6; thence at a right angle southwesterly, 26.75 feet; thence southwesterly 16.28 feet along a tangential curve, concave to the southeast, having a radius of 79.67 feet to the west line of said Lot 6 and there terminating;

WHEREAS, MPHA has not maintained the Excess Land;

WHEREAS, the Excess Land will aid in the redevelopment of a vacant commercial building into a planned 155-unit affordable housing development known currently as AGRA (“AGRA Project”);

WHEREAS, MPHA has committed Project-Based Vouchers (PBV) to the AGRA Project through its competitive PBV Request for Proposals;

WHEREAS, the developer of the AGRA Project is prepared to buy the Excess Land for fair market value;

WHEREAS, the disposition of the Excess Land will not impact continued operations of The Riverside as low-income public housing and will not result in any change in the housing of the tenants of The Riverside. Residents will not be displaced, will not have to move, will not lose their housing benefits and will continue to be in the low-income public housing program;

WHEREAS, MPHA has consulted with representatives from the City of Minneapolis and received a letter of support signed by the Mayor;

WHEREAS, on September 30, 2022 MPHA consulted with residents of The Riverside on the disposition;

WHEREAS, on March 7, 2023 MPHA consulted with The Riverside Resident Council on the disposition;

WHEREAS, on May 24, 2023 MPHA consulted with the Resident Advisory Board on the disposition;

WHEREAS, on November 16, 2022 the MPHA Board of Commissioners adopted MPHA's MTW Annual Plan for 2023 ("Plan") that outlined the proposed Section 18 Disposition of Excess Land, and HUD approved the Plan on February 27, 2023;

WHEREAS, on November 22, 2022 the U.S. Department of Housing and Urban Development (HUD) found the proposed Section 18 Disposition of Excess Land categorically exempt from environmental review per 24 CFR § 58.34(a)(12); and

WHEREAS, the MPHA Board of Commissioners finds that the proposed Section 18 Disposition of the Excess Land will not negatively impact MPHA operations, nor the residents of The Riverside, and will aid in the development of additional affordable housing.

NOW THEREFORE BE IT RESOLVED by the MPHA Board of Commissioners as follows:

- (i) The Section 18 Disposition application for Excess land is approved;
- (ii) The Executive Director/CEO or his designee is authorized to execute and submit all required documents necessary for a complete disposition application and final land disposition and sale, if approved by HUD.



May 24, 2023

Agenda Item 2

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director

SUBJECT: Consideration of Request for Consent to Levy – 2024 Property Tax Levy

Previous Directives: The Board of Commissioners annually certified an MPHA property tax levy for several years; the latest December 17, 2008 and a one-time fiscal disparity tax levy on December 19, 2012. In addition, MPHA's Strategic Plan Goal 3.2.3 approved by the MPHA Board on January 25, 2023 is to advocate for a fully funded tax levy or equivalent resources from the City of Minneapolis

Resident Associations Notification: This document does not require Resident Council Review. The matter will be discussed with the Resident Advisory Board before the board meeting.

Budget Impact: Provides funding, up to an estimated \$12 million, for preservation and production of public and deeply affordable housing and to provide for any activities that are within the jurisdiction of the Authority as defined in accordance with state and local law.

Affirmative Action Compliance: This document does not require Affirmative Actions Compliance.

Procurement Review: This document does not require Procurement Review.

RECOMMENDATION: It is recommended that the Board of Commissioners adopt the attached Resolution authorizing MPHA to request consent of Minneapolis City Council, as governing body for the City of Minneapolis, to levy a tax upon all taxable property within the taxing district.

Each year MPHA requests funding from the City of Minneapolis to support the Minneapolis Public Housing Authority's programs and operations. MPHA seeks adoption of the attached Resolution whereby the Board of Commissioners approves MPHA's request of the Minneapolis Board of Estimate and Taxation to authorize MPHA to exercise its levy authority in 2024 to an amount equal to 0.0185% of the City of Minneapolis' Estimated Market Value, or the maximum allowable amount under state law.



Upon the Board of Estimate and Taxation (BET) establishing the maximum MPHA levy for 2024, the MPHA Board of Commissioners will consider a vote to adopt the levy amount up to the maximum set by the BET for consideration and consent of the Minneapolis City Council authorizing MPHA to exercise its levy authority in an amount authorized by the BET.

This Report was prepared by Lisa Griebel, General Counsel, MPHA.



RESOLUTION NO. 23-231

WHEREAS, Minneapolis Public Housing Authority in and for the City of Minneapolis (MPHA) may exercise its levy authority as authorized and in accordance with Minneapolis Code of Ordinances, Chapter 420.100 and Minnesota Statutes 469.033, Subd. 6;

WHEREAS, in accordance with the above cited state and local law, MPHA must receive consent by the governing body of the City of Minneapolis before MPHA may exercise its right under the aforementioned laws of Minnesota to issue said tax levy for purposes of funding its programs and operations;

WHEREAS, MPHA's Strategic Plan Goal 3.2.3, approved by the MPHA Board of Commissioners on January 25, 2023, is in alignment with this request seeking consent to authorize a fully funded tax levy;

NOW THEREFORE BE IT HEREBY RESOLVED, that the Minneapolis Public Housing Authority in and for the City of Minneapolis hereby does request that the Minneapolis City Council and the Board of Estimate and Taxation, to the extent required, establish a maximum MPHA tax levy to an amount equal to 0.0185% of the City of Minneapolis' Estimated Market Value, or the maximum allowable amount under state law;

BE IT FURTHER RESOLVED, that the Executive Director/CEO of the Minneapolis Public Housing Authority in and for the City of Minneapolis or their designee is directed to transmit this resolution requesting MPHA's tax levy being set to the maximum allowable amount under state law to the Minneapolis Mayor, City Council, and to the Minneapolis Board of Estimate and Taxation, if and as state and local law so provides.



May 24, 2023

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, Executive Director/CEO

SUBJECT: Executive Director's Report, May Board Meeting

Recently, the agency completed a \$10 million renovation of Hamilton Manor, a 220-unit senior-designated public housing high-rise in the Camden neighborhood. Work at the building included replacing various interior piping lines, updating and improving the building's fire safety systems including installing fire sprinklers, rewiring HVAC and ventilation systems, updating lighting throughout the property, replacing plumbing and updating in-unit kitchens and bathrooms, sealing windows to prevent heat loss, and painting resident units and community spaces. The agency also repaired the building's exterior and added additional security lighting around the property. The entire \$10 million came from the agency's annual HUD capital funding.

