



NOTICE AND AGENDA

July 26, 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 June 28, 2023

CHAIR'S UPDATE

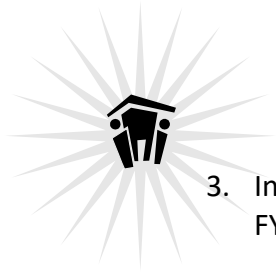
RESIDENT ADVISORY BOARD – RAB Chairperson Comments

CONSENT:

1. Exterior Masonry Repairs at 800 Fifth Avenue North (Laura Dykema, Director of Planning & Development)

PRESENTATION / DISCUSSION / PROPOSED RESOLUTION:

2. Fire Suppression System Installation at Five Highrises (Laura Dykema, Director of Planning & Development)



3. Informational Presentation: Review what MTW is and the Process for drafting the FY2024 Plan (Rachel Almburg, Asst. Director of Policy & SI)

RECEIVE AND FILE:

- Executive Director's Update
- Monthly Performance Report for June 2023
- Community Update and News Clippings
- Q2 Updates on Strategic Plan Goal Process

Next Regular Meeting:

**Wednesday, August 23, 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 A REGULAR MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
June 28, 2023**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a regularly scheduled meeting at 1:35 P.M. on June 28, 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
Cara Letofsky	Commissioner
Hon. James Rosenbaum	Commissioner

The following members of the Board were absent:

Mikkel Beckmen	Commissioner
Tamir Mohamud	Commissioner

The following others were also present:

Dominic Mitchell	Deputy Executive Director
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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 May 24, 2023, were presented for approval. Commissioner Isse moved the minutes be accepted as presented. The motion was seconded by Commissioner Porte. Upon a voice vote, the Chair declared the motion carried.



Chair's Update:

The Chair met with the Executive Committee today. There were four items on the agenda:

- ◆ Heritage Park Update
 - ◆ Labor Negotiations Update
 - ◆ Tax Levy Budget (submitted to the city)
 - ◆ Executive Director/CEO's Evaluation Timeframe:
- After August 4, 2023, the Commissioners will receive a form to evaluate the Executive Director and the Chair will ask senior staff to complete a confidential evaluation as well. All submissions will go to the Chair who will summarize the comments then meet with the Executive Director. In November 2023 the Commissioners will meet to discuss the Executive Director's evaluation.

Resident Advisory Board (RAB) Update:

Lisa Anderson RAB Chair declared there was a quorum. MPHA staff presented the Fire Suppression Installation at Four Highrises and the MPHA Tax Levy Budget; the RAB discussed and approved the reports.

Resident concerns:

- ◆ The RAB concerns on the levy; If MPHA does get the levy they hope some of the money would be invested in the high-rises for items they've been requesting for a while:
 - Clean the floor heating vents in all highrises
 - Install parking lot gates at all highrises
 - Install bathtubs in units
 - Some units have showers only; on some floors there are "tub rooms" which are an inconvenience for residents who have to leave their apartment to go to another floor to take a bath.
- ◆ Lastly, if buildings are going to be upgraded (via RAD) do not take away space in the units. One option to gain space is to install storage units within the building and residents could pay a fee and sign a contract to make certain they follow the rules.

Item No. 1: Fire Suppression System Installation at Four Highrises

After a brief presentation by staff and discussion, Commissioner Rosenbaum moved approval of the recommendation set forth in the Report. Commissioner Letofsky seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2023-33]

Item No. 2: MPHA Tax Levy Budget

After a brief presentation by staff and discussion, Commissioner Erickson moved approval of the recommendation set forth in the Report. Commissioner Isse seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2023-34]



Receive and File Items:

The following items were received and filed by the Board:

- Executive Director's Update [See Document No. 2023-35]
- Board Meeting Schedule (Notable Activities) [See Document No. 2023-36]
- The Monthly Performance Report for May 2023. [See Document No. 2023-37]
- Community Update Newsletter & News Clippings [See Document No. 2023-38]

Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 2:12 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



July 26, 2023

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Exterior Masonry Repairs at 800 Fifth Avenue North

Previous Directives: The Board has previously approved the Capital Fund Program (CFP) Plan for FY 2023 as part of the Agency's 2023 Moving to Work (MTW) Annual Plan.

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's July 26, 2023 meeting.

Budget Impact: Expenditures will be charged to the Capital Fund Program.

Affirmative Action Compliance: The contractor has signed an Equal Employment Opportunity / Affirmative Action Policy statement. The contractor intends to primarily self-perform the work and anticipates approximately 25% Section 3 labor hours. MPHA will monitor compliance.

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

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to execute a contract and all related documents in the amount of \$1,333,096.00 with Advanced Masonry Restoration, Inc. for exterior masonry repairs at 800 Fifth Avenue North.

Art Love Manor – located at 800 Fifth Avenue North – is a 66-unit, 12-story high-rise built in 1959. Its exterior façade is brick veneer cladding with masonry control joints. Extensive masonry repairs are necessary to address building and unit water intrusion that has recently occurred during driving rains. The scope of this project includes full brick repointing, new control joints, the installation of through wall flashing, and failed sealant repair.

