



NOTICE AND AGENDA

October 25, 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 September 27, 2023

CHAIR'S UPDATE

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

CONSENT:

1. Electrical Systems Replacement at Two Sites (Laura Dykema, Director of Planning & Development)



PRESENTATION:

2. MPHA 2023 Security Update/Presentation (Heidi Buegler, Security Manager)

RECEIVE AND FILE:

- Executive Director's Update
- Monthly Performance Report for September 2023
- Q3 2023 Strategic Plan Quarterly Update
- Community Updates and News Clippings

Next Regular Meeting:

**Wednesday, November 15, 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
September 27, 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 September 27, 2023, at 1001 Washington Avenue North, Minneapolis, Minnesota, the date, time, and place established for the holding of such meeting.

Roll Call:

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

Tom Hoch	Chair
Elfric Porte	Vice Chair
Alyssa Erickson	Secretary
Medaria Arradondo	Commissioner
Mikkel Beckmen	Commissioner
Cara Letofsky	Commissioner
Tamir Mohamud	Commissioner

The following members of the Board were absent:

Abdullahi Isse	Commissioner
Hon. James Rosenbaum	Commissioner

The following others were also present:

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

Approval of Agenda:

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

Approval of Minutes:

The Minutes of the Regular Meeting of August 23, 2023, were presented for approval. Commissioner Porte moved the minutes be accepted as presented. The motion was seconded by Commissioner Mohamud. Upon a voice vote, the Chair declared the motion carried.



Chair's Update:

The chair expressed appreciation for all the staff's work on the family housing expansion project. He shared there was a meeting of the Executive Committee meeting prior to this meeting where members discussed the potential government shutdown.

Resident Advisory Board (RAB) Update:

The Resident Advisory Board met prior to this meeting and the chair indicated there was a quorum. During this meeting the RAB reviewed all discussion items and resolutions on the *Notice and Agenda*; all items passed.

Item No. 1: Accounting Policy: Writing-Off Uncollectible Accounts – Tim Durose, CFO

After a brief presentation by staff and discussion, Commissioner Mohamud moved approval of the recommendation set forth in the Report. Commissioner Arradondo seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2023-52]

Item No. 2: Fire Alarm System Replacement at 1515 Park [contract value \$615,704] – Laura Dykema, Director of Planning & Development

After a brief presentation by staff and discussion, Commissioner Arradondo moved approval of the recommendation set forth in the Report. Commissioner Mohamud seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2023-53]

Item No. 3: Door Replacement at Fifth Avenue Apartments [contract value \$529,000] – Laura Dykema, Director of Planning & Development

After a brief presentation by staff and discussion, Commissioner Porte moved approval of the recommendation set forth in the Report. Commissioner Erickson seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2023-54]

Item No. 4: Elevator Modernization at Two Highrises [contract value \$1,157,984] – Laura Dykema, Director of Planning & Development

After a brief presentation by staff and discussion, Commissioner Letofsky moved approval of the recommendation set forth in the Report. Commissioner Mohamud seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2023-55]

Item No. 5: Proposed Resolution: MTW Approval 2024 – Rachel Almburg, Assistant Director of Policy & Strategic Initiatives

Upon a roll call vote, 7 Commissioners voted "aye" (Commissioners Arradondo, Beckmen, Erickson, Hoch, Letofsky Mohamud, and Porte) and 0 Commissioner voted "nay". Two Commissioners were absent (Commissioners Isse and Rosenbaum). The Chair declared the motion carried. [See



Resolution No. 2023-232]

Item No. 6: Proposed Resolution: Statement of Policy – Rachel Almburg, Assistant Director of Policy & Strategic Initiatives

Upon a roll call vote, 7 Commissioners voted “aye” (Commissioners Arradondo, Beckmen, Erickson, Hoch, Letofsky Mohamud, and Porte) and 0 Commissioner voted “nay”. Two Commissioners were absent (Commissioners Isse and Rosenbaum.) The Chair declared the motion carried. [See Resolution No. 2023-233]

Receive and File Items:

The following items were received and filed by the Board:

- Executive Director’s Update [See Document No. 2023-56]
- 2024 MPHA \$5 Million Tax Levy Budget & 5 Year Capital Plan [See Document No. 2023-57]
- The Monthly Performance Report for August 2023. [See Document No. 2023-58]
- Community Updates and News Clippings [See Document No. 2023-59]

Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 1:50 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved

October 25, 2023

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Electrical Systems Replacement at Two Sites

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

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's October 25, 2023 meeting.