The successful \$10 million renovation of Hamilton Manor, on the heels of the historic \$27 million renovation of the Elliot Twins and the ongoing Family Housing Expansion Project, is a testament to the capabilities of MPHA staff to manage many large projects at once. It is also just the latest example of MPHA's commitment to the goals outlined in the agency's strategic plan, specifically goal number one to preserve and provide deeply affordable, high-quality housing for high-rise residents.

In pursuit of another strategic plan item, staff will present to the Board of Commissioners about the impact a fully funded public housing levy would have on agency activities and seek a corresponding board vote authorizing MPHA to use its full levying authority. A fully funded housing levy is estimated to deliver nearly \$12 million annually in new funding to the agency to support its public and deeply affordable housing preservation and production activities.

A top priority of both MPHA and the Minneapolis Highrise Representative Council for years, MPHA staff recently began meeting with Minneapolis City Councilmembers about a fully funded housing levy. Additionally, agency staff presented at the May 10 Minneapolis Board of Estimate and Taxation (BET) meeting about the power of a fully funded housing levy. Agency staff were joined by numerous MPHA residents who rallied with elected leaders in support of restoring the housing levy and testified as to what a fully funded housing levy would mean for their quality of life.

In other advocacy news, the Minnesota state legislature is wrapping up in session. At the time of this writing (May 18), the agency has secured \$5 million in a direct cash appropriation towards its one-time \$45 million cash grant request to clear CHR's capital backlog. The money was included in the state's billion-dollar housing budget, signed into law in mid-May. The \$5 million direct appropriation to MPHA is a part of a \$15 million public housing rehabilitation cash fund, which was developed and added to the final bill following MPHA's continued advocacy for public housing residents across the state—previously left out entirely of dedicated funding in earlier versions of the bill.

As the session ends, the agency is closely watching the state's capital investment bills, both traditional bonding and cash funding bills for possible additional agency funding. I will continue to keep the board



updated on the agency's progress at the state legislature and share any additional developments as they occur.

Finally, Chair Hoch joined agency leadership to tour the Rise Modular manufacturing facility in Owatonna earlier this month, where we learned about and watched the agency's modular housing units being built before being shipped to Minneapolis. Later that day, agency staff watched as the first of more than 100 mods in the agency's 84 new-unit modular construction project were set at a site in the Phillips neighborhood, one of the 16 sites across the city. The entire project will be delivered, set, and finished on site over the coming year.



Monthly Performance Report

Minneapolis Public Housing Authority
Board of Commissioners
For the month ending April 30, 2023

Contents

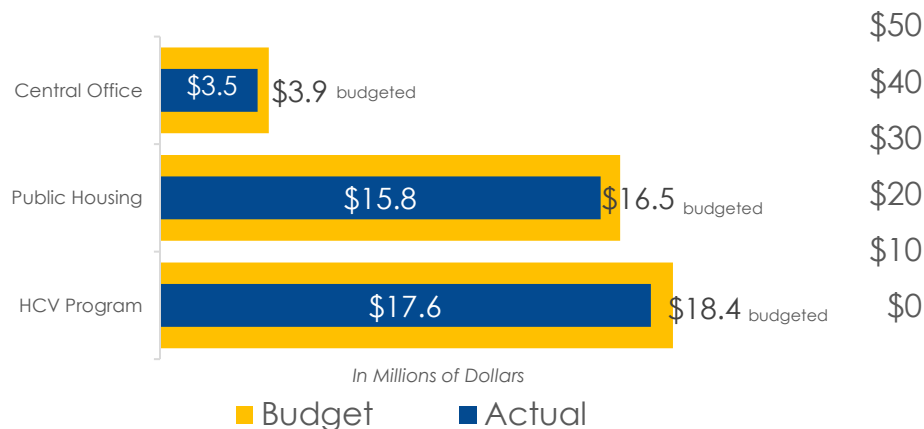
1. Financials
2. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
3. Building Improvement and Development Projects
4. Inquiry Response and Social Media

Operating Sources and Uses

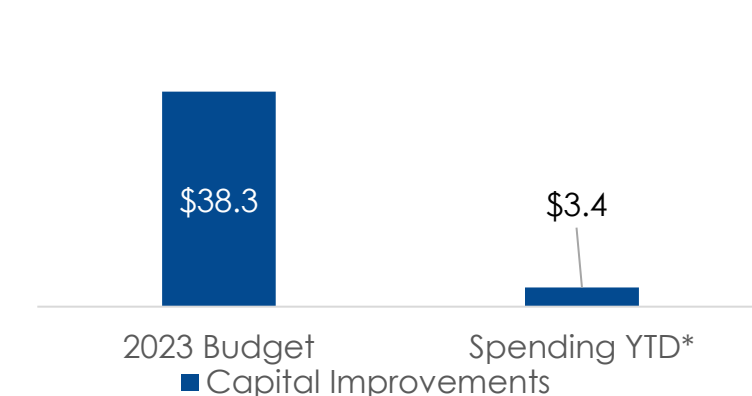
MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable)		Variance %
			Variance		
Tenant Revenue -Rents & Other	\$ 6,028,200	\$ 6,079,656	\$ 51,456		1%
Public Housing Operating Subsidy	\$ 7,764,756	\$ 7,408,671	\$ (356,085)		-5%
HCV HAP Subsidy & Admin Fees	\$ 17,957,914	\$ 17,171,217	\$ (786,697)		-4%
Other Revenues, Fees, & Grants	\$ 742,160	\$ 710,860	\$ (31,300)		-4%
Transfers-In	\$ 98,332	\$ 148,333	\$ 50,001		51%
Total Sources	\$ 32,591,362	\$ 31,518,737	\$ (1,072,625)		-3%
Uses					
Public Housing Operations	\$ 16,534,564	\$ 15,823,407	\$ 711,157		4%
Housing Choice Vouchers	\$ 18,428,878	\$ 17,569,323	\$ 859,555		5%
MTW Initiatives and Other Services	\$ 115,404	\$ 13,949	\$ 101,455		88%
Total Uses	\$ 35,078,846	\$ 33,406,679	\$ 1,672,167		5%
Net Sources/(Uses)	\$ (2,487,484)	\$ (1,887,942)	\$ 599,542		24%

