



# **NOTICE AND AGENDA**

**August 23, 2023**

**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 July 26, 2023

## **CHAIR'S UPDATE**

## **RESIDENT ADVISORY BOARD – RAB Chairperson Comments**

## **CONSENT:**

1. none

## **PRESENTATION / DISCUSSION / PROPOSED RESOLUTION:**

1. Consideration of MPHA Property Insurance (Darryl Adams – Assistant Director of Finance)



2. MTW FY2024 Resident Engagement Overview (Rachel Almburg, Asst. Director of Policy & SI)

**RECEIVE AND FILE:**

- Executive Director's Update
- Monthly Performance Report for July 2023
- Community Update and News Clippings
- Informational Session Presentation for FY2024 Community Engagement

**PUBLIC HEARING - MPHA DRAFT 2024 Moving-to-Work Annual Plan** (opens after board meeting adjournment)

- Public Comments

**Next Regular Meeting:**

**Wednesday, September 27, 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  
July 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 July 26, 2023, at 1001 Washington Avenue North, Minneapolis, Minnesota, the date, time, and place established for the holding of such meeting.

**Roll Call:**

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

Elfric Porte	Vice Chair
Alyssa Erickson	Secretary
Medaria Arradondo	Commissioner
Mikkel Beckmen	Commissioner
Abdullahi Isse	Commissioner
Cara Letofsky	Commissioner
Hon. James Rosenbaum	Commissioner

\*Commissioner Arradondo arrived at 1:34pm

The following members of the Board were absent:

Tom Hoch	Chair
Tamir Mohamud	Commissioner

The following others were also present:

Abdi Warsame	Executive Director / CEO
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The Vice Chair declared the presence of a quorum.

**Approval of Agenda:**

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

**Approval of Minutes:**

The Minutes of the Regular Meeting of June 28, 2023, were presented for approval.



Commissioner Letofsky moved the minutes be accepted as presented. The motion was seconded by Commissioner Isse. Upon a voice vote, the Vice Chair declared the motion carried.

#### **Chair's Update:**

There was no chair update however the Vice Chair held an executive committee of the board to discuss the ongoing work at Heritage Park.

#### **Resident Advisory Board (RAB) Update:**

Lisa Anderson, RAB Chair, declared there was a quorum. MPHA staff presented Exterior Masonry Repairs at 800 Fifth Avenue North and Fire suppression installation at Five High-rises; the RAB discussed and approved the reports. MPHA staff presented an informational presentation on MTW and the process for drafting.

The RAB Chair indicated that she, Lisa Anderson, was re-elected as the Chair of RAB and Rosie Compton was voted Vice Chair.

The primary concern, as expressed by the RAB Chair, is regarding the homeless encampment encroaching on building's property as well as the resident's common spaces/amenities. A reoccurring concern pertains to the high-rise building's parking security; the RAB Chair suggested a gated parking solution to allow only residents to access the parking areas. The final point made by the RAB Chair outlined the need for MPHA staff to draft and post flyers, that will remain permanent fixtures, throughout the high-rise building's common areas detailing the list of mental health services available to residents.

In addition, the RAB Chair drafted and sent a letter to Mayor Frey's office regarding the need for a private meeting with Dr. Alexander and Chief O'Hara to discuss safety measures in/around the high-rise building complexes without interruption from MPHA staff; RAB committee is still awaiting a response.

#### **Item No. 1: Exterior Masonry Repairs at 800 Fifth Avenue North**

This was a consent item on the agenda and was presented and acted upon as a group. Commissioner Rosenbaum moved approval of the recommendations contained in the reports. Seconded by Commissioner Letofsky. The Vice Chair declared the motion carried. [See Document No. 2023-39]

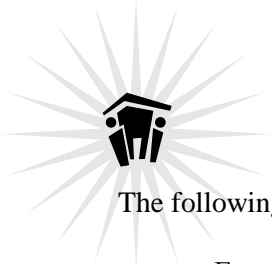
#### **Item No. 2: Fire Suppression System Installation at Five High-rises**

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 Vice Chair declared the motion carried. [See Document No. 2023-40]

#### **Item No. 3: Information Presentation: Review what MTW is and the process for drafting the FY2024 plan.**

Staff presented informational presentation concerning MTW and the process for drafting FY2024 plan. [See Document No. 2023-41]

#### **Receive and File Items:**



The following items were received and filed by the Board:

- Executive Director's Update [See Document No. 2023-42]
- The Monthly Performance Report for June 2023. [See Document No. 2023-43]
- Community Update and News Clippings [See Document No. 2023-44]
- Q2 Updates on Strategic Plan Goal Process [See Document No. 2023-45]

**Adjournment:**

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

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Secretary of the Board of Commissioners

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Date These Minutes Approved

August 23, 2023

Agenda Item 1

## REPORT TO THE COMMISSIONERS

**FROM:** Abdi Warsame, Executive Director/ CEO

**SUBJECT:** MPHA Property Insurance Policy

**Previous Directives:** None.

**Resident Association Notification:** This Report is scheduled to be discussed with the Resident Advisory Board (RAB) on the same date as and immediately prior to the Board of Commissioners August 23, 2023 meeting.

**Budget Impact:** The expenditures for this insurance will be covered under the Public Housing Operating and Central Office Budgets

**Affirmative Action Compliance:** Not applicable.

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

**RECOMMENDATION:** It is recommended that the Board of Commissioners authorize the Executive Director or his designee to enter into an insurance policy in the amount of \$880,014 with Housing Authority Property Insurance for real property, personal property, terrorism, and business interruption damage or loss.

The Minneapolis Public Housing Authority sought insurance coverage for all risks of physical damage or loss of over \$825 million in real and personal property and business interruption income. The coverage includes all real property owned and operated in MPHA's public housing program and central office buildings. MPHA sought coverage at the same level and deductibles (\$50,000 high-rise, \$10,000 scattered sites) as the current policy.

The Minneapolis Public Housing Authority worked through our current insurance provider Housing Authority Property Insurance (HAPI). HAPI is an entity under the HAI Group. HAI Group is a member-owned organization founded by, and dedicated to serving, the public and affordable housing communities. For 30+ years, HAI Group has delivered tailor-made solutions designed to protect assets, improve efficiency, empower employees, and move housing strategies forward.

Although HUD has issued public housing authorities who are members of HAPI a waiver from competitive bidding, HAPI approached other insurance markets to ensure our quote was competitive. In seeking premium indications, HAPI learned that the rate quoted to MPHA could not be matched by other markets. The renewal rate afforded to MPHA will be \$.0979 per \$100 of total insured values. The expiring rate is \$.0932 per \$100.

Other insurance carriers provided indications at \$.19 to \$.21 per \$100 of total insured values.

Despite a competitive rate, the 2023-2024 premium increased by 22.5% from the current premium amount. The main causes that impacted that increase:

- Total property replacement cost values increased by 14.58%. HAPI uses the insurance industry recognized, Marshall Swift Property Valuation, to determine replacement cost values. This valuation provides the replacement value using the cost of labor, cost of materials, and general construction costs which have all increased.
- The loss ratio in 2020-2022 was 71.22%.

Staff recommends that MPHA renew coverage with Housing Authority Property Insurance for the policy year beginning September 1, 2023.

This Report was prepared by Darryl Adams, Assistant Director – Finance. If you have any questions or need additional information, please contact Mr. Adams at 612 342-1494 or [dadams@mplspha.org](mailto:dadams@mplspha.org).



**MEMORANDUM TO:** MPHA Board of Commissioners

**FROM:** Abdi Warsame, Executive Director/CEO

**SUBJECT:** Executive Director's Report, August Board Meeting

Late last month, I had the chance to speak at the grand opening of The Hillock, a 100-unit senior-designated affordable housing development in the Longfellow neighborhood. Eleven of the units are supported by MPHA's Veterans Affairs Supportive Housing (VASH) project-based vouchers, with MPHA providing federal housing assistance to 10 veterans earning 30% area median income (AMI) or below, and with one unit supporting a veteran earning up to 50% AMI.

Established in 2008, the VASH program is a HUD specialty voucher program—which MPHA manages locally—with the aim of provide housing assistance and support services to homeless veterans. The rental subsidy vouchers are combined with case management and supportive services (healthcare, mental health services, and employment support) coordinated through the U.S. Department of Veterans Affairs to help veterans thrive.

In addition to celebrating the 11 VASH vouchers last month, the agency also recently awarded 126 project-based vouchers (PBVs) to seven different housing developments across Minneapolis, in alignment with Minnesota Housing's annual consolidated RFP deadline. Across the seven projects, a total of 454 new homes at various affordability levels have been proposed. At least 75 percent of MPHA's 126 PBV units will be available to residents at or below 30 percent AMI, with the remaining being reserved for those at or below 50 percent AMI.

Project-based vouchers are among the most effective tools MPHA has to help build new and sustain deeply affordable housing across Minneapolis. Since 2019, MPHA PBVs have accounted for more than half of all deeply affordable homes built in Minneapolis. Further, the agency has committed to helping develop at least 150 new units of deeply affordable housing each year over the next five years as a part of the agency's new, five-year strategic plan.

Also related to the agency's Housing Choice Vouchers, I joined leaders from the City of Minneapolis, Hennepin County, Minneapolis Public Schools (MPS), and the YMCA of the North along with MPHA families late last month to announce the expansion of the Stable Homes Stable Schools (SHSS) program for the 2023-2024 school year.

With a new infusion of more than \$4 million from the City of Minneapolis and Hennepin County, SHSS emergency assistance will be offered to all 43 MPS elementary schools and multi-year rental assistance will be expanded from 19 to 24 schools. Additionally, in the coming years, SHSS will aim to double the number of families served per year and increase program staff across the partner organizations.

We are incredibly proud of the success of Stable Homes Stable Schools, and we look forward to





supporting even more families in the coming years with affordable housing to help their children succeed in the classroom.

Also in the last month, the agency welcomed State Senators Scott Dibble and Linsley Port, along with State Representative Michael Howard and staff from Governor Walz's office to tour the Elliot Twins. Our team worked closely with Minneapolis' state legislative delegation, along with Senator Port and Representative Howard as chairs of the housing committees in the state legislature, this past legislative session in securing the \$5 million direct appropriation from the state's historic surplus. The tour was an opportunity to showcase the agency's incredible achievement at the Elliot Twins and to discuss how to better align local, state, and federal resources to enable more projects like the Elliot Twins across Minnesota.

Finally, earlier this month, I joined Minneapolis Mayor Jacob Frey, Minneapolis City Council President Andrea Jenkins, MPHA Board Chair Tom Hoch, and Minneapolis Highrise Resident Council President Mary McGovern to announce a new, long-term funding agreement between MPHA and the City of Minneapolis to restore the MPHA housing tax levy.