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

Affirmative Action Compliance: The contractor has signed an Equal Employment Opportunity / Affirmative Action Policy statement. Additionally, the contractor intends to utilize Section 3 labor and certified W/MBE vendors for portions of the work. MPHA will monitor compliance.

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

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to execute contracts and all related documents with Aid Electric Corporation for electrical systems replacement at 314 Hennepin Avenue and Hiawatha Towers, in the amounts of \$1,486,722 and \$1,512,799, respectively.

The high-rises located at 314 Hennepin Avenue and Hiawatha Towers have original main electrical switchgear and subpanels that are obsolete and have a potential for failure due to the age, condition, and manufacturer of the equipment. Further, the existing generator at 314 Hennepin is original to the building and needs to be upsized to handle critical building systems during power outages.

On August 16, 2023, an invitation for bids was publicly advertised with a bid due date of September 20, 2023. A single bid was received for each site:

314 Hennepin Avenue

Aid Electric Corporation	\$1,486,722
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Hiawatha Towers

Aid Electric Corporation	\$1,512,799
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Although only a single bid was received, MPHA extended the bid deadline multiple times in an effort to achieve greater competition, but ultimately other contractors were unable to commit to a project this size with their current workloads. Staff is confident the pricing received is fair and the contractor is capable of completing the work, as Aid Electric has successfully completed several similar projects for MPHA.

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



MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, Executive Director/CEO

SUBJECT: Executive Director's Report, October Board Meeting

Late last month, U.S. Department of Housing and Urban Development (HUD) Great Lakes Regional Administrator, Diane Shelley, Minneapolis Mayor Jacob Frey, and Hennepin County Board Chair Irene Fernando joined MPHA staff, residents, and partners to celebrate the grand opening of the first units in MPHA's 84-unit Family Housing Expansion Project (FHEP), the agency's largest new-unit development in two decades. I know many board members were able to attend the celebration, and I appreciate the visible support of agency staff who have worked for years to make this moment a reality.

If you were in attendance, you have heard me say it already, but the project's success is truly a historic moment for the agency. This innovative project demonstrates the power of partnership among local governments to address our region's affordable housing crisis. This successful project also creates a blueprint for MPHA and housing authorities across the country to deliver quality, cost-effective, deeply affordable family housing. This agency continues to excel at its core functions while also leading new and exciting work, and this project is just another proof point in a growing list of incredible accomplishments.

Beyond FHEP, the agency also submitted its 2024 MTW plan to HUD ahead of schedule following robust engagement before, during, and after the formal comment period earlier this year. As the agency awaits HUD approval of the plan, I want to thank staff and board members for their work on this important document that underpins many of the innovative, forward-looking programs MPHA creates to address the unique needs of our community.

In the meantime, board members can stay up to date on the agency's recent activities with the third quarter strategic plan update included in this month's board packet. This update details relevant activities where staff are advancing the agency's strategic plan. Staff continue to be focused on bringing the plan to life, and we are driving numerous goals and strategies forward in meaningful ways.

Finally, MPHA leaders are working through the final details of a proposed 2024 agency budget. Next month, the agency will host budget review sessions for board members. These annual review sessions provide commissioners an opportunity to hear what is being considered and ask questions. Following these informational sessions, agency leaders will present the proposed 2024 MPHA budget to the full board for approval at its December meeting.



Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending September 30, 2023

Contents

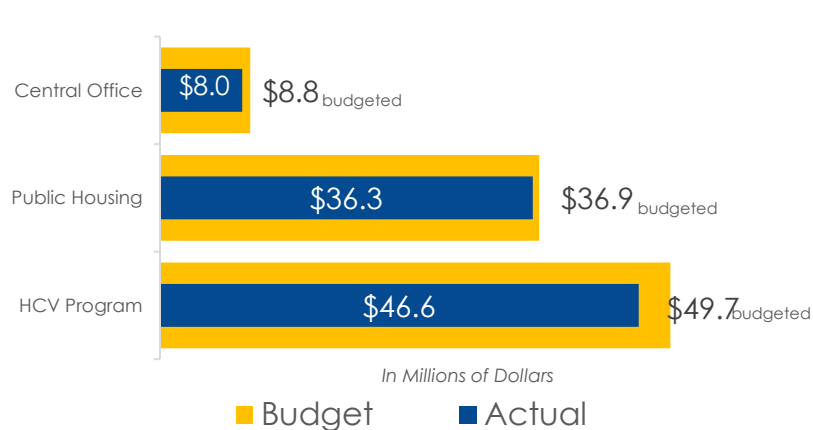
1. Financials
2. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
3. Building Improvement and Development Projects
4. Inquiry Response and Social Media

Operating Sources and Uses

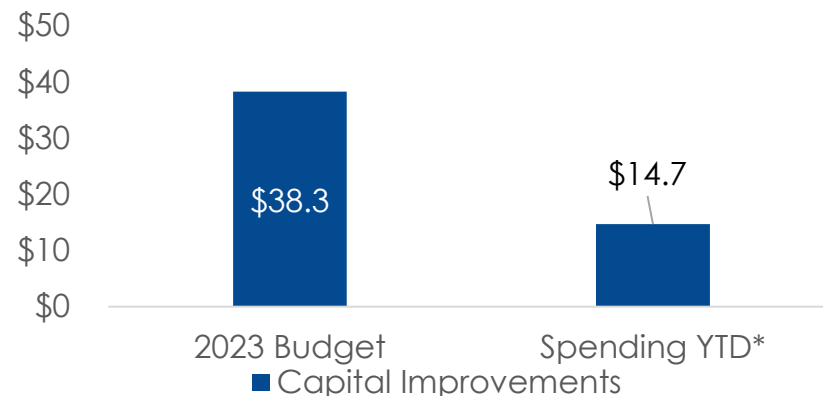
MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable)		Variance %
			Variance		
Tenant Revenue -Rents & Other	\$ 13,772,051	\$ 14,332,107	\$	560,056	4%
Public Housing Operating Subsidy	\$ 17,470,701	\$ 17,424,081	\$	(46,620)	0%
HCV HAP Subsidy & Admin Fees	\$ 48,683,826	\$ 45,578,491	\$	(3,105,335)	-6%
Other Revenues, Fees, & Grants	\$ 1,669,860	\$ 1,856,463	\$	186,603	11%
Transfers-In	\$ (421,135)	\$ 274,159	\$	695,294	-165%
Total Sources	\$ 81,175,303	\$ 79,465,301	\$	(1,710,002)	-2%
Uses					
Public Housing Operations	\$ 36,900,250	\$ 36,300,695	\$	599,555	2%
Housing Choice Vouchers	\$ 44,275,053	\$ 42,844,710	\$	1,430,343	3%
MTW Initiatives and Other Services	\$ 229,659	\$ 50,971	\$	178,688	78%
Total Uses	\$ 81,404,962	\$ 79,196,376	\$	2,208,586	3%
Net Sources/(Uses)	\$ (229,659)	\$ 268,925	\$	498,584	217%