On June 13, 2023, an invitation for bids was publicly advertised with a bid due date of July 11, 2023. The following bids were received:

Restoration & Construction Services	\$ 979,045.00 (<i>bid withdrawn</i>)
Advanced Masonry Restoration, Inc.	\$1,333,096.00
Building Restoration Corp	\$1,467,154.00
Advanced Masonry Restoration Corporation	\$1,483,150.00
Innovative Masonry Restoration	\$1,584,000.00
Restoration Systems, Inc.	\$1,597,162.00
Acme Tuckpointing & Restoration	\$1,646,241.00
RAM Construction Services	\$1,656,778.72
Paragon Builders	\$2,244,354.57

The lowest responsive bidder, Advanced Masonry Restoration, Inc., has successfully completed similar projects and MPHA staff is confident they will perform well on this project.

This Report was prepared by Laura Dykema, Director of Planning & Development. For further information, please contact Ms. Dykema at (612) 342-1428 or ldykema@mplspha.org.



July 26, 2023

Agenda Item 2

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Fire Suppression System Installation at Five High-rises

Previous Directives: The Board has previously approved the Capital Fund Program (CFP) Plan and MTW Budget for FY 2023 as part of the Agency's 2023 Moving to Work (MTW) Annual Plan.

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's July 26, 2023 meeting.

Budget Impact: Total project costs are estimated at \$2.4M. In 2022, MPHA received \$2M in direct federal appropriated funds from HUD's Community Project Funding (CPF) Grant Program which will cover the majority of costs; approximately \$400,000 will be charged to the Capital Fund Program.

Affirmative Action Compliance: The contractor has signed an Equal Employment Opportunity/Affirmative Action Policy statement. JPMI is a certified MBE contractor and intends to subcontract approximately 20% of the work to WBE companies and 23% of labor hours to Section 3 vendors. MPHA will monitor compliance.

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

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to execute a contract and all related documents in the amount of \$1,945,100 with JPMI Construction for fire suppression system installation at 1710 Plymouth Avenue North, 2415 North Third Street, 3116 Oliver Avenue North, 616 Washington Street NE, and 710 Second Street NE.

MPHA has made the installation of fire suppression systems in our high-rises a high priority and as a result accelerated the timeline for installations in remaining, un-sprinkled properties. To

date, the agency has installed fire suppression in 28 of its 42 high-rises, with five installations currently underway and nearing completion. An additional four installation projects are slated to begin in early August and, with these contract awards, the final five high-rises will be retrofitted with this important life-safety system.

On June 14, 2023, an invitation for bids was publicly advertised with a bid due date of July 20, 2023. MPHA received the following bids:

JPMI Construction	\$1,945,100.00
Hamline Construction	\$2,079,010.00
Iyawe Associates	\$2,612,162.00

The low bidder, JPMI, has successfully completed fire suppression system installations in other MPHA high-rises. Staff is confident they will perform well on these projects.

This Report was prepared by Laura Dykema, Director of Planning & Development. For further information, please contact Ms. Dykema at (612) 342-1428 or ldykema@mplspha.org.



MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, Executive Director/CEO

SUBJECT: Executive Director's Report, July Board Meeting

Late last month, U.S. Senator Tina Smith invited MPHA staff to join her on a tour of the Rise Modular facility in Owatonna where the agency's 126 modular housing units are being built before being shipped and assembled on-site in Minneapolis as part of the agency's Family Housing Expansion project. It was great to connect with Senator Smith at this phase of the project following her remarks at the agency's groundbreaking celebration back in January. I am appreciative of the relationship we with share with the Senator's office, and I look forward to welcoming the Senator to the project's grand opening later this year.

A few weeks later, a contingent of MPHA leadership presented the agency's request for a fully funded housing levy to Mayor Frey and City of Minneapolis finance staff as a part of the city's annual budgeting process. Laura Dykema and Tim Durose detailed the agency's one-year and five-year capital planning document approved by the MPHA Board at last month's meeting with city leadership, along with answering follow-up questions. Overall, the agency's request was met with a positive reaction by city staff during the engaging meeting and our staff left the meeting feeling good about our presentation. While the agency's tax levy does not need to live within Mayor Frey's annual budget request, having it there would be beneficial prior to its formal consideration by the Board of Estimate and Taxation in September.

Finally, MPHA's July board meeting marks the Q2 strategic plan update as outlined in the new plan, included as a receive and file. This report's formatting has been updated slightly following feedback from Chair Hoch with the hopes of helping keep commissioners up to date on some of the agency's more tactical executions in line with the strategic plan I welcome any questions commissioners might have on the agency's many activities.



Monthly Performance Report

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

Contents

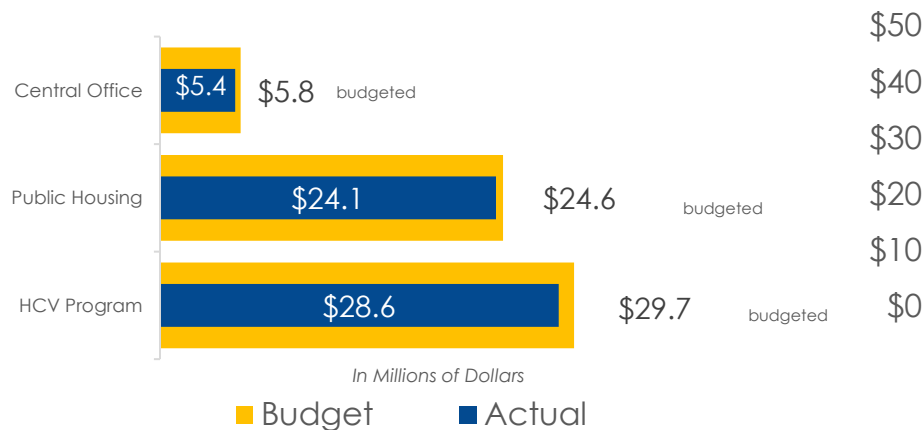
1. Financials
2. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
3. Building Improvement and Development Projects
4. Inquiry Response and Social Media