This new agreement proposes to send MPHA \$5 million annually to support the agency's preservation and production activities, five times the city's current \$1 million ongoing funding support to MPHA's capital improvements. This also provides MPHA a 25 percent boost on top of the annual capital funding it receives from HUD, which was \$20 million in 2022.

In addition to the new funding, the City of Minneapolis will place a newfound focus on MPHA resident security in and around the agency's 42 high-rises. As a part of the agreement, city leaders will direct the Minneapolis Police Department (MPD) to establish direct lines of communication with MPHA's security team, quickly elevate problems to MPD leadership, and commit to regular meetings with MPHA residents to hear about safety concerns in and around agency high-rises.

Resident safety is the single issue most routinely raised by MPHA residents, and MPHA's security team has already responded to and submitted more than 4,000 incident reports in 2023. This expanded partnership will help build new efficiencies and coordination between MPD and MPHA's security team.

It has been a journey to restore Minneapolis' housing tax levy, but with this new agreement, we have accomplished a long-time resident priority and an objective in the agency's strategic plan. While there is still a process to follow with the Board of Estimate and Taxation in September, and subsequently the City Council, I want to make sure I acknowledge that this new agreement would not be possible if not for the dedication of MPHA's team. It seems like every six months our team delivers some new, nation-leading, unprecedented accomplishment, and I am running out of synonyms for all the different ways I talk about these achievements. It is a great problem to have, and I continue to be thankful every day for the opportunity to lead this agency.



# Monthly Performance Report

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

## Contents

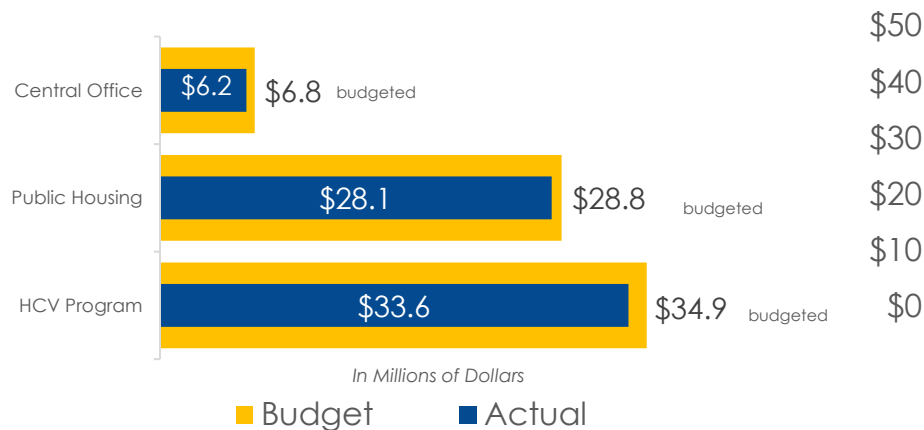
1. Financials
2. Performance of Operations
  - Public Housing Programs
  - Housing Choice Voucher Programs
3. Building Improvement and Development Projects
4. Inquiry Response and Social Media

## Operating Sources and Uses

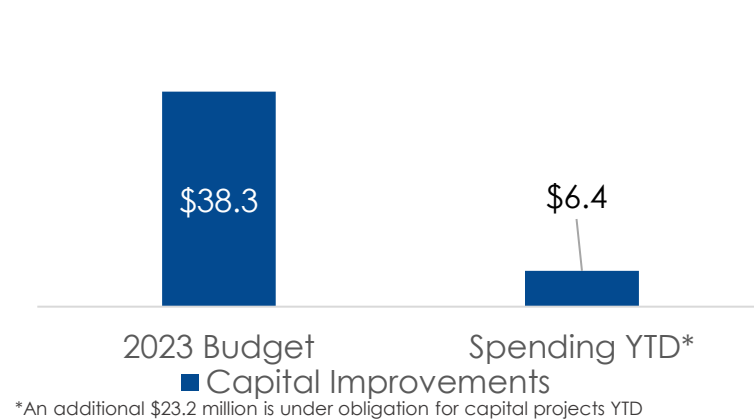
### MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 10,688,144	\$ 11,023,304	\$ 335,160	3%
Public Housing Operating Subsidy	\$ 13,588,323	\$ 13,422,901	\$ (165,422)	-1%
HCV HAP Subsidy & Admin Fees	\$ 34,101,291	\$ 32,712,739	\$ (1,388,552)	-4%
Other Revenues, Fees, & Grants	\$ 1,298,780	\$ 1,472,035	\$ 173,255	13%
Transfers-In	\$ 172,081	\$ 223,857	\$ 51,776	30%
<b>Total Sources</b>	<b>\$ 59,848,619</b>	<b>\$ 58,854,836</b>	<b>\$ (993,783)</b>	<b>-2%</b>
<b>Uses</b>				
Public Housing Operations	\$ 28,794,223	\$ 28,140,254	\$ 653,969	2%
Housing Choice Vouchers	\$ 32,925,478	\$ 31,612,537	\$ 1,312,941	4%
MTW Initiatives and Other Services	\$ 183,957	\$ 28,165	\$ 155,792	85%
<b>Total Uses</b>	<b>\$ 61,903,658</b>	<b>\$ 59,780,956</b>	<b>\$ 2,122,702</b>	<b>3%</b>
<b>Net Sources/(Uses)</b>	<b>\$ (2,055,039)</b>	<b>\$ (926,120)</b>	<b>\$ 1,128,919</b>	<b>55%</b>

### Year to Date (YTD) Expenses



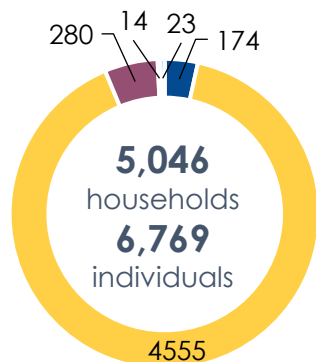
### MTW Capital Fund Program



# Public Housing Programs



## Occupied Units\*



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

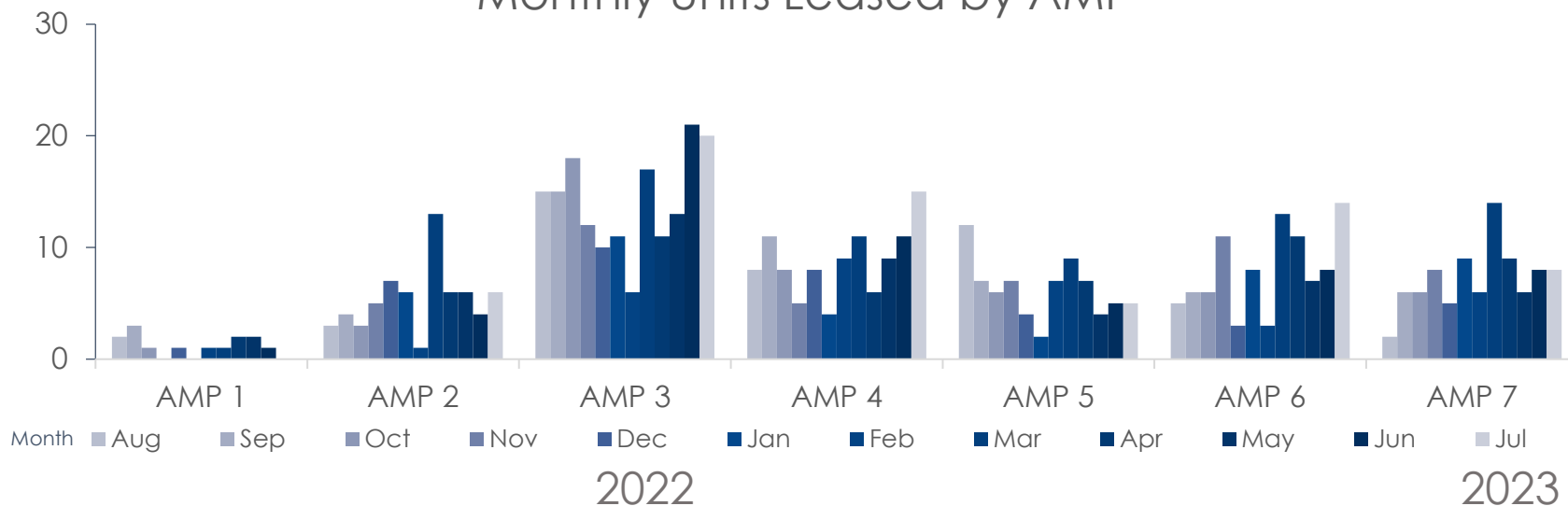
69

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.

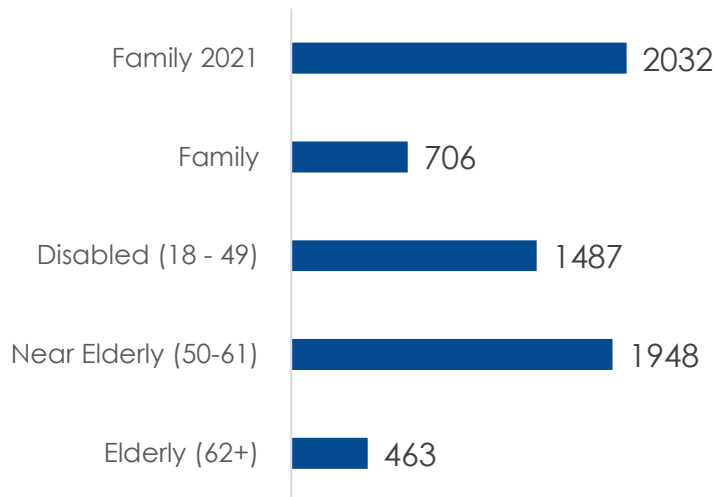
\*\*Metropolitan Housing Opportunities Program (Hollman consent decree units owned and operated by third-parties)

## Public Housing Programs

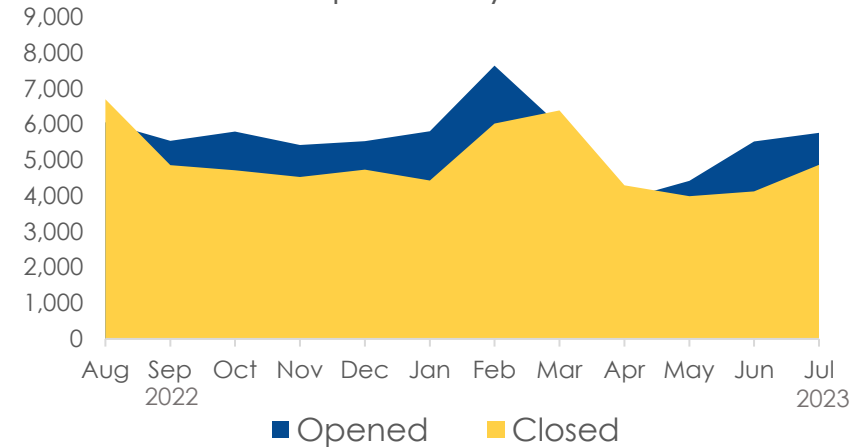


Reason for Vacating Unit	Count
Death	16
Evicted - Non Payment	8
To Nursing Home	5
Found Alternative Housing	4
Left Country	4
Moving in with or closer to Family	4
Other	4
Purchased Home	2
Skip	2
Moving Out of Town	2
Illness	2