Year to Date (YTD) Expenses



MTW Capital Fund Program

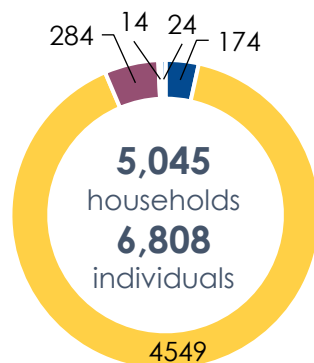


*An additional \$23.4 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*

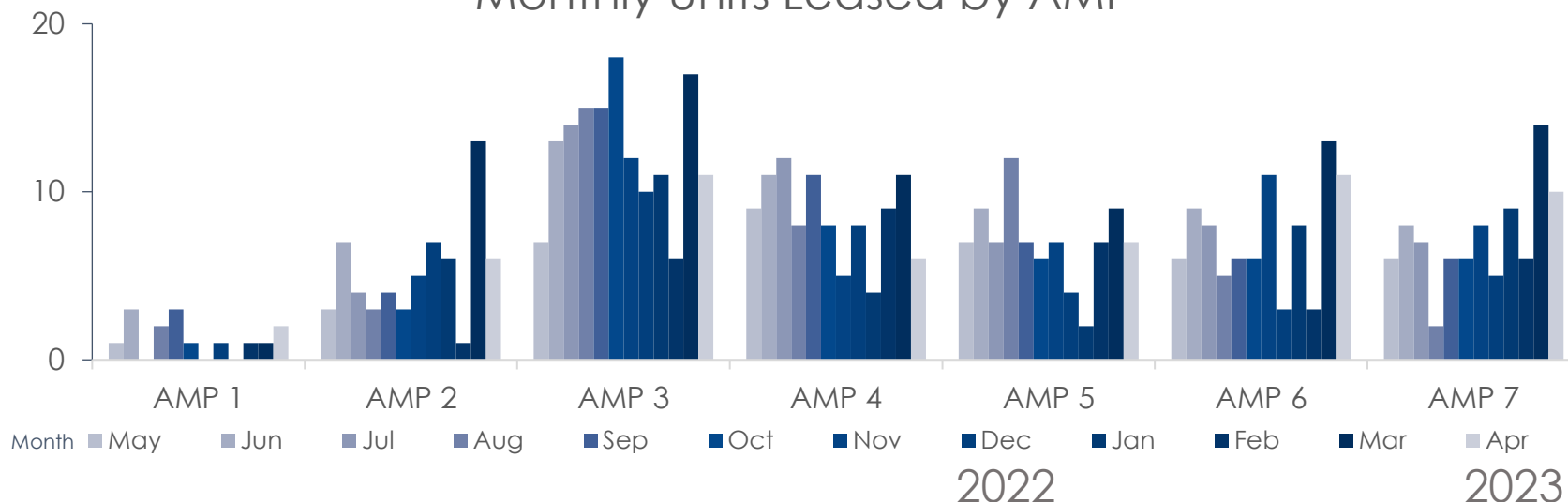


- Glendale
- MHOP
- Scattered Sites
- Highrise
- Minnehaha Townhomes

53
new units leased
during month

97%
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.

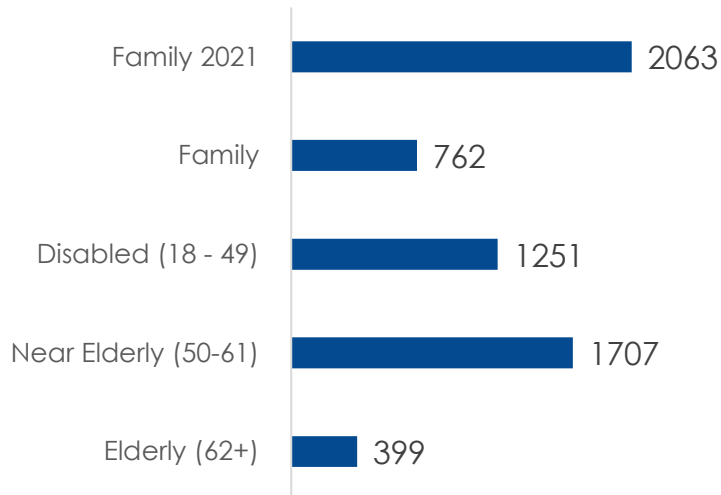
**Metropolitan Housing Opportunities Program (Hollman consent decree units owned and operated by third-parties)

Public Housing Programs

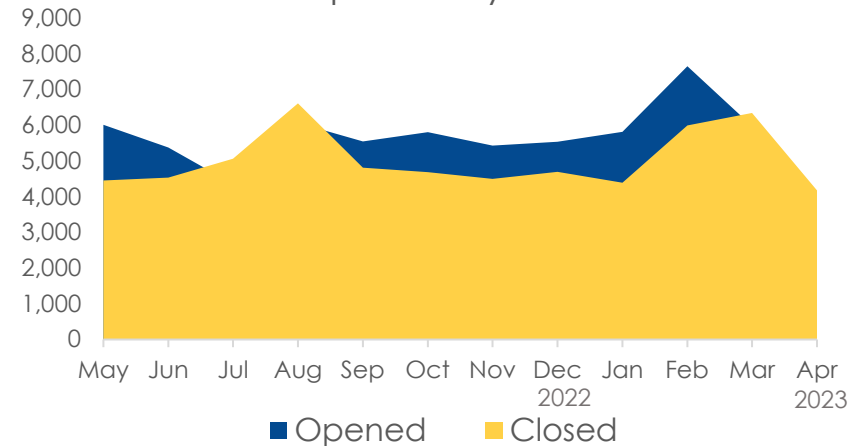


Reason for Vacating Unit	Count
Death	17
Moving in with or closer to Family	8
Evicted - Non Payment	7
Found Alternative Housing	7
Moving Out of Town	4
Other	3
Illness	3
Mutual Agreement	2
To Nursing Home	2
Purchased Home	1
Evicted - Disturbing Neighbors	1

Applicants on Waiting List



Work Orders Opened and Completed by Month

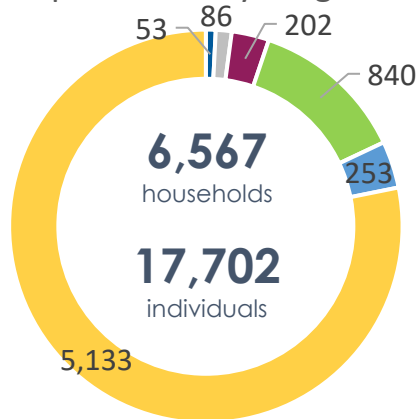


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	119	89%	0
Urgent: 1 Day	631	89%	0
After Hours Non-Emergency: 2 Days	20	100%	0
Important: 3 Days	688	74%	3
Routine: 10 Days	583	83%	5
Non-Routine: 20 Days	33	97%	3
Pest Control	824	100%	6