Operating Sources and Uses

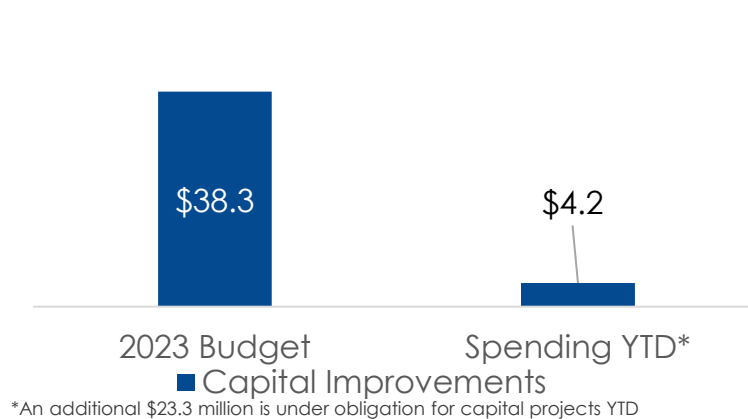
MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable)		Variance %
			Variance		
Tenant Revenue -Rents & Other	\$ 9,111,697	\$ 9,352,074	\$	240,377	3%
Public Housing Operating Subsidy	\$ 11,647,134	\$ 11,505,344	\$	(141,790)	-1%
HCV HAP Subsidy & Admin Fees	\$ 29,017,381	\$ 27,939,700	\$	(1,077,681)	-4%
Other Revenues, Fees, & Grants	\$ 1,113,240	\$ 1,199,935	\$	86,695	8%
Transfers-In	\$ 147,498	\$ 199,273	\$	51,775	35%
Total Sources	\$ 51,036,950	\$ 50,196,326	\$	(840,624)	-2%
Uses					
Public Housing Operations	\$ 24,559,284	\$ 24,055,789	\$	503,495	2%
Housing Choice Vouchers	\$ 27,723,827	\$ 26,617,435	\$	1,106,392	4%
MTW Initiatives and Other Services	\$ 161,106	\$ 20,854	\$	140,252	87%
Total Uses	\$ 52,444,217	\$ 50,694,078	\$	1,750,139	3%
Net Sources/(Uses)	\$ (1,407,267)	\$ (497,752)	\$	909,515	65%