### Applicants on Waiting List



### Work Orders Opened and Completed by Month

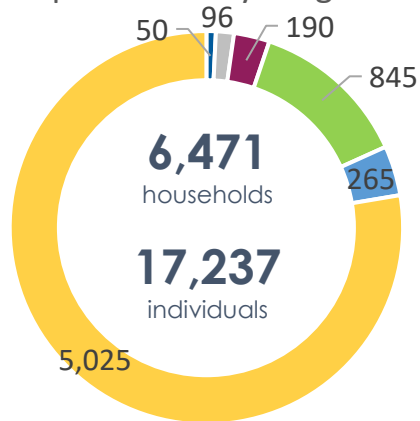


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	110	81%	0
Urgent: 1 Day	865	85%	1
After Hours Non-Emergency: 2 Days	4	100%	0
Important: 3 Days	792	73%	3
Routine: 10 Days	472	80%	5
Non-Routine: 20 Days	847	64%	14
Pest Control	613	100%	9

# Housing Choice Voucher Programs



People Served by Program\*



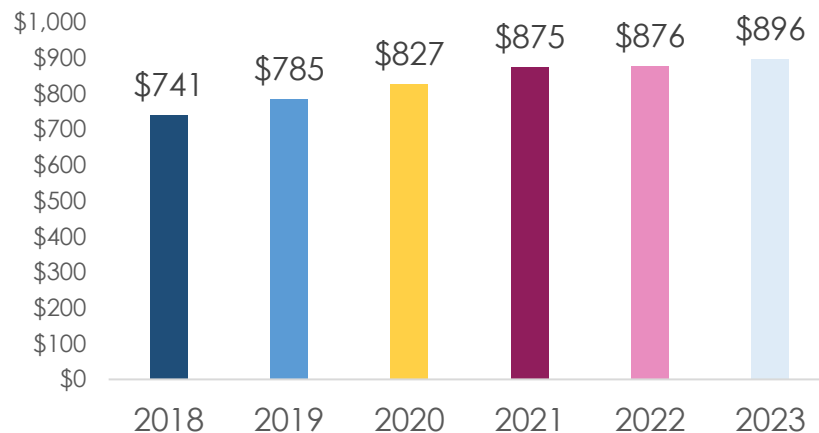
■ Sponsor-Based  
■ Mod Rehab  
■ FUP and VASH

Family Unification Program and  
Veterans Affairs Supportive  
Housing

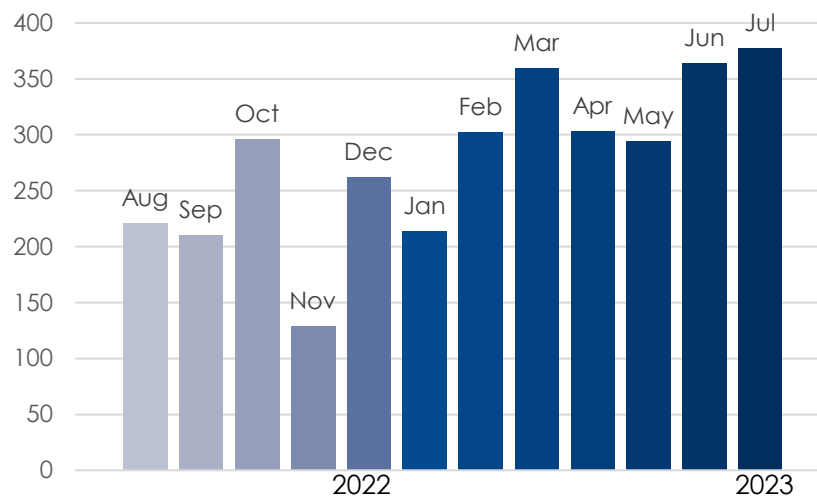
■ Stable Homes Stable Schools  
■ Project-Based  
■ Tenant-Based

\*Including port-ins and port-outs

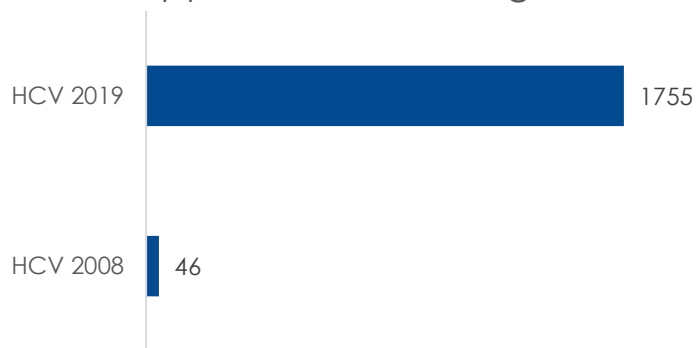
Average Housing Assistance  
Payment per Unit, Year to Date



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	Awarding Contracts
CHR scattered site units	City-funded interior & exterior improvements	Planning
1515 Park Avenue South	Fire alarm system replacement	Bidding
314 Hennepin & Hiawatha Towers	Main electrical switch gear & generator replacement	Planning
800 5 <sup>th</sup> Avenue North	Window replacement	Planning
2121 Minnehaha Avenue	Window replacement	Planning
1415 East 22 <sup>nd</sup> Street	Roof replacement	Bidding
Multiple highrises	Façade repairs	Bidding/Awarding Contracts
Fifth Avenues & 2121 Minnehaha	Apartment entry door replacement	Bidding
Glendale Townhomes	Parking lots/sidewalks, soffit/fascia/gutters, partial roofing replacement	Planning
Multiple highrises	Priority camera installations	Planning
3116 Oliver/1314 44 <sup>th</sup> /600 18 <sup>th</sup> /616 Washington	Elevator modernization	Bidding/Under Contract (3116 & 616)
1015 N 4 <sup>th</sup> Street	Generator upgrades	Planning
1627 South 6 <sup>th</sup> Street	Apartment flooring replacement	Under Contract
1710 Plymouth Avenue North	Shower replacement	Bidding
Multiple highrises	HVAC equipment replacements	Planning
Multiple highrises	Sidewalk/parking lot upgrades	Planning

## Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Sites	Redevelopment/densification of two sites	Planning
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	Phase III or III underway
Multiple highrises	Fire sprinkler system installation	Underway; timeline/status varies by site
1314 44 <sup>th</sup> Avenue North	Plumbing replacement, fire sprinkler system installation, unit bath modernization/new finishes	Complete
1301 Bryant Avenue North	Site security upgrades	Underway
Multiple sites	2022 security improvements	Underway
1707 3 <sup>rd</sup> Avenue South	Façade restoration & window replacement	August 2023 start
1515 Park/1920 4 <sup>th</sup> /1710 Plymouth/710 2 <sup>nd</sup>	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 <sup>nd</sup> 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 <sup>th</sup> St	116	\$868,000	MPHA Capital/City/State	Substantially Complete	Dec '22-Sept '23
600 18 <sup>th</sup> Ave N	239	\$2,450,000	MPHA Capital/City/State	Under Construction	Nov '22-Sept '23
1314 44 <sup>th</sup> 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 <sup>rd</sup> St	62	\$505,000	Federal Appropriation	Awarding Contract	TBD – Fall 2023
1710 Plymouth Ave N	84	\$740,000	Federal Appropriation	Awarding Contract	TBD – Fall 2023
3116 Oliver Ave N	31	\$370,000	Federal Appropriation	Awarding Contract	TBD – Fall 2023
710 2 <sup>nd</sup> St NE	35	\$370,000	Federal Appropriation	Awarding Contract	TBD – Fall 2023
616 Washington St NE	35	\$395,000	Federal Appropriation	Awarding Contract	TBD – Fall 2023
809 Spring St NE	32	\$375,000	City of Minneapolis	Awarding Contract	Aug '23-Feb '24
1900 3 <sup>rd</sup> St NE	32	\$410,000	City of Minneapolis	Awarding Contract	Aug '23-Feb '24
3205 E 37 <sup>th</sup> St	28	\$355,000	City of Minneapolis	Awarding Contract	Aug '23-Feb '24
3755 Snelling Ave S	28	\$355,000	City of Minneapolis	Awarding Contract	Aug '23-Feb '24

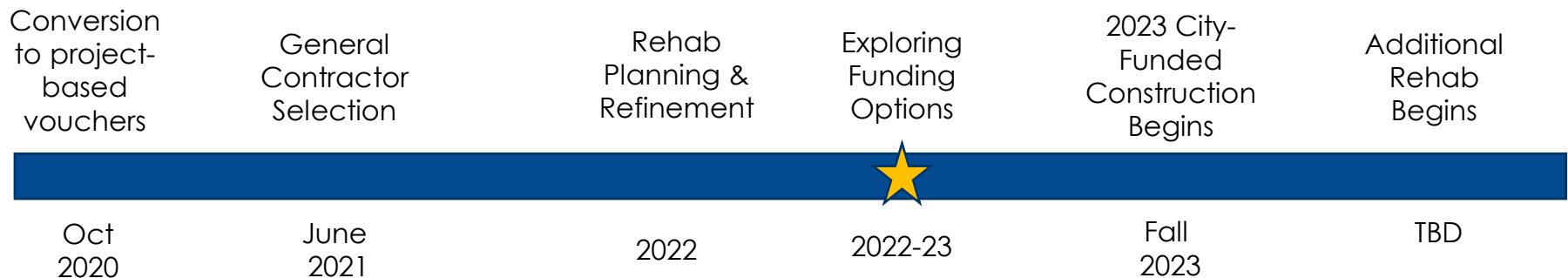
\*Budget reflects costs of comprehensive building modernization project of which fire suppression is included

# 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

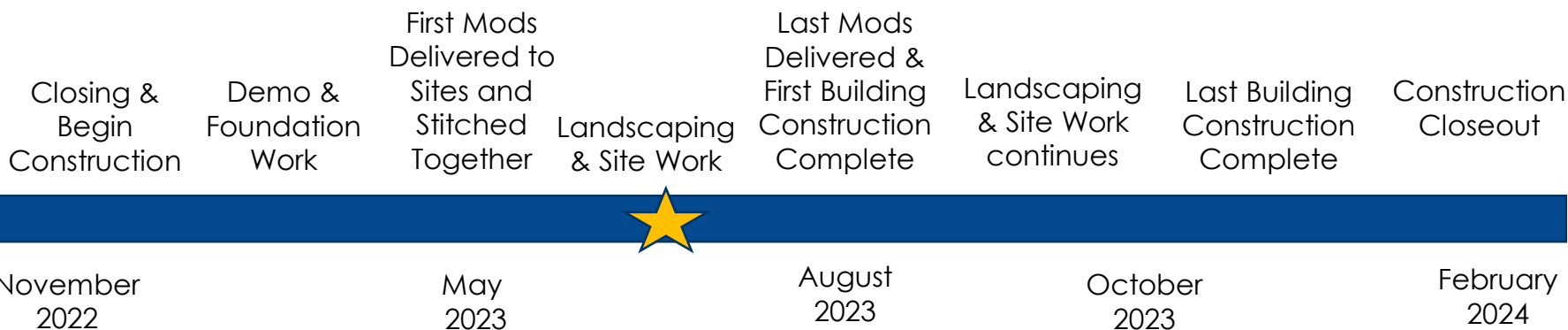


## 84-unit new scattered site construction



- 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 13 of 16 sites as of end of July 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 (5,216 views)