Housing Choice Voucher Programs



People Served by Program*



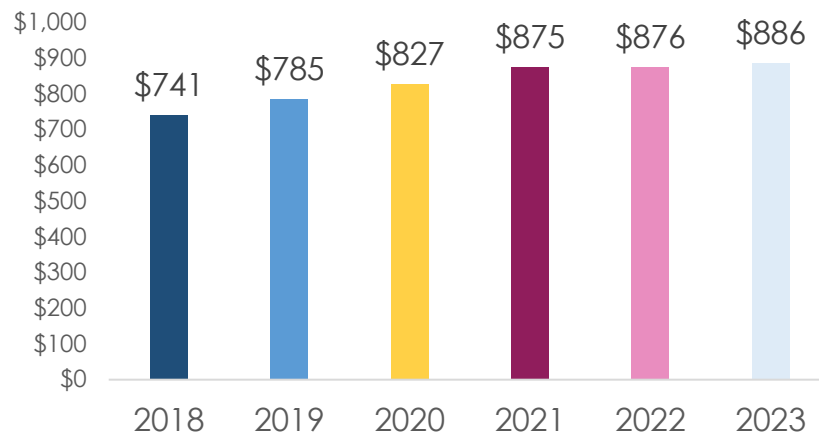
- Sponsor-Based
- Mod Rehab
- FUP and VASH

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

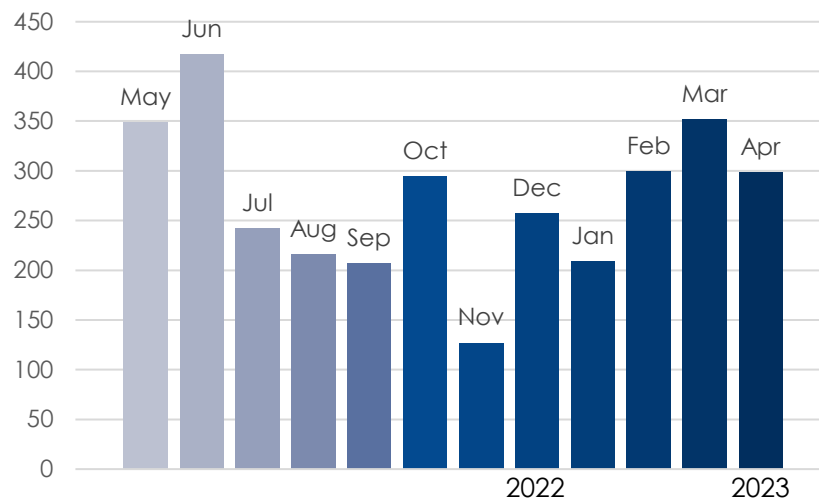
Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

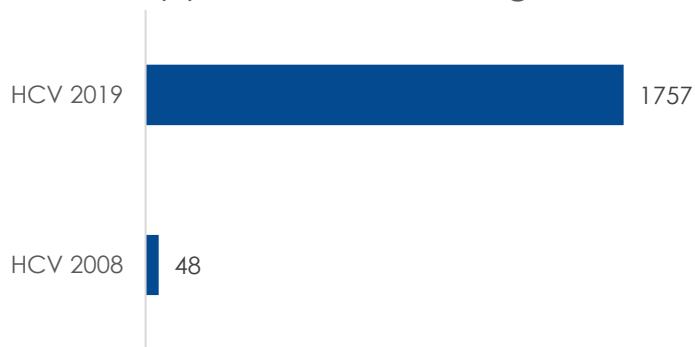
Average Housing Assistance Payment per Unit, Year to Date



Annual Inspections Conducted



Applicants on Waiting List



Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
Multiple highrises – remaining 9 sites	Fire sprinkler system installation	Planning
CHR scattered site units	City-funded interior & exterior improvements	Planning
1515 Park Avenue South	Fire alarm system replacement	Planning
314 Hennepin & Hiawatha Towers	Main electrical switch gear & generator replacement	Planning
800 5 th Avenue North	Window replacement	Planning
2121 Minnehaha Avenue	Window replacement	Planning
1515 Park Avenue South	Roof replacement	Planning
1415 East 22 nd Street	Roof replacement	Planning
Multiple highrises	Façade repairs	Planning
Fifth Avenues & 2121 Minnehaha	Apartment entry door replacement	Planning
Glendale Townhomes	Parking lots/sidewalks, soffit/fascia/gutters, partial roofing replacement	Planning
1920 4 th Avenue South	Site security upgrades	Planning
1301 Bryant Avenue North	Site security upgrades	Planning
Multiple highrises	Priority camera installations	Planning
3116 Oliver/1314 44 th /600 18 th /616 Washington	Elevator modernization	Planning
1015 N 4 th Street	Generator upgrades	Planning
1627 South 6 th Street	Apartment flooring replacement	Planning
1710 Plymouth Avenue North	Shower replacement	Planning
Multiple highrises	HVAC equipment replacements	Planning
Multiple highrises	Sidewalk/parking lot upgrades	Planning
Multiple highrises	Door replacements	Planning

Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Heritage Park - 440 MBS-owned units	Conversion & recapitalization	Planning

Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
CHR units – various scattered sites	2023 improvements: unit modernization at turn	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	Substantially complete
Cedars	Exterior façade/structural repairs	Under construction
Multiple sites	2022 security improvements	Bidding/under construction
1707 3 rd Avenue South	Façade restoration & window replacement	May 2023 start
1515 Park/1920 4 th /1710 Plymouth/710 2 nd	Main electrical switch gear & generator replacement	Materials ordered; summer 2023 start

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Family Housing Expansion Project	Development of 84 new family housing units across 16 sites	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-Jun '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	Substantially Complete	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	Planning	TBD – Fall 2023
1710 Plymouth Ave N	84	\$670,000	Federal Appropriation	Planning	TBD – Fall 2023
3116 Oliver Ave N	31	\$250,000	Federal Appropriation	Planning	TBD – Fall 2023
710 2 nd St NE	35	\$290,000	Federal Appropriation	Planning	TBD – Fall 2023
616 Washington St NE	35	\$290,000	Federal Appropriation	Planning	TBD – Fall 2023
809 Spring St NE	32	\$260,000	City of Minneapolis	Planning	TBD – Fall 2023
1900 3 rd St NE	32	\$260,000	City of Minneapolis	Planning	TBD – Fall 2023
3205 E 37 th St	28	\$230,000	City of Minneapolis	Planning	TBD – Fall 2023
3755 Snelling Ave S	28	\$230,000	City of Minneapolis	Planning	TBD – Fall 2023