Year to Date (YTD) Expenses



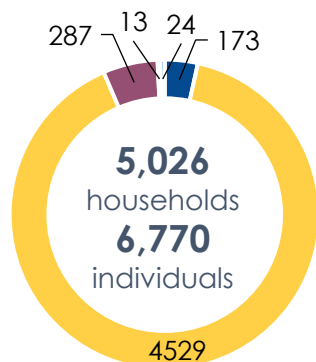
MTW Capital Fund Program



Public Housing Programs



Occupied Units*

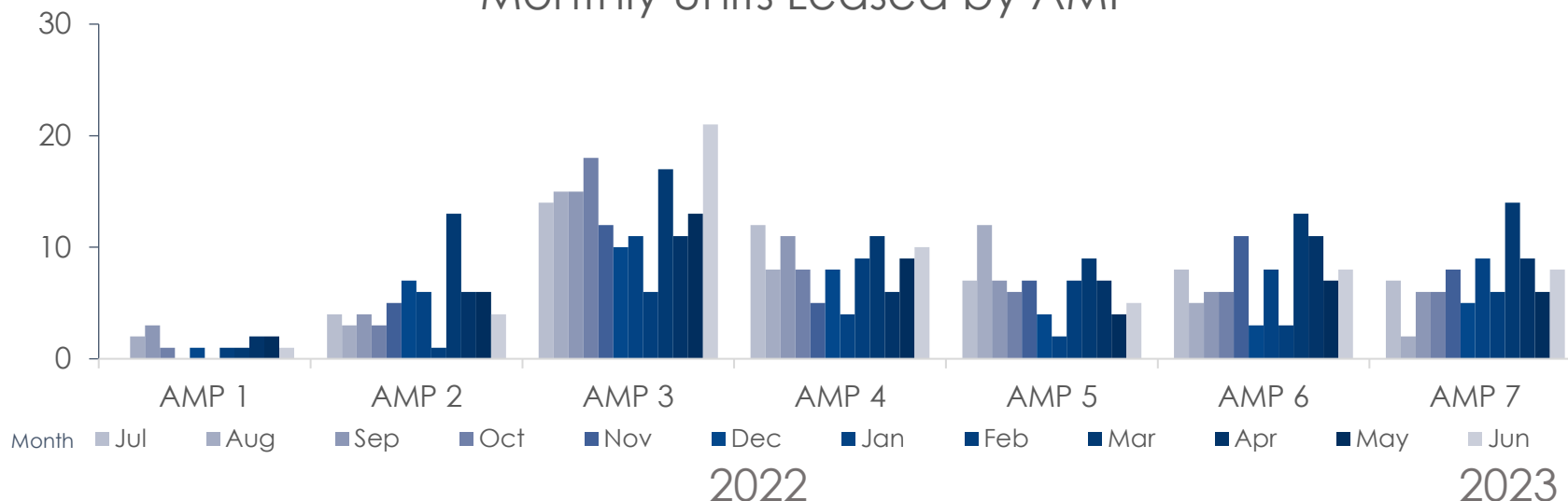


- Glendale
- MHOP
- Scattered Sites
- Highrise
- Minnehaha Townhomes

62
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

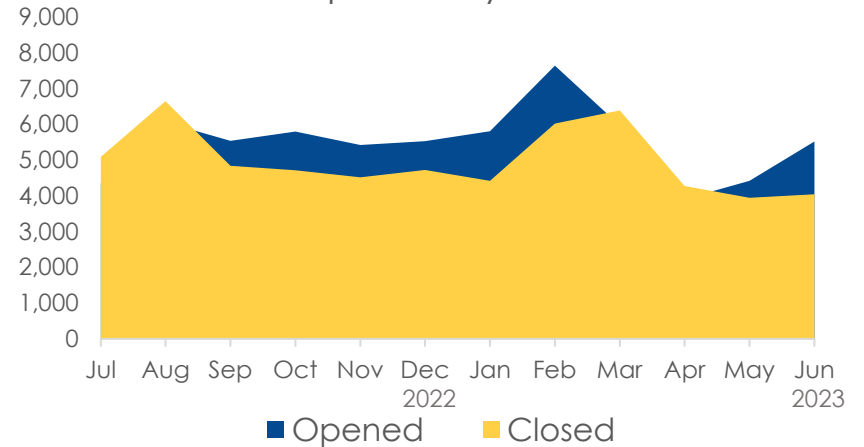


Reason for Vacating Unit	Count
Death	10
Evicted - Non Payment	7
Found Alternative Housing	7
Moving in with or closer to Family	6
Skip	4
To Nursing Home	3
Moving Out of Town	3
Dislike Unit	2
Illness	1
Mutual Agreement	1
Other	1

Applicants on Waiting List

Family 2021	2036
Family	715
Disabled (18 - 49)	1442
Near Elderly (50-61)	1904
Elderly (62+)	450

Work Orders Opened and Completed by Month

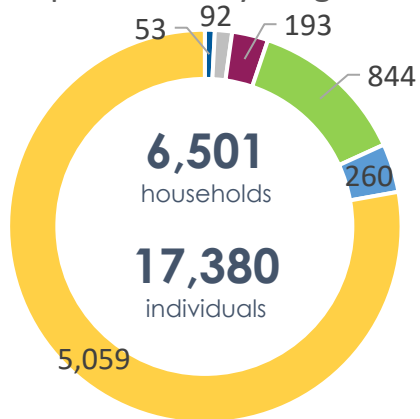


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	102	91%	1
Urgent: 1 Day	800	79%	1
After Hours Non-Emergency: 2 Days	2	50%	2
Important: 3 Days	783	75%	2
Routine: 10 Days	416	80%	5
Non-Routine: 20 Days	336	74%	11
Pest Control	792	100%	10

Housing Choice Voucher Programs



People Served by Program*



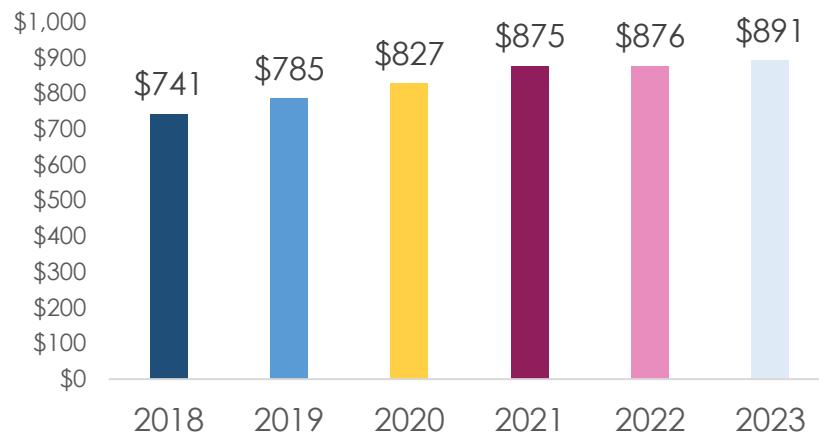
- Sponsor-Based
- Mod Rehab
- FUP and VASH

Family Unification Program and Veterans Affairs Supportive Housing

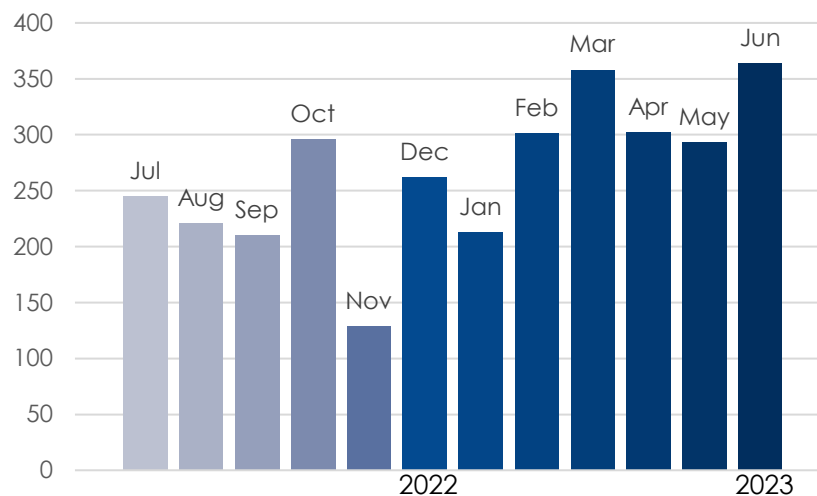
- Stable Homes Stable Schools
- Project-Based
- Tenant-Based