Yesterday, MPHA joined Mayor Jacob Frey, Hennepin County Government, Minneapolis Public Schools, and YMCA of the North to celebrate the expansion of the Stable Homes Stable Schools (SHSS) program for the 2023-2024 school year. With a new infusion of more than \$4 million from the City of Minneapolis Government and Hennepin County, SHSS emergency assistance will be offered to all 43 district elementary schools and multi-year rental assistance will be expanded from 19 to 24 scho... See more



7

Posts for the Month

28

New Followers



## MPHA on Twitter

Top Tweet (8,438 views)

Today, MPHA joined @MayorFrey, @Hennepin, @MPS\_News, and @YMCAoftheNorth to announce Stable Homes Stable Schools' expansion for coming school year, aiming to double the # of families served annually & increasing staff across partnered organizations: [bit.ly/SHSS2023](https://bit.ly/SHSS2023)



11

Tweets for the Month

2

New Followers

July 2023



## City and MPHA Leaders Announce New, Long-Term Funding Agreement

On August 10, Minneapolis Mayor Jacob Frey, Minneapolis City Council President Andrea Jenkins, MPHA Executive Director and CEO Abdi Warsame, and MPHA resident leaders announced a new, long-term funding agreement between MPHA and the City of Minneapolis ahead of Mayor Frey's annual budget announcement next week.

This new agreement proposes to send MPHA \$5 million annually to support the agency's preservation and production activities, five times the city's current \$1 million ongoing funding support to MPHA's capital improvements. This also provides MPHA a 25 percent boost on top of the annual capital funding it receives from the U.S. Department of Housing and Urban Development (HUD), which was \$20 million in 2022.

## Stable Homes Stable Schools 2023-2024 Expansion Announced

On July 25, leaders from the City of Minneapolis, Hennepin County, Minneapolis Public Schools (MPS), and the YMCA of the North were joined by MPHA leaders and families to announce the expansion of the Stable Homes Stable Schools (SHSS) program for the 2023-2024 school year. With a new infusion of more than \$4 million from the City of Minneapolis and Hennepin County, SHSS emergency assistance will be offered to all 43 MPS elementary schools and multi-year rental assistance will be expanded from 19 to 24 schools. Additionally, in the coming years, SHSS will aim to double the number of families served per year and increase program staff across the partner organizations.

The SHSS program works to improve families' housing stability, students' school attendance, and students' educational outcomes through rental assistance and wrap-around supportive services. All told, 1,500 families have been supported by SHSS since its launch in 2019, with more than 4,200 children benefitting from the program.







## **MPHA News Clips – August Board of Commissioners Meeting**

### **[Inside Elliot Twins, Minneapolis' only air-conditioned public high rise \(WCCO\)](#)**

By Reg Chapman

July 25, 2023

MINNEAPOLIS -- Imagine trying to sleep this week without air conditioning.

That's the uncomfortable reality for thousands across the Twin Cities, including nearly all the people that live in public housing.

Elliot Twins is unlike any other public high rise in the city of Minneapolis. It underwent a \$27 million renovation that added 10 accessible apartments, and AC.

"Today it's 100 degrees out there, and the air conditioning is working. It's wonderful being in here," said Abdi Warsame, CEO of Minneapolis Public Housing.

Warsame says the renovations done at Elliot Twins is what he hopes for all 42 public apartment buildings across the city.

"Our folks at Elliot Twins are very fortunate, but other folks need support and the help that they deserve, especially on a warm day," he said. "As our climate warms and our city warms, this is gonna be an issue that we need to tackle. But we have a prototype in Elliot Twins. This can be done with all across our high rises."

Mary McGovern, president of the Minneapolis Highrise Representative Council, remembers the days before the renovation.

"On a day like this, I used to live in an efficiency apartment, and it was unbearable with no air conditioning," McGovern said. "The sweat would be coming down your face, it was that hot. You had to go out in the hallway just to get the breeze coming, to get it on you."

She's proud to call Elliot Twins home, but worries about others. More than 5,000 others are living in public high rises, with this dangerously high heat, and no central air.

"It takes all levels of government to give us the support that we need for us to utilize the tools that we have in front of us in order to deliver to all our residents, as we have delivered in Elliot Twins," Warsame said.

Minneapolis Public Housing is working to get the money from lawmakers to update more units.



If you don't have AC, [click here](#) for a list of free places you can cool down.

###



### [Minneapolis expands program to prevent child homelessness \(MPR News\)](#)

By Jon Collins

July 25, 2023

A Minneapolis program designed to help prevent kids' families from becoming homeless is expanding for the next school year, with the aim of helping twice as many families with children to avoid experiencing homelessness.

The Stable Homes Stable Schools program launched in 2019. City officials said it has since helped more than 4,200 children from 1,500 families to stay in homes close to the children's schools. In the program, social workers at schools connect with families at risk of homelessness.

Interim Minneapolis Public Schools Superintendent Rochelle Cox said the district has about 2,500 students who are experiencing homelessness, about ten percent of the district's student body. She said the program has given many students much-needed stability.

"When students don't need to worry about where they're going to sleep at night, they can focus on other things, like their schoolwork and activities, they can continue to build important relationships with their teachers and their classmates, they can stay at the same school without changing year after year," Cox said. "This helps set them up for success."

It was during the pandemic that Knee'sha Lungelow started getting migraines that made it impossible to get to work. She lost her job and moved herself and her kids into her mom's house, but it was cramped and far from the children's school.

"I was all the way in St. Paul and my kids went to school in Minneapolis, so they were missing school," Lungelow said. "So a social worker reached out to me, and was like, 'Hey, there's a program I want to let you know about because I noticed that the kids are missing school, and that's not like you to have them missing school.'"

The social worker put Lungelow in touch with the Stable Homes Stable Schools program. It's a partnership between the schools, Minneapolis, Hennepin County, the Minneapolis Public Housing Authority and organizations like the YMCA of the North.

Lungelow said the new home and stability has made a big difference in her and her children's lives.

"My kids are more like, 'OK, I want to go to school,'" she said. "All around, just more happy, knowing like, 'This is my house. Nobody is going to come and say, you have to leave.' This is my house."

One tier of the program helps a family with one-time costs that can help keep families in their home. For instance, paying for car repairs required to keep a job. It's now being extended to all 43 elementary





schools in Minneapolis. Mayor Jacob Frey said they'll be able to now serve 350 families a year.

The second part of the program includes ongoing rental assistance for families experiencing homelessness, which the city is extending to five additional elementary schools. Frey said that part of the program will now be able to serve double the number of families, increasing to about 250 families each year.

"This is a really historic investment, it's one we're making for the future of our children," Frey said. "I know that there will be a longstanding impact for these kids, for their lives, for their families, and for the entire classroom where they go to school. It's a huge deal."

The expansion comes with a more than \$4 million price tag. About \$2.2 million in ongoing funding for the program comes from Minneapolis, with a \$2 million investment from Hennepin County and additional contributions from the Pohlada Family Foundation.

###



**Rental aid will be available to more Minneapolis Public Schools families facing homelessness**  
**(StarTribune)**

By Mara Klecker

July 25, 2023

Minneapolis Public Schools families facing housing instability will have more opportunities to receive rental assistance this fall — a response to the rising number of homeless and highly mobile students in the city.

Stable Homes Stable Schools, an initiative launched in 2019, helps families find and pay for housing. This fall, the program's multiyear rental assistance will be offered to families at these additional city elementary schools: Emerson, Lake Nokomis Keewaydin and Wenonah, Loring, Seward and Lyndale.

The program's housing stability fund, which offers emergency assistance to families at risk of eviction, will also be expanded and made available to families at all 43 elementary schools in Minneapolis. Families who access the assistance pay about one-third of their income toward rent, with the Minneapolis Public Housing Authority paying the remainder directly to the property owner.

"We are incredibly proud of the success of Stable Homes Stable Schools, and we look forward to supporting even more families in the coming years with safe, stable, affordable housing to help their children succeed in the classroom," said Abdi Warsame, executive director and CEO of the Minneapolis Public Housing Authority.

Stable Homes Stable Schools is a partnership between the city, the school district, the housing authority, the county and the YMCA of the North. So far, the program has assisted more than 4,200 students from 1,500 families.

Hennepin County is investing an additional \$2.2 million in local homelessness prevention funds to support the program expansion.

David Hewitt, Hennepin County housing stability director, said staffers are also looking at expanding the model to other school districts within the county.

The rising need has been driven by a variety of factors, from the lack of affordable housing to the end of the eviction moratorium in place during the pandemic.

Last school year, nearly 1 in 10 MPS students were identified as homeless or highly mobile.



"It's a staggering number," said interim Superintendent Rochelle Cox, adding that helping a family find and afford housing can directly boost student attendance and performance at school. "I think I speak for everyone at MPS when I say we are thrilled to see this program expand."

School social workers help identify families who might be eligible for support through Stable Homes Stable Schools. In some schools, that's the social worker's full-time job. Still, those staffers often face the challenge of finding affordable housing within school attendance boundaries and landlords willing to participate in the program.

"It's not just the money that we need — it's also the literal supply of housing," Minneapolis Mayor Jacob Frey said at a news conference Tuesday announcing the program expansion. "That's one of the big pieces. We want these ongoing relationships with landlords themselves."

Knee'Sha Lungelow, a member of the Stable Homes Stable Schools parent advisory committee, said her participation in the program meant that her children — ages 17, 11, 9, 7 and 5 — feel more settled. Their attendance and enthusiasm for school have improved now that the family isn't couch surfing.

"I love the fact that more families will be able to experience the support that my family has experienced," Lungelow said. "To have the support that I've had is amazing."

###



### [Minneapolis to expand Stable Homes Stable Schools program \(KSTP\)](#)

By Josh Skluzacek

July 25, 2023

Minneapolis and county leaders have announced the expansion of a program that provides housing help for the families of students facing homelessness or housing insecurity.

Mayor Jacob Frey, council members, Minneapolis Public School (MPS) leaders and county leaders discussed the Stable Homes Stable Schools program expansion during a press conference Tuesday afternoon.