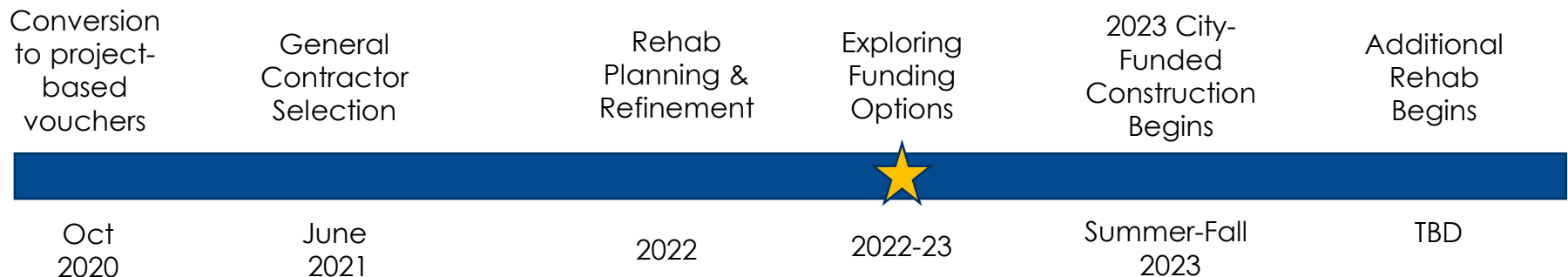
*Budget reflects costs of comprehensive building modernization project of which fire suppression is included

Scattered Site Rehab



- Conversion to project-based vouchers occurred on October 1st
- Will support investments in deferred maintenance and ongoing unit needs
- Mayor's 2023 budget includes \$3.7M for property repairs
- Pursuing \$45M state funding to address capital backlog

Timeline (subject to change)



Family Housing Expansion Project

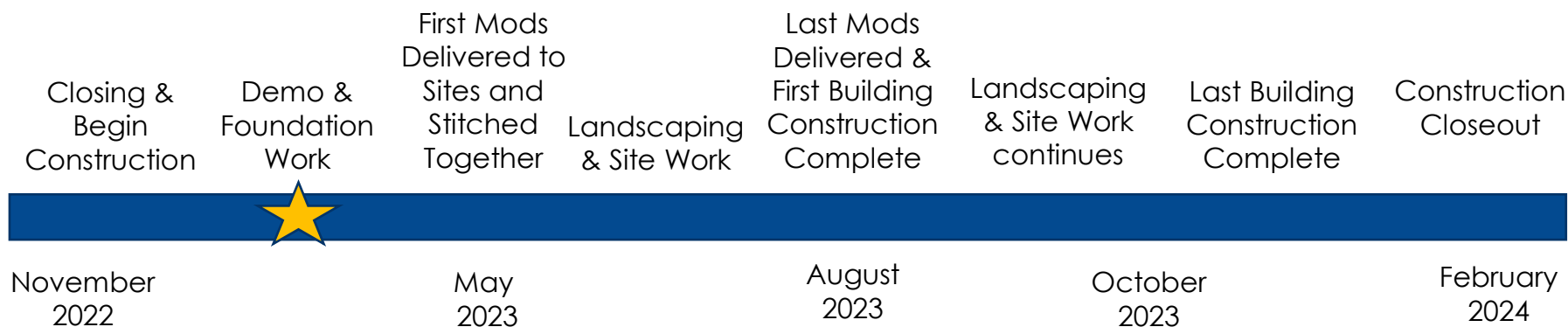


84-unit new scattered site construction



- 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
- **Construction began 11/30/22**
- **Demo complete at all sites; site prep and foundation work complete at 13 of 16 sites**
- **Mod production began in April; first mod sets scheduled for mid-May**

Construction Timeline (subject to change)



Inquiry Response and Social Media



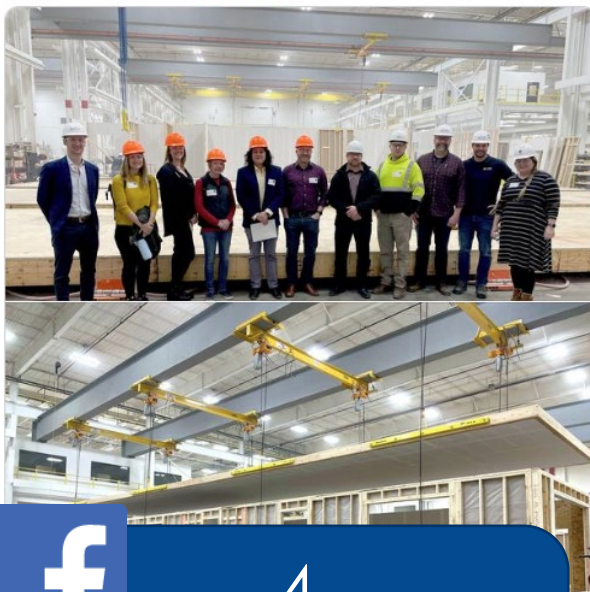
MPHA on Facebook

Top Performing Post (1,059 views)

Last week, MPHA staff watched as the first of 126 modular structures was constructed in Rise Modular's manufacturing plant in Owatonna. Over the next year, these 126 mods will be built, shipped, and assembled on-site to create 84 new two- and three-bedroom units of deeply affordable family housing across 16 sites throughout Minneapolis.

Using modular design allows MPHA's Family Housing Expansion Project to be finished 33% faster than traditional construction, creates less neighborhood disruption, and reduces overall project waste.

Read more about the project at bit.ly/84NewUnits.



4

Posts for the Month

19

New Followers



MPHA on Twitter

Top Tweet (231 views)

MPHA received a 98.5% in the physical inspection segment of the HUD's annual Public Housing Assessment System (PHAS). This marks the highest physical inspection scores in MPHA's history! Read about the MPHA team's hard work to achieve this at bit.ly/PHAS2023.
pic.twitter.com/j4TMJuRkrY



MPHA Earns Highest Physical Inspection Scores in Agency History



15

Tweets for the Month

0

New Followers

April 2023

Fully Funded Housing Levy Would Deliver \$12 Million in New Funding

On May 10, MPHA residents joined elected leaders to rally in support of restoring the public housing tax levy in Minneapolis. MPHA needs additional, reliable non-federal funding to help turn the tide on its capital backlog, and MPHA residents showed up and shared their stories about what a housing levy would mean to them. Following the rally, MPHA staff presented the power of a fully funded Minneapolis housing levy to the Minneapolis Board of Estimate and Taxation, which could generate as much as \$12 million annually in new funding to support MPHA's housing preservation and production activities.