Year to Date (YTD) Expenses



MTW Capital Fund Program

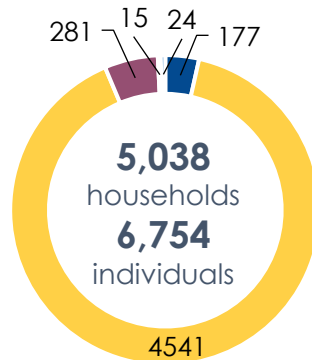


*An additional \$17.5 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*

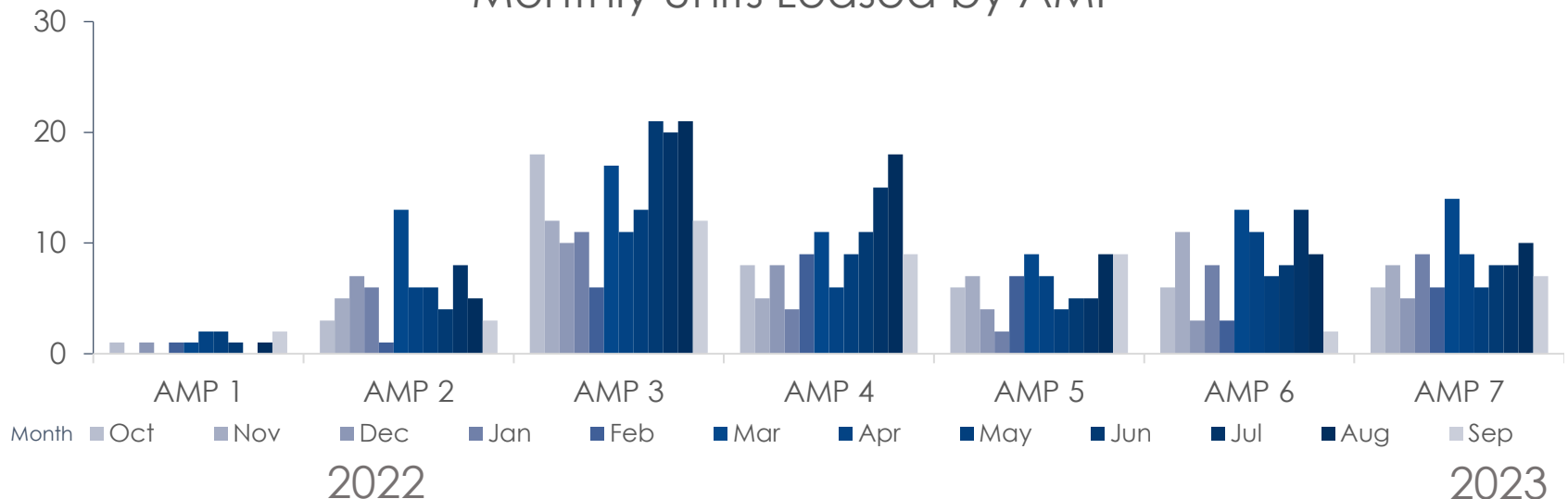


- Glendale
- MHOP
- Scattered Sites
- Highrise
- Minnehaha Townhomes

46
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

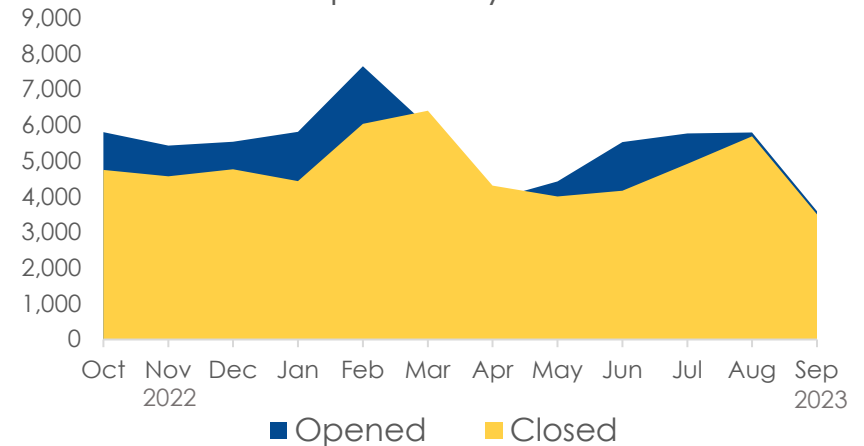


Reason for Vacating Unit	Count
Death	14
Found Alternative Housing	10
Moving in with or closer to Family	7
Illness	5
Evicted - Non Payment	4
Moving Out of Town	3
Dislike Unit	2
Left Country	2
To Nursing Home	2
Dislikes Neighborhood	1
Evicted - Other	1
Mutual Termination	1
Other	1
Received S8 Voucher	1
Skip	1