Frey's office says the program has helped more than 1,500 families and 4,200 children get affordable housing since 2019.

A partnership between the city and county, as well as the Minneapolis Public Housing Authority (MPHA) and MPS, Stable Homes Stable Schools works to identify elementary students facing homelessness and then provide them with rental assistance and other necessary support services.

It's funded by the city and MPHA, with the Pohlad Family Foundation also providing a related housing stability grant.

MPHA says eligible families must be homeless, have at least one child enrolled at MPS and have a household income near or below 30% of the area median income, which is around \$37,000 for a family of four. Those who aren't eligible for ongoing help may still be able to get one-time funds if they aren't homeless.

###



**Rental aid will be available to more Minneapolis Public Schools families facing homelessness (Red Lake Nation News)**

By Red Lake Nation News

July 26, 2023

Minneapolis Public Schools families facing housing instability will have more opportunities to receive rental assistance this fall - a response to the rising number of homeless and highly mobile students in the city.

Stable Homes Stable Schools, an initiative launched in 2019, helps families find and pay for housing. This fall, the program's multiyear rental assistance will be offered to families at these additional city elementary schools: Emerson, Lake Nokomis Keewaydin and Wenonah, Loring, Seward and Lyndale.

The program's housing stability fund, which offers emergency assistance to families at risk of eviction, will also be expanded and made available to families at all 43 elementary schools in Minneapolis. Families who access the assistance pay about one-third of their income toward rent, with the Minneapolis Public Housing Authority paying the remainder directly to the property owner.

###



## [Minneapolis increases affordable housing funding by \\$4 million \(MPR News\)](#)

By Estelle Timar-Wilcox

August 10, 2023

Minneapolis is increasing its funding for affordable housing in the next budget cycle.

Mayor Jacob Frey announced Thursday that the city has agreed to give the Minneapolis Public Housing Authority (MPHA) \$5 million annually for property improvements and expansions — an increase over current annual amount of \$1 million.

The funding will go towards renovations on current lots, like ventilation and cooling systems in high-rise apartments, elevator updates, and enhancements to resident community spaces. The MPHA also plans to expand some of its current buildings to add more units.

“Families in our public housing stock will benefit,” Frey said. “People that are presently on a long line waiting to get public housing in our city will benefit, and we’ll be able to reduce that line that now numbers in the thousands.”

MPHA Executive Director Abdi Warsame said the funding will help the agency catch up on overdue upgrades to its properties.

Frey and Warsame praised the steps that the city has taken already to make housing more affordable, including the elimination of single-family zoning and the addition of apartments. Bloomberg reported this week that Minneapolis’ inflation rates are low compared to other metro areas, crediting it to the availability of affordable housing.

But city officials say there’s a lot of work to do for the city’s public housing, and not enough funding to do it. They blamed the shortfall on the federal government.

Warsame said the MPHA only gets about 10 percent of what it needs for improvements on public housing from the U.S. Department of Housing and Urban Development (HUD).

“Every year, the agency is forced to choose band-aid options to triage leaky roofs, replace old drafty windows, or improve decades-old electrical and plumbing systems, instead of taking a more comprehensive solution,” Warsame said.

HUD contributed \$20 million to the MPHA’s capital funding in 2022.

Warsame said the consistency of the annual funding will help the MPHA catch up on the backlog of work that needs to be done.



“This new money will deliver the agency certainty,” Warsame said. “Certainty the agency can use to leverage a variety of financial tools to make this funding go even further.”

City council president Andrea Jenkins said she hopes the investment will prompt other jurisdictions to add funding to public housing.

“This is a historic investment in housing, but this also is a call to action for other governmental entities including the federal government,” she said.

Frey will present his full budget to the Minneapolis City Council on Aug. 15.

###



### Minneapolis leaders announce \$4 million investment to improve public housing across the city (KSTP)

By KSTP

August 10, 2023

Minneapolis Mayor Jacob Frey and other city leaders announced a proposed \$4 million investment in public housing across the city Thursday morning.

The money is part of Frey's 2024 budget proposal, which he says would quadruple the current funds going to the Minneapolis Public Housing Authority (MPHA). Frey is proposing an additional \$4 million annually for MPHA, which would bring the city's total investment with the city to \$5 million annually.

According to Frey, the MPHA is working to not only bring units up to code, but also add to the public housing stock within the city.

During Thursday's news conference, Frey said the money will help the MPHA tackle some of the deferred maintenance that currently totals around \$200 million. He went on to say that the waiting list for those in need of public housing includes thousands of people, and the investment will help lower the wait time.

The mayor's full 2024 budget is set to be delivered to the Minneapolis City Council on Tuesday, Aug. 15.

###





### [Minneapolis leaders announce new public housing investment \(FOX 9\)](#)

By Nick Longworth

August 10, 2023

MINNEAPOLIS (FOX 9) - Minneapolis Mayor Jacob Frey and city council president Andrea Jenkins are set to announce a proposed 2024 investment in the Minneapolis Public Housing Authority (MPHA).

The increased \$4 million in annual funding for MPHA would bring the city's total ongoing investment in the organization to \$5 million annually, and will be part of the mayor's 2024 proposed budget.

Both Frey and Jenkins are expected to unveil the funding Thursday with MPHA Executive Director Abdi Warsame, Board Chair Tom Hoch, and other local housing leaders.

Frey's full 2024 proposed budget will be delivered to the city council on Tuesday, Aug. 15.

###



### [Minneapolis Public Housing gets funding boost from city \(KARE 11\)](#)

By John Croman

August 10, 2023

MINNEAPOLIS — In an unprecedented move, Mayor Jacob Frey and the City Council have agreed to commit \$5 million per year to the Minneapolis Public Housing Authority for the expansion and preservation of affordable housing.

It will be a five-fold increase in the City's support for the housing authority, which has been an independent agency since 1991. At a press conference at a construction site on the city's south side, Mayor Frey highlighted the significance of this newly enhanced partnership.

"I'll be the first to tell you that this partnership, this agreement we have with Minneapolis Public Housing Authority is unprecedented in our city and is indeed historic."

Frey said city leaders felt compelled to step up because of decades of declining investments in public housing by the federal government.

"When you're not investing properly in public housing, you're doing everybody a disservice, not just the people who live here, but over time these buildings will deteriorate. If you don't take care of them, they get even worse and it's more costly than to upkeep."

The MPHA serves more than 11,000 families in a variety of settings, including highrise buildings, townhomes, scattered site rental units and through rental assistance vouchers. But thousands more are on the housing authority's waiting lists.

Abdi Warsame, the MPHA's executive director, said there's a backlog of \$229 million worth of deferred maintenance and upgrades on the agency's existing supply of affordable units. He said Uncle Sam provided \$20 million recently which was about one-tenth of what's needed to catch up with that work.

"Each year the agency is forced to choose band aide options to triage leaky roofs, replace old drafty windows, or improve decades-old electrical and plumbing systems," Warsame explained.

City Council President Andrea Jenkins said city funding will help with overdue improvements at places like the Horn Towers highrise complex in the Lake Street corridor.

"This is going to help renovate that space and bring it up to code and those neighbors there have been really advocating strongly for support from the city," Jenkins told reporters.

Mary McGovern, who heads the Minneapolis Highrise Resident Council, thanked Frey and other city leaders for committing to the housing authority. She said many of those who rely on public housing are



older adults and/or persons with disabilities.

"This will help with plumbing, electrical systems, air conditioning," McGovern said.

"Many residents are suffering greatly in the summer heat and experience serious health complications from that. It will only get worse as the climate continues to change."

Jenkins and Frey were able to make the announcement months before the City Council passes its final 2024 budget because a majority of council members are on board with the idea.

In a statement to media, City Council Member Robin Wonsley credited the hard work of public housing residents who advocated for a higher level of financial support from City Hall.

"Six months ago, there was a lot of lip service for public housing but just a handful of elected officials were willing to make the commitment to funding," Wonsley wrote.

"Resident organizing and bold advocacy for a fully funded public housing levy is what made this happen. This is a good start, and we need to keep organizing and advocating for full funding."

#### Inflation control

The setting for Thursday's media event was a construction site where the MPHA is building two six-unit apartment buildings. They're replacing two duplexes, so the lots that once held four units will hold 12 when the project's done.

That increased density is a function of zoning changes the city implemented a few years ago as well as a focus on subsidized in-fill housing developments in that landlocked city.

"We've had a very comprehensive effort over the last several years to increase supply broadly in the city," Frey explained.

"We've increased both market rate and affordable housing supply, and what the data shows very clearly is that is the best way to keep rents down."

Both Frey and Jenkins mentioned positive press the Minneapolis area has received for slowing the growth of housing costs compared to other major cities. Bloomberg and Forbes both called attention to the Twin Cities annual inflation rate dropping below two percent.

"Yesterday, I was reading a Forbes article that places Minneapolis at the top of the list for holding down rental increases to one percent," Jenkins remarked, adding that housing production is a major part of the picture.



###



### [Mayor Frey announces funding boost for Minneapolis public housing \(StarTribune\)](#)

By Faiza Mahamud

August 10, 2023

In a bid to improve the state of the public housing system in Minneapolis, Mayor Jacob Frey on Thursday announced a boost in city funding for housing repairs.

Frey is proposing \$4 million in additional funding next year for the Minneapolis Public Housing Authority (MPHA), which would bring the city's annual contribution to the agency to \$5 million. He said the funds would provide "consistency" and "predictability" to the Housing Authority, helping it to plan ahead and raise additional money. The MPHA is grappling with a maintenance backlog of \$229 million.

"For generations, the federal government has disinvested in this important public housing stock," Frey said at a news conference. "Somebody needs to step up, and we at the city are in a place to do so."

The extra housing spending is a preview of what to expect when Frey unveils his 2024 city budget Tuesday. Thursday's announcement, he said, was intended to set the tone for other jurisdictions to follow suit. He said the additional funding would come from the tax levy.

Besides housing, Frey's priorities for the upcoming year include public safety, climate change and rebuilding and empowering neighborhoods and business districts still reeling from the vandalism in the aftermath of George Floyd's murder in 2020.

Abdi Warsame, executive director of the MPHA, said the agency will use the new money for a variety of high-priority capital improvements, including high-rise ventilation and cooling systems, elevator modernizations and resident community spaces.

The funds will also help finance renovation projects for major high-rise and scattered-site affordable homes, he said.

"Beyond the magnitude of this new funding and the impact it will have on MPHA's preservation and production activities, this new money delivers the agency certainty it can plan for and leverage with a variety of financial tools to make this funding go even farther," Warsame said.

MPHA long has been scrambling to keep up with its growing list of maintenance needs. To bridge the gap in federal funding, the agency in recent years has taken numerous steps that include public-private partnerships to cover the cost of major renovation projects, the use of project-based funding and lobbying at the city and state levels for additional support.