*Including port-ins and port-outs

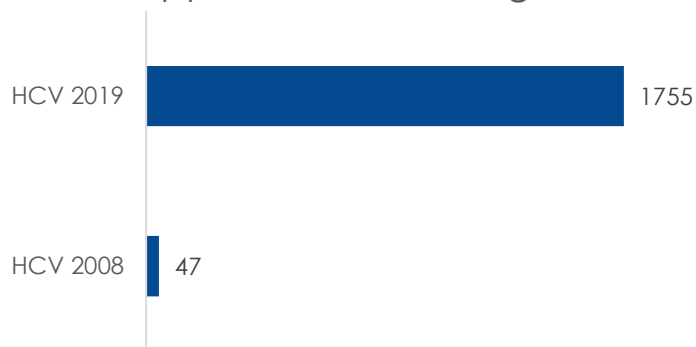
Average Housing Assistance Payment per Unit, Year to Date



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	Bidding/Awarding Contracts
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
1415 East 22 nd Street	Roof replacement	Planning
Multiple highrises	Façade repairs	Planning/Bidding
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/Awarding Contract (3116 & 616)
1015 N 4 th Street	Generator upgrades	Planning
1627 South 6 th Street	Apartment flooring replacement	Awarding Contract
1710 Plymouth Avenue North	Shower replacement	Planning
Multiple highrises	HVAC equipment replacements	Planning
Multiple highrises	Sidewalk/parking lot upgrades	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	Complete
Multiple sites	2022 security improvements	Bidding/under construction
1707 3 rd Avenue South	Façade restoration & window replacement	July 2023 start
1515 Park/1920 4 th /1710 Plymouth/710 2 nd	Main electrical switch gear & generator replacement	Preliminary site work underway

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	Complete	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	Substantially Complete	Dec '22-July '23
600 18 th Ave N	239	\$2,450,000	MPHA Capital/City/State	Under Construction	Nov '22-Sept '23
1314 44 th Ave N	220	\$10,000,000*	MPHA Capital	Complete	Apr '22-May'23
Hiawatha Towers	281	\$2,100,000	MPHA Capital	Under Construction	Dec '22-Oct '23
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	Bidding	TBD – Fall 2023
1710 Plymouth Ave N	84	\$670,000	Federal Appropriation	Bidding	TBD – Fall 2023
3116 Oliver Ave N	31	\$250,000	Federal Appropriation	Bidding	TBD – Fall 2023
710 2 nd St NE	35	\$290,000	Federal Appropriation	Bidding	TBD – Fall 2023
616 Washington St NE	35	\$290,000	Federal Appropriation	Bidding	TBD – Fall 2023
809 Spring St NE	32	\$260,000	City of Minneapolis	Awarding Contract	Aug '23-Feb '24
1900 3 rd St NE	32	\$260,000	City of Minneapolis	Awarding Contract	Aug '23-Feb '24
3205 E 37 th St	28	\$230,000	City of Minneapolis	Awarding Contract	Aug '23-Feb '24
3755 Snelling Ave S	28	\$230,000	City of Minneapolis	Awarding Contract	Aug '23-Feb '24

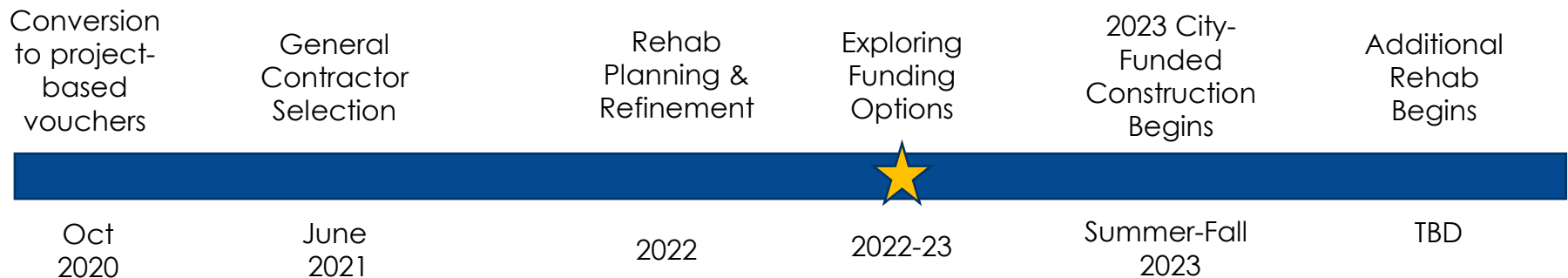
*Budget reflects costs of comprehensive building modernization project of which fire suppression is included

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 \$3.5M for property repairs
- Received notice of \$5M state grant for CHR repairs via the housing budget bill adopted in May 2023

Timeline (subject to change)