In recent years, the agency has pursued an all-of-the-above approach in seeking new funding and partners to help address its capital needs. The agency has made progress and secured tens of millions in one-time, project-based, and ongoing funding support. However, it has not been enough. The agency needs the City Council to pass a resolution consenting to MPHA using its full levying authority and/or Mayor Frey would include the levy as a part of his annual budget, to be approved by the City Council.



MPHA Completes \$10 Million Renovation of 220-Unit, Senior-Designated High-Rise



In late March, MPHA completed a \$10 million renovation of Hamilton Manor, a 220-unit senior-designated public housing high-rise in the Camden neighborhood. In close coordination with the building's resident council, the agency worked to reduce resident disruptions with a construction schedule that sought to address needed upgrades to systems and apartments in a single, comprehensive rehab project rather than making numerous smaller improvements over the course of many years. The entire \$10 million came from the agency's annual HUD capital funding.

Work at the building included replacing various interior piping lines, updating and improving the building's fire safety systems including installing fire sprinklers, rewiring HVAC and ventilation systems, updating lighting throughout the property, replacing plumbing and updating in-unit kitchens and bathrooms, sealing windows to prevent heat loss, and painting resident units and community spaces. The agency also repaired the building's exterior and added additional security lighting around the property.



MPHA News Clips – May Board of Commissioners Meeting

[How Schools Serve Homeless Students \(US News\)](#)

By Kate Rix

April 28, 2023

Homeless families are often invisible in the communities where they live, though more than 50,000 families with children experienced homelessness last year and over 1 million school-age children were identified as homeless in 2020, according to the National Center for Homeless Education.

The homeless population most visible to society at large is single adults. And the U.S. Department of Housing and Urban Development's definition of "homeless" – people living in shelters or places not meant for human habitation – excludes most families, who are usually unsafely "doubled up" with other families or relatives.

But homelessness can have a huge impact on students. Among other negative consequences, children who experience homelessness have lower high school graduation rates and higher rates of chronic absenteeism, which can lead to weaker academic performance. And not graduating from high school puts young people at greater risk of becoming homeless.

Federal law – the McKinney-Vento Act – requires that homeless children (including those "doubling up" in others' homes) receive educational services, and mandates that every school district have a homeless education liaison to help students get what they need. But a national assessment of homeless liaisons found that many are stretched and lack adequate time to their jobs. Their capacity to understand each child's unique circumstances is limited and their ability to coordinate needed services constrained, advocates say.

How Schools Can Help

While meeting the needs of homeless students is a tremendous challenge, schools are also uniquely positioned to help, advocates say.

"Schools, because children are their clients, can hone in on children as people," said Barbara Duffield, executive director of SchoolHouse Connection, which advocates nationally for homeless youth policy. Teachers can recognize signs of unstable housing: children falling asleep at their desk, poor attendance, a lack of reliable transportation and past enrollments at multiple schools. Kids may also be hungry and have a hard time focusing. School – where they can receive free breakfast and lunch – may be the most stable part of their lives.

Guidance for teachers who have homeless students emphasizes sensitivity and stability. Students may lose school supplies, so keeping extras in the classroom can be helpful. The guidelines advise teachers to



make accommodations for absences and learning regression, as students may not attend school consistently or do their homework regularly.

In many districts, teachers can refer homeless children to a central office where families can be connected to food, housing and transportation support. In many cases, however, the district cannot do much more than provide a list of available services.

“We don’t go to the school, but we do collaborate with school staff,” says Esther Rivera, program manager of Denver Public Schools' Homeless Education Network. In Denver, families that need assistance can receive vouchers for motels and food. Students are also offered transportation to school.

Partnering With Housing Support

Partnerships between school districts and housing agencies have the potential to stabilize children’s lives.

In Vancouver, Washington, the school district began working with housing support agencies after a local crisis in 2014, when more than 150 residents of the Courtyard Village apartment complex were evicted.

Over 100 families, including nearly 90 children, reached out for help, triggering a massive response from service agencies and forging a lasting collaboration between the local school district and housing support agencies, which helped 75 families find new homes.

“We were thrown into a community crisis together, which cemented our partnership,” says Charlene Welch, a spokesperson for the Council for the Homeless in Clark County. “The Courtyard Village situation helped us learn how to work with a school district on housing matters.”

Today, Vancouver Public Schools acts as a liaison between families and local shelters and service providers. The district provides students with transportation to school and helps identify homeless students, so the Council for the Homeless can help find them and their families housing.

“We know that experiencing homelessness and housing instability when a person is young can lead to future instability,” says Sunny Wonder, deputy director of the Council for the Homeless. “It’s so important to stabilize young people to ensure they don’t experience homelessness in the future.”

An Innovative Collaboration

In the long term, Duffield says that what is needed is “a combination of safe and stable housing with supports for two generations, parent and child, to become self-sufficient.”



That's the idea behind Stable Homes Stable Schools, a partnership between the city of Minneapolis and Hennepin County and the city's school district, housing authority and YMCA. The program, which began in 2019, works with homeless families who have young school-age children to find housing and to provide adults with job support. The goal is to create stable environments so that the children will have better school attendance and performance.

"We very specifically look at how kids are doing and to help us prioritize, because we do need to prioritize who we reach out to," says Charlotte Kinzley, manager of Homeless and Highly Mobile Student Services for Minneapolis Public Schools. "Experiencing homelessness is always hard, but it doesn't affect all kids the same way. If a child hasn't been at school for over a week and we can't get ahold of the parent, then the situation is affecting this child more than in another family."

Stable Homes Stable Schools works with schools to identify homeless children in kindergarten through second grade. If the families are interested, the district makes a referral to the housing authority, which screens the family for potential support finding housing.

Funded by grants, the city of Minneapolis and the Minneapolis Public Housing Authority, the program assists families with rent for up to four years. Adults receive job training and counseling support through the YMCA, along with childcare for school-age and younger children.

Last year, the program helped stabilize housing for more than 1,300 families including about 3,700 children. Each family is connected to a support specialist, who helps set them up in their new home, hook up utilities and shop for food and other essentials.

The program is being evaluated by the University of Minnesota Resilient Communities Project to assess its impact on students and families, but early outcomes are positive.

"We have seen an improvement in attendance and behavior," Kinzley says. "One of the reasons it has worked so well is that it has stayed student- and family-focused."

Expanding School Partnerships

Programs like Stable Homes Stable Schools are critical, says Duffield, but rare.