All of that has not been enough to close the funding gap, Warsame said. But with the city's proposed annual funding commitment, the agency is getting one step closer to doing so, he said.



The Housing Authority serves about 26,000 residents with public housing and Section 8 vouchers. About 83% of the residents are Black, 39% are children and 21% are age 62 and older.

###



## [Case of evicted Minneapolis tenant poses questions about legality of power shutoffs \(StarTribune\)](#)

By Susan Du

August 11, 2023

The night before Nichole Nalewaja was scheduled to move into her new apartment, she and her children slept in the stinging confines of a portable toilet. She promised them it would be the last time.

They had been homeless on and off for years, living in shelters and encampments, before Hennepin County ushered them into one of 10 units set aside for homeless families at the newly constructed Hook & Ladder Apartments in northeast Minneapolis.

That was last June. Nine months later, Hook & Ladder managers moved to evict Nalewaja, accusing her of violating her lease when she broke into a utility closet to turn her power back on after the landlord's contractor, JIT Services, had disconnected it. She says she never would have had to take matters into her own hands if the power hadn't been illegally cut off in the first place.

Nalewaja's case highlights how, while there are laws that protect Minnesotans from having their heat and utilities cut off during cold months, the laws don't always apply.

Last month, Hennepin Housing Court sided with Hook & Ladder, finding that Nalewaja had violated the landlord's rules. Her eviction is on hold as her lawyers at Mid-Minnesota Legal Aid appeal.

"I just know how it goes," Nalewaja said. "I've been stuck. I'm trying to build stability, like we've been in and out of housing just too long. We don't even get to get comfortable."

Erik Hansen, a lawyer for Hook & Ladder, maintains it was legal for its third-party contractor JIT Services to shut off the power. He cited Housing Referee Mariam Mokri's decision in Nalewaja's case: "Because the proper notice was given, using JIT's internal guidelines to determine who was eligible for disconnect, the disconnect was not unlawful."

Minnesota law states that if a landlord, their agent or anyone else acting under the landlord's direction shuts off a tenant's electricity, the tenant is entitled to triple the damages caused.

Nalewaja's lawyers argue that Mokri erred by failing to recognize JIT — which Hook & Ladder contracted with to manage its electric submeter and bill tenants — as the landlord's "agent," and therefore prohibited from disconnecting anyone's power.

Their appeal now raises an interesting question: If a tenant breaks her lease in order to correct an allegedly illegal business practice, should the landlord be able to evict her?

"I think that's actually an open legal question — whether a breach in response to a breach is excused,"



said Daniel Suitor of HOME Line, a legal services nonprofit to which the Minnesota Attorney General's Office often refers questions about landlord-tenant law.

"I don't think there's good appellate guidance on that," he said, adding: "I think that breach of the law should justify some level of self-help by a tenant."

Suitor said HOME Line's lawyers rarely see utility shut-off cases because most landlords and utility billers know it's "very illegal" for them to shut off utilities for any reason.

Another state statute, regulating shutoffs during the cold weather months of October through April, says utilities must offer customers a payment plan before disconnecting their power, and report it to the state Public Utilities Commission (PUC). But that law only mentions public utilities like Xcel Energy and CenterPoint Energy. The PUC had no comment on the legality of anyone else disconnecting power during the cold weather months, said spokeswoman Cori Rude-Young.

#### Cold weather shutoff

Nalewaja, whose rent was almost entirely covered by the Minneapolis Public Housing Authority, said she didn't realize when she moved into the Hook & Ladder Apartments in June 2022 that she wouldn't be able to afford the utilities.

The first month's electric bill for her three-bedroom apartment totaled \$187, while her monthly income was \$900 and her expenses \$880, she told the PUC's Consumer Affairs Office. She said she didn't understand why her electric bill was so high when Hook & Ladder had been designed to be energy-efficient. (According to Xcel, its average monthly residential bill for Minnesota homes in June was \$109.)

While regulated utility providers like Xcel offer a measure of transparency and predictability in their billing, third-party billers such as JIT tack on various fees that are confusing to tenants and rapidly compound for those late to pay like Nalewaja, said her lawyer, Gary Van Winkle.

"Her bill after about four months was about \$800," Van Winkle said. "This is for someone who was living in a subsidized property paying very low rent, and this billing dwarfs her other living expense overhead by quite a bit."

Complaints about utility billing at Hook & Ladder have been an ongoing challenge, said Kim Sheagren, a spokesperson for Avivo, a nonprofit that provides case management support for formerly homeless tenants.

"We have found resources to help cover portions of residents' electrical bills whenever possible and have brought concerns to Hennepin County," Sheagren said. "Situations like this make it hard for residents to keep their housing."





On Oct. 3, the start of the cold weather period, JIT shut off Nalewaja's power. Security camera footage caught her and her boyfriend going to the building's utility closet, where he broke the lock and then, at her request, reconnected the power for every tenant who had lost it. But in the process of doing so, the boyfriend accidentally disconnected the power for other units.

Hook & Ladder and JIT each assigned responsibility to the other for disconnecting tenants' power. The shutoff didn't involve Hook & Ladder at all, wrote Jeffrey Domingues, another lawyer for the landlord, in court documents.

"JIT Services was the entity that shut off [Nalewaja's] power, and the shutoff was due to a debt she owed to her utility provider, Xcel Energy," Domingues wrote.

However, during Nalewaja's trial last month, former Hook & Ladder live-in maintenance worker Edward Tomlinson testified that the landlord had asked him on several occasions to shut off the power of delinquent units. He refused, so the job went to JIT.

Tomlinson said that more than half the units could be disconnected at any time, and that when he lived there he also received inexplicably high utility bills, even for periods when he was out of town.

In a statement, Hook & Ladder attorney Hansen said that Tomlinson's only role regarding utility shutoffs was posting notices on apartment doors informing residents of a pending shutoff by JIT.

But in a statement to the Star Tribune, JIT's metering services director Zach DeBoer said his billing company only disconnects power when "the client and the property provide authorization and permission."

"When a client has contracted with us to manage disconnect services, and disconnections are permissible, we communicate details with the property regarding timing and scheduled units," said DeBoer.

Xcel Energy spokesman Theo Keith distanced the utility from both Hook & Ladder and JIT. When landlords install submetering at their property, as with Hook & Ladder, and hire a contractor to control electrical service to each unit, Keith said the tenants are no longer Xcel Energy account holders and lose tenant protections such as the Cold Weather Rule.

"We have no ability to control what the landlord and the landlord's contractor are doing," Keith said. "We never request a landlord's contractor to disconnect a tenant."

###



### [Frey outlines \\$1.8 billion budget for Minneapolis, says city is in 'state of transition' \(MPR News\)](#)

By Jon Collins

August 15, 2023

Minneapolis Mayor Jacob Frey outlined on Tuesday his proposed \$1.8 billion dollar budget for next year, which includes funding for projects in areas ranging from affordable housing to public safety and climate change.

It's the second year in the city's new two-year budgeting cycle. Frey's proposed budget includes \$10 million for the city's climate initiative, \$18 million for the affordable housing trust and \$16 million to cover costs associated with court-enforced agreements with the Minneapolis Police Department.

Frey asked the City Council to find unity in the budget priorities he outlined.

"I think it's pretty clear that we're in a state of rebound, but we're also in a state of transition, as we roll away from crisis mode and we begin to plan for our future," Frey said.

Estimates by city staff show the spending would result in the expected 6.2 percent increase in the city's property tax levy, which would result in \$27.6 million in property tax revenue.

One area the mayor is proposing greater investments in is public safety. To enforce the state court-enforced agreement and expected federal consent decree over the Minneapolis police, he estimated that the city will spend \$16 million in 2024 and \$11 million in 2025, which will fund 34 staff members and 28 civilian positions in the Minneapolis Police Department.

He's proposed raising the budget for the city's Behavioral Crisis Response program by \$3 million and violence prevention by \$3.3 million. And also proposed to fund 731 sworn police officers, as well as more than \$7 million to cover overtime and other law enforcement contracts and an additional \$2 million for civilian positions within the Minneapolis Police Department.

In addition to the boost to the city's affordable housing trust, Frey is proposing \$4 million more in funding for the Minneapolis Public Housing Authority, \$2 million for the Minneapolis Homes program and an additional \$1 million for homeless shelters.

"Not only does this budget keep promises, it lays out generational investments in the city we love. It lays out a plan for the future," Frey said. "Making these investments and standing by them for the long haul will take courage but the ideals set in this budget are more than just courageous, they're realistic."

The budget also includes the following:



- \$3 million in support for small businesses owned by Black, Indigenous and people of color.
- \$4.7 million to help weatherize Minneapolis homes, which is part of the overall \$10 million invested in climate initiatives.
- \$720,000 for planning and development at George Floyd Square at the intersection of 38th Street and Chicago, where Floyd was murdered by a Minneapolis police officer in May 2020.
- \$2.7 million to repair parkways around the city.

The Minneapolis City Council will hold budget hearings starting in September and October, with an expected final vote on Dec. 5.

St. Paul Mayor Melvin Carter unveiled his proposals for St. Paul's 2024 budget last week, proposing \$820.5 million in spending. Carter is proposing that the St. Paul City Council increase the general fund by \$16 million, with a property tax increase of 3.7 percent. Both Minneapolis and St. Paul benefit from a boost in Local Government Aid approved by the State Legislature.

###



### [Minneapolis Mayor Jacob Frey proposes \\$1.8 billion budget for 2024 \(CBS News\)](#)

By Beret Leone

August 15, 2023

MINNEAPOLIS — Minneapolis Mayor Jacob Frey is proposing a budget of \$1.8 billion for next year. It rounds out the end of a two-year budget cycle.

Frey says Minneapolis is in a state of recovery and transition – and he believes his budget proposal reflects that. It covers a lot of ground, but its top priorities include public safety, police reform and climate change.

“This budget — we’re positioning Minneapolis for progress in bold new work and solid government service,” Frey said. “We have to do both and we have to do both well.”

Part of that work includes investments in public safety and police reform. More than \$17 million will fund a multidepartmental implementation team, fund 731 sworn officers, and add 16 new civilian positions to the Minneapolis Police Department, among other things.

“The urgent mission to reform the MPD won’t be quick, it won’t be easy, and if history or lessons from other cities are any guide, we will face moments of great frustration together, but we will do it together. And if we all choose to be united in this work, it will be worth it,” Frey said.

In the fight for affordable housing, Frey adds another \$4 million to the Minneapolis Public Housing Authority, bringing the total to \$5 million.

“If people need houses, public houses, someone has to take action. We do, because it’s the right thing to do,” Frey said.

In terms of climate change, Frey wants to invest more than \$10 million in the Climate Legacy Initiative, a move he says would distinguish Minneapolis as a historic leader in climate action and public health. Funding would help make Minneapolis homes resilient, train workers and improve the city’s tree crown program.

“Is it a big plan? Sure. But it’s one that we’re committed to and ready for,” Frey said.