Applicants on Waiting List

Family 2021	2016
Family	668
Disabled (18 - 49)	1666
Near Elderly (50-61)	2114
Elderly (62+)	496

Work Orders Opened and Completed by Month

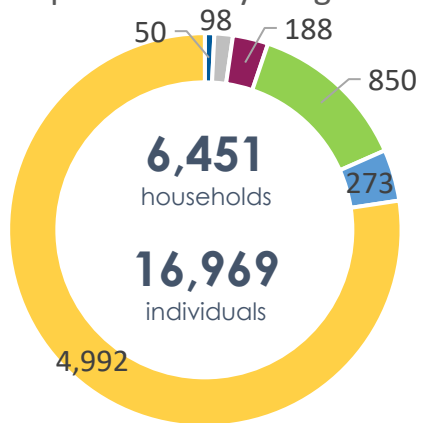


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	95	77%	0
Urgent: 1 Day	773	84%	1
After Hours Non-Emergency: 2 Days	3	100%	0
Important: 3 Days	758	73%	2
Routine: 10 Days	411	85%	5
Non-Routine: 20 Days	27	96%	3
Pest Control	533	100%	12

Housing Choice Voucher Programs



People Served by Program*



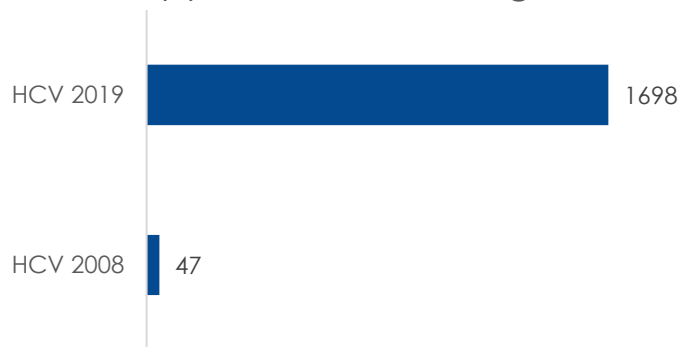
■ Sponsor-Based
■ Mod Rehab
■ FUP and VASH

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

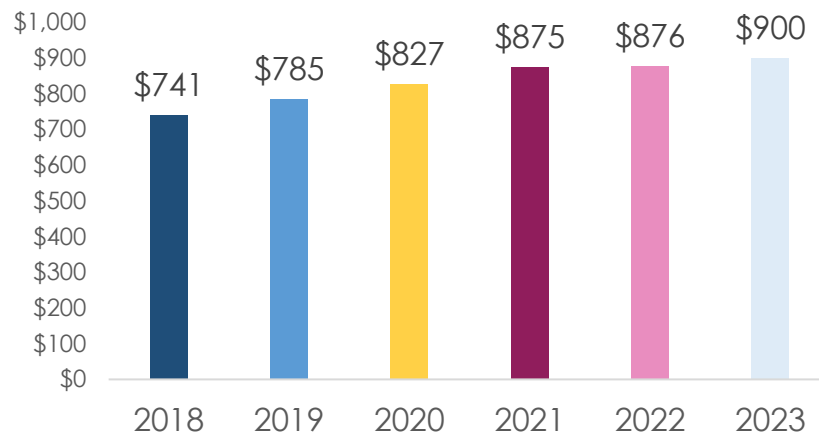
Family Unification Program and Veterans Affairs Supportive Housing