Family Housing Expansion Project

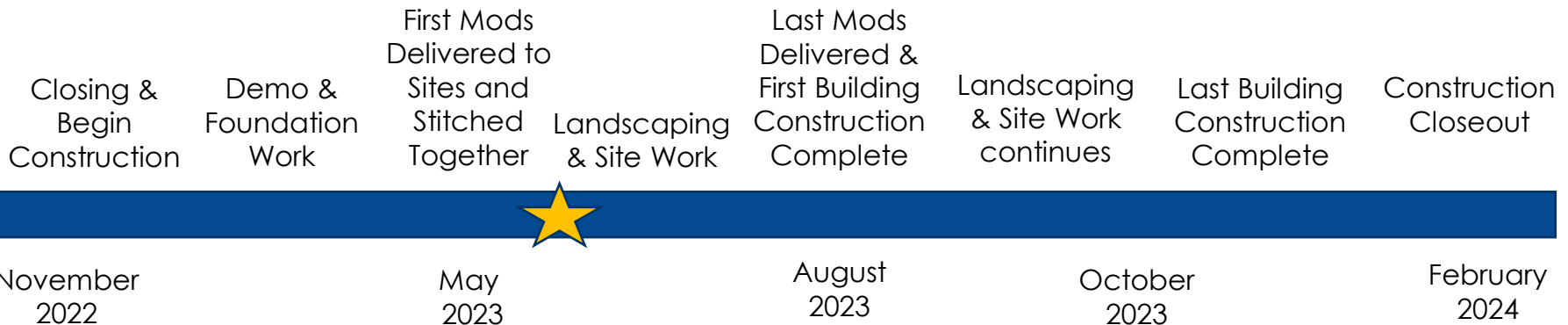


84-unit new scattered site construction



- 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**
- **Mods set at nine of 16 sites as of end of June 2023**
- **First Certificate of Occupancy anticipated end of August 2023**

Construction Timeline (subject to change)



Inquiry Response and Social Media



MPHA on Facebook

Top Performing Post (1,516 views)

Thank you [U.S. Senator Tina Smith](#) for touring the [Rise Modular](#) production facility in Owatonna to learn more about MPHA's nation-leading modular Family Housing Expansion Project!

Over the next year, 126 mods will be built, shipped, and assembled at 16 separate sites across Minneapolis to create 84 new two- and three-bedroom units of deeply affordable family housing. 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



MPHA on Twitter

Top Tweet (1,224 views)

Last week, MPHA & [@Kennedy_School's](#) [@HKS_PeopleLab](#) study ID'ing barriers to landlord participation in MPHA's HCV program entered its third phase. Researchers were in town interviewing landlords & voucher-holders to identify possible program improvements: bit.ly/HCVStudy



Harvard's People Lab Study Moves to Next Phase
Looks to Understand Participation Barriers to MPHA's HCV Program



7
Posts for the Month
15
New Followers



10
Tweets for the Month
9
New Followers

Senator Smith Tours FHEP Mods in Production at Rise Modular

U.S. Senator Tina Smith joined MPHA staff to tour the Rise Modular production facility in Owatonna to learn more about MPHA's nation-leading modular Family Housing Expansion Project.

Over the next year, 126 mods will be built, shipped, and assembled at 16 separate sites across Minneapolis to create 84 new two- and three-bedroom units of deeply affordable family housing. 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.



Celebrating Affordable Housing Development Groundbreaking

Last month, MPHA Deputy Executive Director Dominic Mitchell joined Project for Pride in Living and Woda Cooper Companies, Inc. in celebrating the groundbreaking of Shelby Commons. The 46-unit affordable housing development will serve households earning 30-80% of the area median income (AMI), with 12 of the units being supported by MPHA's project-based vouchers. Additionally, more than a fourth of the units will be designated for individuals and families facing homelessness.

Since 2019, MPHA project-based vouchers have accounted for more than half of all deeply affordable housing built in Minneapolis. MPHA is committed to continuing this critical work, with the goal of helping produce at least 150 new deeply affordable homes in Minneapolis each year for the next five years, as outlined in the agency's new strategic plan.





MPHA News Clips – June Board of Commissioners Meeting

[Senator Smith visits Owatonna company making affordable housing \(KAAL TV\)](#)

By Theodore Tollefson

June 27, 2023

One of Minnesota's youngest housing manufacturing companies was visited by Minnesota Senator Tina Smith on Tuesday.

Smith toured RISE Modular, a company that manufactures modular units for housing developments and the company recently received federal funding.

RISE Modular received approximately \$24.8 million from the Inflation Reduction Act, American Rescue Plan Act and Solar Tax Credits to help construct 16 new modular homes spread throughout Minneapolis. The project is in partnership with the Minneapolis Public Housing Authority to help provide more homes for low income families.

"This innovation and construction is going to make it possible for the people that live in Minneapolis public housing to have places that are really worthy," said Smith.

RISE Modular is based out of Minneapolis and moved their manufacturing facility to Owatonna in late 2019. There they have added over 200 jobs to the manufacturing field in Owatonna to build these modular homes for low income families in the Twin Cities.

While the majority of their projects are still based in the Metro, RISE has already begun to expand them into greater Minnesota. Partnering with Hilton Hotels, RISE broke ground the new location for a Home2 Suites in Owatonna on June 8. The building will be made up of 56 mods and contain 84 hotel rooms.

"Home2Suites will be our first of hopefully many projects in greater Minnesota and southern Minnesota in particular," said Christian Lawrence, CEO of RISE Modular. "But there's certainly demand for housing everywhere, not only throughout southern Minnesota and greater Minnesota but throughout the nation. And the vision and the goal has always been to prove the concept here and expand throughout."

To help the expansion for RISE grow, Senator Smith plans to bring back details of what she saw in Owatonna on Tuesday to her colleagues in Washington.

"I want to make sure that federal law is supporting this kind of innovation and also as we think about addressing that supply of housing challenge we have that this is part of the solution," said Smith.