A plan that has so far been well received by the city council members.

“People seem to be celebrating and happy,” said LaTrisha Vetaw, council member for Ward 4 in Minneapolis. “It is not often that you hear various municipal officials cheering and clapping. It feels like a good atmosphere here today.”



“[The budget] explains generational investment in the city we love – a plan for the future. It will take courage to make these investments and stick with them for the long haul, but the ideals captured in this budget are more than just courageous, they are realistic,” Frey said.

The proposed budget also comes with a 6.2% tax increase, which is the “exact tax increase he promised last year, no higher,” the mayor’s office said in a press release.

The Minneapolis City Council now has the proposal and will need to approve it. The vote will take place sometime in December. The Minneapolis City Council now has the proposal and will need to approve it. The vote will take place sometime in December.

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## [What's in Minneapolis Mayor Jacob Frey's 2024 budget proposal? \(Bring Me The News\)](#)

By Bring Me The News

August 15, 2023

Minneapolis Mayor Jacob Frey on Tuesday proposed a \$1.8 billion city budget in 2024, representing a 6.2% tax levy increase.

During prepared remarks before the Minneapolis City Council, Frey said his budget proposal aims to help the city advance creative new initiatives and support bedrock government services.

"Not only does this budget keep promises, it lays out generational investments in the city we love," he said. "It lays out a plan for the future."

The proposal calls for deeper investments in the city's efforts to enact major police reform, expand affordable housing and respond to climate change, among other overarching goals.

### Policing

As the city is expected to soon be subject to a federal consent decree, Frey said \$16 million will be needed next year to implement sweeping changes within the Minneapolis Police Department.

An additional \$11 million related to the day-to-day operations of consent decree compliance is expected to be needed in 2025.

"This investment will go toward every part of the process to fundamentally change the way policing is done in Minneapolis," Frey said, noting his budget recommendation includes the creation of more than two dozen new civilian roles within MPD.

Frey is also proposing a wide array of other public safety investments, such as upping ongoing funding for the Behavioral Crisis Response program and \$1 million in new spending on portable cameras to address crime hotspots across the city.

Nearly three-quarters-of-a-million is proposed to go towards planned and future work at George Floyd Square, such as art preservation and community engagement.

### Housing

Frey's budget recommendation calls on city leaders to maintain historic levels of funding for affordable housing.

While Frey criticized a lack of federal funding for housing initiatives, he said Minneapolis stands to gain



significant investments from the state in return for local dollars committed to affordable housing.

He's proposing \$18 million for the city's Affordable Housing Trust Fund and an additional \$4 million for the Minneapolis Public Housing Authority, increasing ongoing funding for the latter entity from \$1 million to \$5 million.

#### Climate

In regards to climate change, Frey is proposing \$10 million in annual funding for the Minneapolis Climate Legacy Initiative, which aims to weatherize homes, strengthen the tree canopy and more.

His proposal also includes \$730,000 for new electric vehicle charging infrastructure.

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## [Minneapolis Mayor Frey delivers 2024 \\$1.8 billion budget proposal to city council \(KARE 11\)](#)

Bill Strande

August 15, 2023

MINNEAPOLIS — Minneapolis Mayor Jacob Frey proposed his \$1.8 billion 2024 budget to City Council members on Tuesday.

This proposal is part of Frey's biennial budget he presented to the council exactly one year ago today.

"As I said before, this marks the second half of our first two-year budget cycle," Frey said in his budget address. "Last year, I highlighted the importance of this shift allowing us to effectively plan ahead. This year I will discuss a bit more about the process of arriving at this final proposal."

Mayor Frey outlined his top priorities for 2024, which include public safety, housing, and infrastructure.

Part of his safety plan focused on changing the Minneapolis Police Department following the investigations by the U.S. Department of Justice and Minnesota Department of Human Rights in the wake of George Floyd's murder.

Under Frey's proposed budget, about \$16 million in 2024 and nearly \$11 million for 2025 will be needed for the "daily work of compliance" by the MPD and other places like Minneapolis Civil Right Department and the City Attorney's Office.

"Driving this critical work for the city will be a team with at least 34 dedicated staff including 28 civilian positions in MPD," Frey said in his budget address, "This investment will go toward every part of the process to fundamentally change the way policing is done in Minneapolis."

The mayor has proposed a property tax increase of 6.2 percent, the same number he projected in the two-year budget forecast last year. That means the median homeowner in Minneapolis would pay about \$150 more in property taxes next year. According to the city, about 21 percent of the property tax revenue would go toward police -- the largest share of any single department.

"It's needed, right? Those consent decrees, that's a big part of how we're going to move forward in public safety and it's best that we have the money to do so," said Ward 4 Council Member Latrisha Vetaw. "There's a huge expectation in the city of Minneapolis that we're going to abide by the federal consent decree and also by the state settlement agreement with MDHR."

But Vetaw said she understands concerns about the proposed property tax increase.

"In Ward 4, where property taxes are going up, we get hit the hardest. But I think we have to do better at services for the people who live in Minneapolis," Vetaw said. "Whether that's public safety,





snowplowing, we have to make people feel like they're getting a bang for their buck."

Michael Rainville, the council member for Ward 3, said there could be some room for negotiation with the proposed property tax increase of 6.2 percent.

"I think it's a reasonable number to start with," Rainville said. "Can we get it down? We're gonna take a deeper dive. That's why the council has the legislative authority and that's certainly what we're going to have to do here in the next couple of months.

Frey's plan proposes increasing funding for the Minneapolis Public Housing Authority (MPHA), from \$1 million to \$5 million annually.

"This is five times more than the previous funding level and I don't say this lightly this is historic," Frey said.

Mayor Frey proposed increasing funding by \$18 million to the Affordable Housing Trust Fund that's aimed at helping produce and preserve quality affordable housing across Minneapolis.

The budget proposal also included several infrastructure improvements for things like parks, fire trucks and roads.

Following a record-setting winter, public works crews needed to fill 8,000 potholes city-wide so far this year. Frey said that's the same amount they had to fill in the previous three years combined.

"Eight-thousand potholes filled just in these first 8 months alone," Frey said. "So, we'll step up for the city, and for our public works department...and for our parkways."

Frey's plan proposes increasing funding for the Minneapolis Park & Recreation Board, from \$750,000 to \$2.7 million, for crews to repair parkway systems across the city. It's also investing nearly a half million dollars for new public works equipment to get potholes repaired faster and \$1 million for a permanent snow storage location.

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## [Frey proposes \\$1.8 billion budget for Minneapolis in 2024: 'Change isn't cheap \(StarTribune\)](#)

By Dave Orrick

August 15, 2023

Mayor Jacob Frey is proposing a \$1.8 billion budget for Minneapolis next year that attaches some of the first dollar figures to the police reforms mandated in the three years since the murder of George Floyd.

"Change isn't cheap," Frey said in the annual address to City Council members, who will scour the proposal and likely consider changes in the coming months before the budget becomes final in December.

"And change isn't optional," the mayor continued. "It's no longer optional as to whether we have an early intervention system or hire compliance positions and use-of-force specialists. We have to."

In addition to annual rising costs — such as increased wages for city workers — the plan includes some \$48 million in new spending, much of which would pay for new employees, including those needed to implement changes to policing.

A large chunk of the new spending would be funded by a forecast 1.6% increase in city revenue. That influx comes from a combination of increased state funds approved by the Democratic-controlled Legislature and Gov. Tim Walz, who tapped part of a massive state surplus, as well as locally generated taxes from heightened economic activity downtown — a feature of the post-pandemic recovery perhaps best exemplified in recent marquee concerts by Ed Sheeran, Beyoncé and Taylor Swift, city officials said.

Frey's plan — which also prioritizes expanding the ranks of police officers, investing in public housing, responding to climate change and repairing pothole-pocked streets — carries with it an increase of roughly 6.2% in the city's property tax levy, costs which would be shouldered by residents and businesses.

Under Frey's proposed budget, according to city estimates, the owner of a \$331,000 home in Minneapolis would see an increase ranging from \$150 to \$160 in property taxes.

That figure would include a proposed resurrected tax by the Minneapolis Public Housing Authority that would cost the owner of a \$331,000 home about \$21 a year. That funding would add \$4 million annually to the MPHA, which is grappling with a \$229 million backlog of repairs.

City residents and businesses would pay in other ways for some aspects of Frey's plan. A proposed hike in electricity and natural gas fees, to pay for parts of the city's climate response plan, would cost residents and businesses an estimated \$8 to \$12 annually. And water bills would increase about 16 cents a month to assess the state of stormwater systems on park district land.



Other taxing bodies, such as Hennepin County and Minneapolis Public Schools, set their property-tax-and-spending plans independently of the city.

Here are some areas on which Frey's budget focused, based on city documents and interviews with Frey and city officials.

#### Police reform

Two outside investigations — one by the U.S. Department of Justice, and another by the Minnesota Department of Human Rights — have found deep-rooted problems within the Minneapolis Police Department, especially in how it treats Black and Indigenous people.

Earlier this year, the city entered into a settlement agreement with the state, and officials are negotiating a similar agreement with federal officials. Both agreements, which seek to end patterns of racist practices, will be overseen by court-approved monitors and are expected to take years. Last week, Police Chief Brian O'Hara announced a shake-up of department managers as part of the process to rebuild community trust.

Frey's proposed budget envisions 34 new hires, including 28 civilian positions in the Police Department designed to engage the public, oversee the process and implement the changes.

The cost: \$16 million in 2024 and an estimated \$11 million in 2025, according to Frey's proposal.

About \$1.45 million in new spending is slated to expand the city's behavioral crisis response program — teams of specialists who are tasked with emergency calls that might be better suited for a mental health worker than an armed police officer. The new spending should allow the program to cover the entire city.

#### George Floyd Square

Frey's plan proposes spending \$720,000 on George Floyd Square at 38th Street and Chicago Avenue in south Minneapolis, including securing a vacant gas station the city now owns, improving lighting in the area and taking a "Smithsonian-type" inventory of artwork and offerings that have cropped up there in recent years and might need to be preserved.

#### More cops

As with the current budget, Frey's proposed 2024 budget would fund 731 positions for sworn officers. That's the number required by the city charter — but like last year, the city's actual ranks remain far short. Some 586 sworn officers work for the city, down from 609 a year ago.



In addition to providing money for recruiting officers to apply from outside the region, Frey said he hopes that spending an additional \$2 million to hire civilians for nonpatrol jobs in the department will allow more of its existing officers to be on the streets.

#### Potholes and roads

Following an especially snowy, wet and freeze-thaw-ridden winter and spring, city public works crews have catalogued some 8,000 potholes this year — about the same number logged in the previous three years combined.

Frey's plan includes some \$470,000 for new pothole-patching equipment, part of a \$70 million investment toward city streets.