**Including port-ins and port-outs*

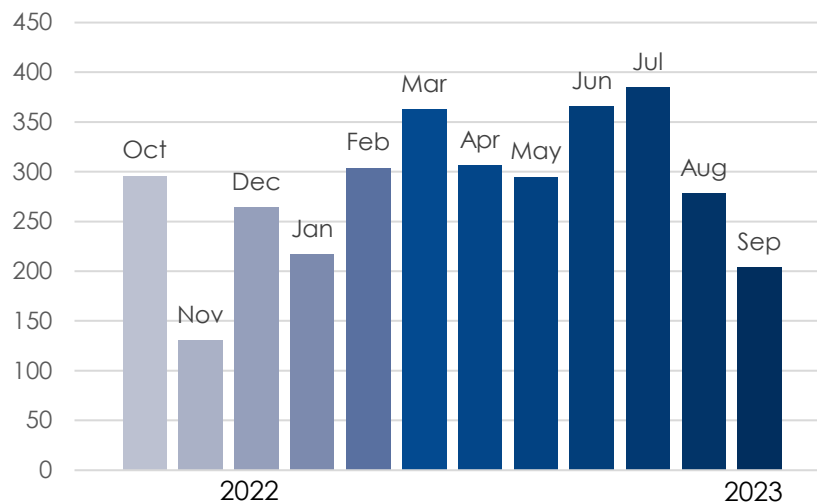
Applicants on Waiting List



Average Housing Assistance Payment per Unit, Year to Date



Annual Inspections Conducted



Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
CHR scattered site units	City-funded interior & exterior improvements	Planning
314 Hennepin & Hiawatha Towers	Main electrical switch gear & generator replacement	Awarding contract
800 5 th Avenue North	Window replacement	Planning
2121 Minnehaha Avenue	Window replacement	Planning
314 Hennepin Avenue	Façade repairs	Planning
2728 East Franklin Avenue	Roof replacement	Planning
Glendale Townhomes	Parking lots/sidewalks, soffit/fascia/gutters, partial roofing replacement	Bidding
Multiple highrises	Priority camera installations	Planning
2415 N 3 rd Street	Entry guard system upgrade - pilot project	Planning
Multiple highrises	HVAC equipment replacements	Planning
Multiple highrises	Sidewalk/parking lot upgrades	Re-bidding in winter

Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Sites	Redevelopment/densification of two sites; FTR pilots	Planning
Franklin Towers or Spring Manor – TBD	Conversion, preservation & new unit production	Planning/due diligence
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
Snellings/828 Spring/800 5 th /1415 E 22 nd St	Façade repairs	Underway
Fifth Avenues & 2121 Minnehaha	Apartment entry door replacement	Under contract; late 2023 start
1415 East 22 nd Street	Roof replacement	Under contract; spring start
1515 Park Avenue South	Fire alarm system replacement	Under contract
1314 44 th Avenue N & 600 18 th Avenue N	Elevator modernization	Under contract
3116 Oliver & 616 Washington St NE	Elevator modernization	January 2024 start
1015 N 4 th Street	Generator upgrades	Under contract
1710 Plymouth Avenue North	Shower replacement	Under contract
1627 South 6 th Street	Apartment bathroom flooring replacement	October 2023 start
1707 3 rd Avenue South	Façade restoration & window replacement	Underway
Cedars highrises	Window replacement and exterior façade repairs	Phase III of III underway
Multiple highrises	Fire sprinkler system installation	Underway
1301 Bryant Avenue North	Site security upgrades	Underway
Multiple sites	2022 security improvements	Complete
1515 Park/1920 4 th /1710 Plymouth/710 2 nd	Main electrical switch gear & generator replacement	Preliminary site work underway

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Family Housing Expansion Project	Development of 84 new family housing units	Under construction