Such collaborations require vision and leadership that don't exist everywhere. Funding is inadequate to identify and support homeless students. And districts faced a huge challenge identifying and tracking homeless students during COVID-19. When most schools closed and instruction took place online, many lost contact with families who were homeless or housing insecure.

Still, there are encouraging signs. School-based homeless liaisons in Boston Public Schools, for example, support families with school-age children by linking them with housing services through the Homeless



Education Research Network. Federal funds to support these partnerships during the pandemic are bearing fruit. Some states, including Arkansas, Maine and New Hampshire are using the money to strengthen ties between schools and housing agencies to support homeless students.

Supporting these partnerships is the key, Duffield said, to connecting homeless children and their families with all of the resources available to them, from housing, food and clothing to tutoring and school supplies.

"That's the trick," she said. "We need to elevate these examples of districts that are putting energy into partnerships, because now districts have the funds to get things going."

###



[Minneapolis' mayor wants workers downtown three days a week — and other takeaways from the State of the City address \(MinnPost\)](#)

By Kyle Stokes

May 5, 2023

You know how Al Gore “invented the internet?”

Minneapolis' 48th mayor just “invented” Tuesday.

During Mayor Jacob Frey's State of the City address on Thursday, he acknowledged that Minneapolis' population of downtown workers — at least one-third smaller than it was before the pandemic — will likely never fully return to its pre-2020 levels.

Frey said he (sorta) gets it: If you have the option to spend your Monday in comfy clothes or your Friday logging in from a lake place, why would you ever want to go into the office?

So Frey made a pitch for the city's white collar workers: come to work in the office on the other three days.

“The sweatpants-on-Mondays thing sounds pretty good,” Frey quipped. “So let me introduce you to this new concept that I came up with while I was writing this speech — it's brilliant: It's the concept of Tuesdays, Wednesdays and Thursdays. These are days that fall in the middle of the week — after Monday and before Friday.”

“This is a new innovative idea,” Frey added, with the audience of perhaps 200 invited guests and city officials chortling (groaning?) at his dad-joke. “In 10 years, people are going to say I was a genius.”

It was a tongue-in-cheek introduction to a serious proposal.

Frey referenced research that suggests in-person work increases “the likelihood of inventions, patents, and new business concepts,” and thus Minneapolis' ability to stay on the “cutting edge.” He also hinted at benefits for restaurants and retailers, referencing his fond memories of “just hanging out with friends, coworkers or loved ones” downtown.

Frey's bully-pulpit push to return to in-person work was one of several initiatives the mayor touted to inject a different kind of vibrancy to downtown — and one of several ways he argued in his speech that Minneapolis was in the midst of a “rebound.”

“Let's pause and give each other the permission to feel happy about where Minneapolis is going,” Frey said.



Here are some other takeaways from his speech:

More downtown initiatives

Frey said the city has convened a Vibrant Downtown Storefronts Workgroup — “one of the worst names we’ve ever created” for a task force, Frey said — which will advance recommendations for the city’s retail space later this spring.

He also highlighted the city’s initiative to transform unused offices into housing: “Sometimes the walls are going to literally have to come down.”

Crime & police reform

Frey highlighted sharp year-over-year drops in the number of homicides, carjackings, shots fired calls and robberies across the city. (He didn’t mention a rise in motor vehicle thefts and sex offenses.)

The mayor also noted that the city recently entered into a settlement agreement with a state agency that will usher in court-monitored reforms to the Minneapolis Police Department.

“The work won’t be limited to some policy change that you see in the paper,” he said. “People will feel it in interactions that they have on the streets.”

Affordable housing

Frey delivered the State of the City speech at Leef North, a new office space that’s part of a complex of housing and artist lofts in Near North Minneapolis that includes affordable units and some units for previously-unhoused individuals.

Leef North was the same venue where the mayor held a press event in February to announce that the city had built more units of affordable rental housing (919) than in the previous three years combined — including 264 units affordable to people making less than 30% of area median income.

On Thursday, Frey said the city has helped fund another 23 projects that will eventually provide 2,221 units of new housing.

Public housing: ‘Stable Homes, Stable Schools’ to expand?

Since 2021, Frey said the city’s budget has included funding for a partnership with the Minneapolis Public Housing Authority and the Pohlad Family Foundation that provides rental assistance to Minneapolis Public Schools families experiencing homelessness (and some help to others who aren’t homeless, but otherwise at risk).



Frey hinted that the city and housing authority will soon announce plans to expand the program in the coming weeks or months: “It’s going to make a difference for even more kids.”

The mayor has also convened a working group of local officials and non-governmental organizations to figure out how to build more affordable public housing units.

###



[Minneapolis Public Housing Agency wants to bring back tax it dropped 14 years ago \(Star Tribune\)](#)

By Dave Orrick

May 9, 2023

Minneapolis could resurrect a tax for public housing, under a proposal to be announced Wednesday.

The concept — a long-term funding source for public housing — has the support of a number of key players, though the likelihood of it happening remains unclear.

The proposal comes out of the Minneapolis Public Housing Agency (MPHA), which will roll it out publicly on Wednesday. It could bring in about \$12 million next year to pay for a mounting backlog of building repairs and construction of new units, MPHA officials said.

The tax would cost the owner of a \$315,000 home roughly \$53 in additional taxes annually, according to estimates. Commercial properties would see similarly proportioned increases of up to an estimated 3%, according to MPHA estimates. If it went through, the new tax could appear on property tax bills as soon as 2024.

Why they want it

"Our city and region face an affordable housing crisis, and it's going to take an all-of-the-above approach to preserve and produce the housing our community needs," said Abdi Warsame, the housing authority's executive director and CEO, in a statement released in advance of Wednesday's rollout.

Warsame's argument is this: Without a sustainable influx of funds, the agency's \$210 million-plus backlog will only grow, undercutting what is widely seen as a crucial tool to reducing homelessness.

Not only could the tax help the MPHA preserve its aging housing units, the agency could have enough funds over the next 20 years to develop more than 440 new units, a way to eat into its waiting list of those seeking housing.

While the MPHA has seen its funding boosted recently by federal pandemic-recovery funds and direct dollars from the city budget, those are one-time dollars. Advocates argue that public housing has been underfunded for decades by its primary benefactor, the federal government.

A proposal for \$45 million from the Democratic-controlled Legislature has thus far failed to gain enough support to guarantee its passage, though it could still be approved in the final weeks of the legislative session.



In addition to administering some 7,200 federal Section 8 housing vouchers, MPHA owns and operates 6,000 low-income units in 42 high-rises, 184 low-income family homes, and more than 700 scattered-site "deeply affordable" homes for families, among other properties.