The roads that ring the city's lakes and wind through its parks are actually owned by the Minneapolis Park and Recreation Board, not the city. Most users of those roads don't care who owns them, Frey acknowledged, but they notice their condition. His budget proposes that the city increase funding going toward Park Board-owned streets, or parkways, from \$750,000 to \$1.25 million next year, with a plan to keep ramping it up to \$2.75 million in 2027.

#### Politics of the moment

In one part of his speech, Frey listed every council member by name and mentioned something they'd requested that he had included in his plan — evidence, he said, of a "collective budget."

However, the politics of the moment are more complicated. All 13 council seats will be on the ballot this fall, and Frey's influence could be in the balance. He currently enjoys general support from a majority on the City Council, including President Andrea Jenkins, who gave his proposal high marks afterward.

But a group calling itself "Minneapolis for the Many" announced its presence Tuesday with the goal of "mov[ing] on from Jacob Frey's City Council majority" to electing a "progressive majority" on the council — which would put the council to the left of Frey.

The group said it plans to spend money and mobilize support for a slate of candidates who, if elected, would put council support for Frey in serious doubt. Tuesday was the last day for candidates to file for the election. Frey himself isn't on the ballot this year.

###



### [A long to-do list in Minneapolis \(StarTribune\)](#)

By Editorial Board

August 15, 2023

Minneapolis Mayor Jacob Frey's proposed 2024 budget focuses on familiar but critical priorities — public safety and police reform, housing, and parks and roads.

It also carries a high price tag. Under the proposed \$1.8 billion spending package unveiled Tuesday, the city's property tax levy would jump about 6.2%, and the owner of a \$331,000 home would see an annual property tax increase of \$150 to \$160.

That's about the same increase as last year, even though the city benefited from a forecasted 1.6% increase in revenue — a combination of increased state local government aid funds, increased property values, and increased economic activity from downtown events such as marquee concerts.

On behalf of taxpayers, we urge the City Council to listen to public feedback and carefully review the spending targets before a final budget is adopted before the end of the year. Property owners could also see increases from the Minneapolis Public Schools and Hennepin County.

Frey noted in an interview with the Star Tribune Editorial Board that the budget delivers on promises made to residents and is rooted in collaboration with council members as well as leaders of other units of government.

During his Tuesday address, Frey named each of the 13 council members and mentioned something they'd requested that he had included in his plan — evidence, he said, of a "collective budget." He told editorial writers that all council members got something in the budget that was either their first or second choice.

Frey's plan wisely includes increasing funding by \$16 million in 2024 and an estimated \$11 million in 2025 for new hires in the Police Department. The plan includes additional civilian positions in MPD that would engage the public and oversee reform.

And about \$1.45 million would be spent to expand the city's behavioral crisis response program — teams of specialists who are often better-suited than officers to respond to a mental health crisis.

The mayor's budget proposal funds up to 731 officers — up from the current level of 586 — although Frey acknowledged that recruiting remains a challenge.

In housing, Frey wants to resurrect a tax by the Minneapolis Public Housing Authority that would cost the median property owner about \$21 a year. That funding would add several million to the agency, which is grappling with a \$229 million backlog of repairs and the need to provide additional deeply



affordable housing.

The mayor's budget also would invest \$70 million on city streets, including \$470,000 for much-needed new pothole-patching equipment.

In his address, Frey repeated his State of the City theme, saying Minneapolis is in a "state of rebound." He added that "we're also in a state of transition as we roll away from crisis mode and plan for the realities of our future."

Frey said he is "hopeful" that there can be a better sense of unity with council members and other government entities over looming issues such as the soon-to-come federal consent decree for MPD, deferred public housing maintenance and new construction, addressing the climate crisis, and improved roads and parks.

Regardless of the final budget adopted later this year, Frey's right: Collaboration is crucial in a city facing a long to-do list, inflationary pressures and taxpayers who expect better services.

###

# **2024 Moving to Work Annual Plan**



# ***Our Mission shapes what we do***

To promote and deliver quality, well-managed homes to a **diverse, low-income population** and, with partners, contribute to the wellbeing of the individuals, families, and community we serve

**96%** of scattered site households are people of color  
**83%** of scattered site head of households are women.

Only **16%** of high-rise residents have employment income.  
**86%** of MPHA residents are elderly and/or disabled.



# MTW -

## A chance to develop local solutions

MTW is an important tool that helps MPHA advance agency priorities. All proposed activities must be in pursuit of:

- **Cost savings:** Reduce cost for federal spending
- **Self Sufficiency:** Provide employment support for families with children who are seeking to become self-sufficient
- **Housing Choices:** Increase housing choices and mobility for low-income families

People



Preservation



Production



Partnership





# 26,000 People Served

## Planning & Reporting Cycles

### PLAN

Due to HUD by OCT 15th before FY begins

### REPORT

Due to HUD by MAR 31st after the conclusion of the FY

### Sections Included:



Introduction



Budget

Capital Needs



Data

RAB Priorities



MTW Activities

# Updates to Statement of Policies

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## HUD Required Updates

### HUD's HOTMA rule changes:

- Adjusted Income:
  - Amount of the Elderly/Disabled deduction;
  - Changes the threshold for receiving a medical deduction
- Annual income and created an Asset Limit for eligibility and continued occupancy
- Dictates when interim rent redeterminations are conducted
- Over Income Limit Law Changes
- Additions to VAWA Provisions

## Provide Clarity and Efficiency

### Proposed Changes:

- Removal of most Preferences
- Require a 30-day notice to vacate
- Changes to Repayment Agreement for Retro Rent
- Eviction Threshold for Retro Rents
- Increase Security Deposit Amounts for Family Units

# 2024 Capital Investments & Development Initiatives

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- Property capital needs continue to grow: \$229M
- Historically, MPHA has only received 10% of the funding it needs to complete major building improvements
- In 2024 our estimated capital funding from HUD is \$22M, which includes a \$2M one-time direct appropriation
- And... our housing waitlist is long!

***MPHA must continue to find ways to preserve homes & develop new for the population we serve!***





# 2024 Capital Activities & Investments

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MPHA's anticipates spending \$31.5M on high-priority investments:

- Fire suppression system installations at the remaining sites
- Exterior façade restoration and window and roof replacement at multiple high-rises
- Major electrical systems replacements at multiple high-rises
- Highrise ventilation/cooling study & potential pilot projects at two sites
- Elevator modernization at 6 high-rises
- Security upgrades (cameras, entry guard & card access systems) at multiple sites
- Partial roofing replacement and parking lot/pavement repairs at Glendale Townhomes
- Funding for pre-development/development activities

# Scattered Site Rehab

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- MPHA continues to address capital needs in its family housing portfolio of over 700 homes.
- In 2023, MPHA committed ~\$2.5M to interior & exterior renovation work and will consider doing the same in 2024.
- In 2023, the City of Minneapolis provided \$3.5M to complete priority capital work in this portfolio.
- The State of Minnesota legislature has dedicated \$5 million to support this work.





# Conversion & Major Renovation

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- MPHA is considering a conversion to deliver a major property transformation at one of two high-rises: Franklin Towers or Spring Manor
- MPHA held an initial meeting with residents to introduce the potential project and begin initial engagement
- Residents will be a key partner in creating goals and objectives for the project as we move forward
- Due diligence will continue through 2023 before finalizing and moving forward with one site



# Resident Testimony: Elliot Twins Experience

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I believe the biggest outcome from the renovation of our buildings, is that no resident is going to lose their housing. That is the biggest thing and that they feel safe and secure in their buildings knowing that the roof is not going to fall in over their head; that they can go outdoors and enjoy themselves and that their neighborhoods are going to be safe and secure which, sadly, is not always the case right now. Residents have the right to be involved in shaping what their remodeled homes and community spaces will look like. We are very pleased with our new big and beautiful community space at Elliot Twins. It's important to stay involved every step of the way.

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- Mary McGovern



# Heritage Park Recapitalization

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- Heritage Park is a mixed-income community in the Minneapolis near north neighborhood that includes 200 public housing units.
- In 2024, MPHA will continue to work with its partners to identify tools to bring the resources to address capital needs at the properties.





# Family Housing Expansion Project

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- MPHA began a redevelopment project to expand family housing in early 2023.
- Use of modular construction allows MPHA to bring 84 new units across 16 sites faster than traditional builds.
- Families impacted by the construction have the right to return to these units once complete. The first Certificate of Occupancy is anticipated for late August.



# Ongoing MTW Activity: Launch of Mobility Demonstration

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HUD awarded 8 PHAS additional dollars to provide additional services to **families with children to help them access low-poverty neighborhoods with high-performing schools and strong community resources.**

MPHA and Metro HRA launched the pilot in September 2022 to recruit and enroll eligible families for mobility-related services. The first families were ready to move in Spring 2023 after receiving the following services:

- Landlord Recruitment
- Pre-Move Counseling
- Housing Search Assistance
- Post-Move Counseling

# Ongoing MTW Activity: Stable Homes Stable Schools

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In 2023, the program expanded to build on the lessons learned from the 3-year pilot. Serving more schools & families!



**Housing Stability:** short-term assistance to families facing potential eviction

- **Financial assistance**
- **Case Management Services**



**Rental Assistance** with wrap-around services for up to 36-months for families identified as homeless by School Social Workers



# MTW Budget

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## **Combines program resources to provide flexibility in spending:**

- Public Housing Operating & Capital Programs
- Housing Choice Voucher Program

## **Funding Assumptions for 2024**

- Debt Ceiling Deal means same amounts as awarded in 2023
- 87% Operating Subsidy Formula Amount
- 100% Housing Choice Voucher HAP Subsidy Formula Amount
- 91% Housing Choice Voucher Administration Formula Amount
- Capital Fund Grant at 2023 level

## **MTW Spending Plan**

- Public Housing Operations and Housing Choice Voucher spending at similar levels as 2023 adjusted for inflation
- Capital Fund Program spending at \$29.4 million
- MTW Flexibility - Redirects \$10.4 million of HAP subsidy to public housing (operations) and voucher administration needs



# Next Steps

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- Find a copy of the MTW Plan:

MPHAOnline.org/MTW

At Central Office @ 1001 Washington Ave North

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- Public Hearing at 1001 Washington Ave N on: **August 23rd at 1:30 PM**

Hearing details are available at [MPHAOnline.org/MTW](https://MPHAOnline.org/MTW)

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- Send your public comments in before: **September 7th, 4:30PM**

Email: MTW@MplsPHA.org

Mail: ATTN: MTW Comment, Room 206, MPHA  
1001 Washington Ave. North, Minneapolis, MN 55401

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- Resolution brought to MPHA Board: **September 27, 2023**

# Resident Voices- Questions and Comments!

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1. We will take the comments in order of sign up.
2. We will bring you the mic to give you the opportunity to ask your question or make a comment. Please try to keep your comment brief. If it goes over 5 minutes, we may ask you to finish to ensure everyone has a chance to speak.