Fire Suppression Installations



Building	Units	Budget	Funding Source(s)	Status	Construction
1206 2 nd St NE	57	\$620,000	MPHA Capital	Complete	Jan-Apr 2022
1717 Washington St NE	182	\$1,570,000	MPHA Capital	Complete	Apr-Nov 2022
2728 E Franklin St	151	\$1,200,000	MPHA Capital	Complete	Sept '22-Jan '23
Horn Towers	491	\$3,445,000	MPHA Capital	Complete	Jan '22-Jun '23
630 Cedar Ave S	190	\$1,592,000	MPHA Capital/City/State	Complete	May '22-Jan '23
2121 Minnehaha Ave	110	\$888,000	MPHA Capital/City/State	Complete	July-Dec 2022
1627 S 6 th St	116	\$868,000	MPHA Capital/City/State	Complete	Dec '22-Sept '23
600 18 th Ave N	239	\$2,450,000	MPHA Capital/City/State	Under Construction	Nov '22-Oct '23
1314 44 th Ave N	220	\$10,000,000*	MPHA Capital	Complete	Apr '22-May'23
Hiawatha Towers	281	\$2,100,000	MPHA Capital	Under Construction	Dec '22-Oct '23
314 Hennepin Ave	299	\$2,425,000	MPHA Capital/City	Under Construction	Dec '22-Oct '23
2415 N 3 rd St	62	\$505,000	MPHA Capital/EDI Grant	Contract Awarded	Nov '23-Oct'24
1710 Plymouth Ave N	84	\$740,000	MPHA Capital/EDI Grant	Contract Awarded	Nov '23-Oct'24
3116 Oliver Ave N	31	\$370,000	MPHA Capital/EDI Grant	Contract Awarded	Nov '23-Oct'24
710 2 nd St NE	35	\$370,000	MPHA Capital/EDI Grant	Contract Awarded	Nov '23-Oct'24
616 Washington St NE	35	\$395,000	MPHA Capital/EDI Grant	Contract Awarded	Nov '23-Oct'24
809 Spring St NE	32	\$375,000	MPHA Capital/City	Contract Awarded	Oct '23-Feb '24
1900 3 rd St NE	32	\$410,000	MPHA Capital/City	Contract Awarded	Oct '23-Feb '24
3205 E 37 th St	28	\$355,000	MPHA Capital/City	Contract Awarded	Oct '23-Feb '24
3755 Snelling Ave S	28	\$355,000	MPHA Capital/City	Contract Awarded	Oct '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
- Finalizing property repair scope for \$3.5M City of Minneapolis funds
- Developing work plan & scope for \$5M State grant

Timeline (subject to change)

Conversion
to project-
based
vouchers

Exploring/Pursuing
Funding Options

2023 City-
Funded
Construction
Begins

State-
Funded
Construction
Begins

Oct
2020

2022-24

Winter
2023/24

TBD

Family Housing Expansion Project

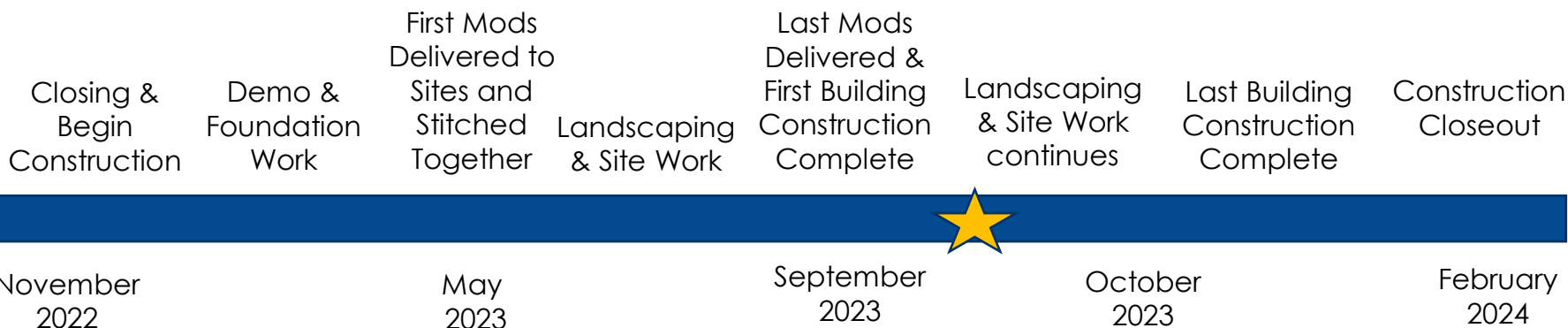


84-unit new scattered site construction



- 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**
- **Received first Certificates of Occupancy (3 sites) in September**
- **Held grand opening celebration in late September**

Construction Timeline (subject to change)



Inquiry Response and Social Media



MPHA on Facebook

Top Performing Post (1,322 views)

Yesterday, U.S. Department of Housing and Urban Development Great Lakes Regional Administrator, Diane Shelley, Minneapolis Mayor Jacob Frey, and Hennepin County Board of Commissioners Chair Irene Fernandez joined MPHA staff and residents to celebrate the grand opening of the agency's Family Housing Expansion Project (FHEP). This project used modular construction to deliver 26 two- and 58 three-bedroom units in fourplexes and sixplexes to 16 sites across Minneapolis.