The Home2Suites construction in Owatonna will take nine months to complete.

###



[Sen. Smith tours Rise Modular to talk housing shortage, solutions \(Owatonna People's Press\)](#)

By Annie Harman

June 27, 2023

It's hard to conceptualize that a multi-family housing unit that can put hundreds of families into a home in less than year is built inside a modest factory in Owatonna — but this week United States Sen. Tina Smith became a believer.

On Tuesday, the Democratic senator visited Rise Modular in Owatonna's Industrial Park. Playfully described internally as "adult legos," Rise Modular is a full-service modular manufacturing and construction company that has called Owatonna home since 2019. The company has completed three multi-family projects in the Twin Cities area, is in the process of completing four more, and very recently broke ground on two hospitality projects — one being the local Home2 Suites by Hilton project in their own backyard.

The housing side of the business, however, it was drew the attention of Smith. Of the projects currently in construction at Rise is the Minneapolis Public Housing Authority (MPHA) Family Housing Expansion. The project will develop 84 units between 16 buildings in nine different neighborhoods, helping fill a need where MPHA CEO Abdi Warsame said there are currently 8,000 people on a waiting list.

"This is incredible, innovative work they're doing to provide very affordable, decent, dignified places for people to live in Minneapolis," Smith said following a tour of the modular plant. "This innovation and construction is going to make it possible for the people who live in Minneapolis Public Housing Authority to have places that are really worthy of who they are."

"This project has been put together through the great invocation of Rise, federal low income housing tax credits, solar panels that have been affordable by the Inflation Reduction Acts and of course great commitments from [MPHA] and the city of Minneapolis and Hennepin County," she continued.

According to Christian Lawrence, founder and CEO of Rise Modular, one of the greatest benefits of modular projects is the time savings that they bring.

"It's really driven by concurrent construction — while site work is being done with foundations and utilities, we're simultaneously finishing kitchens and bathrooms," Lawrence said. "With simultaneous construction, rather than linear, we save 30-50% time on projects, which is super valuable."

Because of the simultaneous construction, projects such as the MPHA one will take only 13 months to complete opposed to the 18-plus months estimated by MPHA for normal construction. The hotel in Owatonna is anticipated to take only nine months, with groundbreaking having taken place in the beginning of the month. The modular construction, all taking place indoors, also prevent any interruptions from poor weather and allows for construction season to take place year-round.



“Using modular allows us to build faster, therefore financing costs are avoided,” said Juan Torres with MPHA. “It lets us house families faster.”

Impressed by the process inside the Rise plant, Smith said she is encouraged to take what she has seen and push modular housing projects as a priority and necessity for filling housing gaps throughout the country.

“One of the biggest issues that Republicans and Democrats alike are trying to figure out is how we can increase the supply of housing, especially affordable housing, at a time that housing costs are ramping up so quickly,” said Smith, who serves as chair of the housing subcommittee in the Senate. “So to see today how this form of construction happening in a factory setting is able to lower the cost of construction and also build such incredible units is something that I’m going to bring back. I am going to make sure federal law is supporting this kind of innovation and also that as we think about addressing the housing challenge that this is part of the solution.”

Believing what Rise is putting out there is helping specifically fill the affordable housing need with the MPHA project and other forms of multi-family housing, Smith said she believes the modular-style construction could help fill housing needs across the board — something desperately needed locally in Owatonna.

“All across the housing continuum there is a shortage of housing, especially housing for middle class people who are working people,” Smith said. “If you think about how this kind of construction could not only be viable for multi-family housing as Rise Modular is building, but also for single family house — I can completely see how that would work.”

Smith said one of the most important things that needs to happen at this time is to have local zoning ordinances support modular-style construction. She also stated people should be more aware of what modular housing is like, to which Lawrence agreed.

“It’s really a means of a method of construction, we are building higher quality than traditional stick building and that is evident by seeing the plant and seeing the end product,” Lawrence said. We are working to educate the market so they realize this is actually a higher quality option, not just a cheaper, faster option.”

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[High-rise fire in Minneapolis public housing apartment injures woman, displaces residents \(FOX 9 KMSP\)](#)

By FOX 9 Staff

July 16, 2023

MINNEAPOLIS (FOX 9) - A woman was left with serious burn injuries on her leg following a fire at a high-rise public housing building on Central Avenue in Northeast Minneapolis early Sunday morning.

Firefighters responded to an alarm at Minneapolis Public Housing's Parker Skyview complex at 1815 Central Ave. NE around 3:12 a.m., according to a press release from the Minneapolis Fire Department.

Crews arrived to find the building's fire sprinkler system had already extinguished a fire on the 25th floor in apartment unit 2503, but they found a woman who lived there lying in the hallway with severe leg burns, the release said.

Firefighters rendered first aid and then took her to a local hospital for further treatment. She is currently in serious condition, the department said. No other injuries were reported.

Firefighters ensured no fire had spread to other units and assisted in ventilating smoke from the building. Some residents on the 24th and 25th floors were temporarily displaced from their homes due to water from the sprinkler system. The water was cleaned up by the firefighters with help from the Minneapolis Public Housing Authority.

The cause of the fire remains under investigation.

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[Minneapolis high-rise fire put out by sprinklers, one woman suffered burns \(MPR News\)](#)

By MPR News Staff

July 16, 2023

A fire in a Minneapolis public housing high-rise early Sunday morning left one woman seriously burned.