Warsame will make his pitch Wednesday in a presentation to the Minneapolis Board of Estimate and Taxation, which has the authority to set the maximum amount that city property owners can be taxed by various bodies.

Samantha Pree-Stinson, president of the taxation board, plans to host a news conference before the meeting where she will explain, she said, "why funding the public housing levy is critical."

Tricky politics

Under state law the MPHA is allowed to levy its own property tax, as do the vast majority of the 100 or so public housing agencies in Minnesota. The MPHA has taxed properties in the past; the last levy was in 2009 amid the depths of the Great Recession, and since then there have been numerous calls for it to be revived.

But the agency can't levy taxes without approval by the taxation board, the City Council and the mayor. And it's not necessarily permanent; the levy must be approved every year.

Generally speaking, there's broad support among council members and Mayor Jacob Frey to increase spending on public housing. But the politics of such a move are tricky.

"It's too early now to make a commitment," Frey said Tuesday, emphasizing that the city's annual budget process hasn't yet begun — and noting that the city's anticipated 6.2% property tax increase is effectively the starting point before additional tax burdens can be considered.

In a news release Monday, MPHA officials attempted to cast their plan as having overwhelming support on the City Council, listing the support of a "veto-proof nine members." But that purported support is based on how council members responded to a candidate questionnaire before the 2021 election, and not the specific plan now being proposed.

###



Mayor says Minneapolis must ‘step up’ to fund public housing. Does the city need to raise property taxes do that? (MinnPost)

By Kyle Stokes

May 12, 2023

Imagine if the federal government, and not cities, were in charge of running local parks. Broken drinking fountain? Busted swing set? Pothole in the walking path? Cities would have to call Washington, D.C., to pay for a fix — and it might be easier for officials half-a-continent away to deny that money.

That’s more-or-less a reality for the Minneapolis Public Housing Authority: 86% of MPHA’s \$186 million in revenues come from the federal government. But in recent months, housing authority officials have stepped up a campaign to convince state and local leaders to take on a larger role in paying for public housing — a task long seen as the federal government’s role.

This week, MPHA officials announced their next step in this push: They urged officials with the city of Minneapolis to revive a defunct property tax levy, creating what would be a dedicated, \$12 million-a-year funding stream for public housing.

On Wednesday, residents of MPHA housing pleaded with city leaders to restore the levy to help fix drafty windows, poor ventilation and leaky showers and faucets. MPHA faces a \$210 million maintenance backlog — which officials blame on four decades of federal government underfunding.

“We should be seen like the streets and the parks,” said Abdi Warsame, the public housing authority’s executive director and CEO, “and that means we need a similar investment from the city of Minneapolis.”

In principle, Mayor Jacob Frey agreed: “The city has a role” in supporting public housing, Frey remarked Wednesday, and “we need to step up.”

But do city officials need to restore the housing tax to fulfill this role? This year’s city budget included an “unprecedented” \$4.9 million in one-time funding for MPHA projects. Add in a few other funding sources — including some federal stimulus money — the city gave the housing authority more than \$15 million last year, Frey said.

Officials also appear anxious that the city’s property taxpayers may be tapped out. Minneapolis leaders are already banking on a 6.2% increase in the overall property tax levy as they make their 2024 spending wish-lists. Adding \$12 million to the levy would bump next year’s property tax increase closer to 9%, and other requests could ultimately bump the increase over 10%.



“Asking for an increase at that level will create considerable pushback,” said Steve Brandt, vice president of the Minneapolis Board of Estimate and Taxation, which controls the tax levy, “and I’ll be balancing that against the very real needs” which public housing residents expressed.

Four City Council members — Robin Wonsley, Jamal Osman, Jason Chavez and Elliott Payne — appeared at a press conference Wednesday to express their willingness to restore the tax. The housing levy is still on the books, but it’s been set at zero since 2009. Restoring it at the highest level allowed would require the median homeowner to pay an additional \$52 per year in property taxes.

Another option could be to increase the amount of funding MPHA receives through the city’s budget, without necessarily touching the levy.

Frey seemed to point toward this option during Wednesday’s Board of Estimate meeting, which was packed with public housing residents demanding the restoration of the levy: “We at the city,” Frey told them, “will do everything possible that we can to make this right to get the funding — the funding — that you need.”

There’s a lot of overlap between the work of city agencies and the housing authority, Frey noted — and the two agencies work collaboratively.

The city’s Community Planning & Economic Development department helps develop and subsidize both public and affordable housing. Frey and MPHA officials have convened a task force of both public officials and non-governmental organizations to support the housing authority’s goal of bringing at least 150 new public housing units online each year.

“When you have a team of people that’s working on that affordable housing work, you’re able to properly allocate funding to the places where it’s needed most at that particular moment, and you’re able to make ongoing commitments as well,” Frey said.

Whichever route Minneapolis’ elected leaders take, Warsame stressed that MPHA will be hard-pressed to make headway on its maintenance backlog without outside funding.

“It’s our neighbors who are suffering,” Warsame said, “so what I’m saying is, let’s discuss it. Let’s negotiate. Let’s talk. But let’s also make sure that this levy is on the table.”

This legislative session, MPHA asked the Minnesota Legislature for a \$45 million one-time cash infusion, which would have covered a long list of repairs at the “scattered site” homes the housing authority controls. Like in many MPHA properties, more than 80% of the residents in these homes are Black; many are single mothers; the average household’s income is around \$34,000 per year.



With the session winding down, it doesn't appear MPHA will receive the full \$45 million it asked for. The state Senate's housing omnibus bill includes a \$30 million grant to the housing authority; the House's version would grant MPHA \$5 million.

Samantha Pree-Stinson, the Board of Estimate's president, suggested during a press conference that enacting a levy could be one way to convince state lawmakers to kick in more funding.

"We need to work with our state partners — who weren't very happy" earlier this year, Pree-Stinson said. To them, "it didn't seem like we were doing enough as a city."

"It's going to take multiple funding sources," Pree-Stinson added. "I don't want anybody to misquote me that I'm saying the levy is going to solve all of our problems and it's a magic rabbit coming out of a hat. But it is a funding source that has sat empty — and we need to make sure that we're meeting our obligation."

Val Labrie, who lives in Northeast, spoke directly to Frey during public comments at Wednesday's meeting, urging the mayor to get behind MPHA residents' push for a levy.

"It's not a budget. It's a tax," Labrie said. "It's completely different. We need that."

Glancing over her shoulder at the public housing residents holding signs, Labrie added: "I've got a whole roomful that's going to start hounding you if you don't get it done."

###