The city's fire department responded to a report of a fire at 1815 Central Ave. NE around 3:12 a.m. The department says sprinklers put out the fire on the 25th floor of the Parker Skyview building.

Fire crews found a woman in an apartment hallway with burn injuries to her leg. Firefighters helped carry the woman to the ground floor where HCMC paramedics took her to a hospital.

The fire did not spread to other units on the 25th floor. Most residents, except for those with water in their apartments, were able to go back home. The fire department says it will investigate.

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MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, Executive Director/CEO

SUBJECT: Q2 2023 Strategic Plan Quarterly Update

As MPHA continues in the first year of its new five-year strategic plan, the agency continues to develop the framework to ensure success in accomplishing the six strategic goals:

- 1. Preserve and provide deeply affordable, high-quality housing for Highrise residents.***
- 2. Build new and expand partnerships with federal, state, and local governments, in addition to philanthropic entities that support MPHA residents and those on the agency's waitlist.***
- 3. Provide and preserve deeply affordable, high-quality family housing.***
- 4. Increase supply of deeply affordable housing by at least 150 units per year.***
- 5. Position MPHA as an employer of choice.***
- 6. Continuously improve organizational performance to retain MTW status and highest HUD performance rating.***

MPHA leaders continue to align the goals, strategies, and actions laid out in the plan with their department workflows. As we remain dedicated to our daily work functions, we also are beginning to envision what's ahead in 2024. This includes planning how MPHA will allocate resources for the year ahead, so we are able to continuously improve on processes and assures residents and participants have access to quality, well-managed homes. The list below details some of the accomplishments made this quarter.

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- (1.1.1)** To date, the agency has installed fire suppression systems in 28 of its 42 high-rises. Five installations are currently in process, four are slated to begin in early August, and the remaining sites are in the construction bidding phase. Carbon monoxide and smoke detectors have been installed in all high-rise units along with stovetop firestop cans.
 - (1.2.1)** In the last 3 months, unit turnover time was 58 days, higher than the first quarter of the year, but down from a high point of 83 days in mid-2022.
 - (1.3.0)** MPHA continues to collaborate with the Minneapolis Highrise Representative Council through various committees. Recently, this included having Police Chief Brian O'Hara meet with resident leaders to discuss ways to increase security through community-led public safety initiatives.
 - (2.1.1)** For the first time in agency history, MPHA secured a direct \$5 million appropriation from the state to support the rehabilitation of the CHR portfolio.

MPHA's advocacy at the legislature helped ensure public housing across Minnesota was a top priority for the state's historical \$17.6 billion surplus.

- (2.4.2)** Stable Homes Stable Schools has expansion plans finalized to both extend services to additional public schools and support additional families.
- (2.4.3)** The first Community Choice Demonstration families moved into new homes in opportunity areas. This marks a milestone in partnership between MPHA and Metro HRA to reduce barriers to place housing choice vouchers. MPHA being one of eight sites selected across the nation for this program is confirmation of the agency being recognized as a high-performer.
- (2.5.0)** The Highrise Health Alliance (HHA) organized four committee members to apply for the PHEARLESS grant, which would award the group \$100,000 for health programming at MPHA highrises.
- (3.1.0)** MPHA worked with McCormack Baron Salazar (MBS) to fill the long-term vacant public housing units at Heritage Park, while continuing to improve operational monitoring and collaboration at the project. Staff continue to support MBS's efforts in identifying a pathway to recapitalization for Heritage Park, which remains a priority for the agency.
- (3.2.3)** Launched campaign to advocate for a fully funded annual tax levy or equivalent resources from the City of Minneapolis with the following actions:

 - Presented to the City's Board of Estimate and Taxation in May.
 - MPHA's board of commissioners passed a resolution supporting the pursuit of this long-term funding resource.
 - MPHA's board of commissioners approved both a one-year and five-year budget project for levy funding.
 - Met with the Mayor and City of Minneapolis finance staff to review how the five-year fully funded levy would support MPHA's strategic goals.
- (3.4.1)** Completed review of five offline large family homes in the CHR portfolio, solidifying rehab needs for four of these and now targeting one for redevelopment and densification.
- (4.2.1)** Construction of the Family Expansion Project remains on schedule. Through the end of Q2, nine of the 16 sites have been set. MPHA anticipates the first Certificate of Occupancy to be issued in late August for the first building site, followed by a grand opening celebration to take place after Labor Day.
- (4.3.0)** The Project Based Voucher (PBV) Program had three previously awarded projects (representing 59 units) move to the construction phase. MPHA also awarded an additional 32 vouchers between 2 projects.
- (4.4.1)** Analyzed opportunities for increasing housing stock on underutilized land assets in partnership with the City of Minneapolis.
- (5.1.5)** As the agency's annual budget process nears, staff are reviewing market data to determine annual team member compensation adjustments.
- (5.2.1)** Integration of the DEI audit of policies & practices is planned to occur in three phases, with the first scheduled to begin next month.
- (6.0.0)** MTW FY 2022 Report approved by HUD upon first submission without remarks or comments from the MTW Office.
- (6.0.0)** Harvard's People Lab Study completes final phase interviews with landlords and voucher-holders to analyze potential improvements that can be made to the HCV program.

- (6.4.2)** Launched new IT Service Management system across the agency for processing IT tickets with the aim of increasing response time throughout the agency.
- (6.6.3)** Evaluations of the three responses to our Request for Proposals (RFP) for a new Human Resources Information System (HRIS) identified UKG as the best and final option. Staff will be working to implement in the coming months.