These new buildings will be a part of MPHA's deeply affordable scattered site family housing portfolio. Sixteen of the units will be disability accessible, with another 17 being high-priority homeless units with services funded through Hennepin County's Coordinated Entry program. The agency estimates these 84 new homes will be able to serve approximately 420 families over the next 30 years. This project is the agency's largest new-unit development in more than two decades.

Learn more about this nation-leading project here: [Bit.ly/CelebrateFHEP](https://bit.ly/CelebrateFHEP)



4

Posts for the Month

25

New Followers



MPHA on Twitter

Top Tweet (1,255 views)

Thank you @HUDMidwest, @MayorFrey & @HennepinD2 for joining MPHA staff and residents to celebrate the grand opening of 84 deeply affordable family homes today. This 16-site project delivers deeply affordable 2bd & 3bd units across MPLS. Learn more: [Bit.ly/CelebrateFHEP](https://bit.ly/CelebrateFHEP)



8

Tweets for the Month

7

New Followers

September 2023

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, Executive Director/CEO

SUBJECT: Q3 2023 Strategic Plan Quarterly Update

As we enter the final quarter of 2023, staff have been reflecting on the successes achieved in implementing the actions laid out in the new five-year strategic plan as well as discussing priorities for the year ahead. The agency continues to work toward accomplishing the six strategic goals laid out in the plan:

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

This quarter, MPHA engaged with the community to finalize the Annual MTW Plan, while also developing the operating budget for 2024. These activities help the agency determine where additional investments are needed to ensure the long-term success of our core business functions. Externally, MPHA continues to advocate for additional resources through multiple pathways to find support in delivering this important work. These efforts are vital in ensuring MPHA can continuously provide residents and participants with quality, well-managed homes. The following list details some of the accomplishments MPHA made this quarter in reaching our strategic vision.

-
- (1.1.1) Complete fire suppression at all non-sprinkled properties within the next 3 years.** To date, the agency has installed fire suppression systems in 29 of its 42 high-rises. Four installations will be complete in October 2023. All remaining sites were awarded construction contracts with the work targeted to begin by year end.
- (1.3.0) Collaborative with residents to advocate for community-led public safety solutions.** MPHA continues to collaborate with the Minneapolis Highrise Representative Council (MHRC), which included attending their Maintenance, Management and Modernization (MMM) committee meeting to preview the study on ventilation performance, air quality and cooling options at three sites, which will provide us with recommendations we can potentially pilot to ultimately increase the health and comfort of residents.



- (2.1.2) **Where applicable, pursue grant funding for projects MPHA's operating budget cannot cover.** An application for the Stable Housing Organization Relief Program (SHORP) with Minnesota Housing Finance Agency (MHFA) was submitted. If awarded, up to \$2.7M in grant funds could support the rehabilitation of the CHR units.
- (2.4.2) **Execute Stable Homes Stable Schools Expansion Plans.** 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. With a new infusion of more than \$4 million, SHSS emergency assistance is available to all 43 MPS elementary schools and multi-year rental assistance will be expanded from 19 to 24 schools.
- (2.5.2) **Promote Health Equity by aligning resources across HHA partners.** The Highrise Health Alliance (HHA) was awarded funds from all four of the competitive grants submitted in Q1 and Q2 of this year. This will help sustain partnership engagement, allow for established services to continue, and bring new programming to residents.
- (3.1.0) **Finalize and implement approach for stabilizing existing units at Heritage Park.** Staff continue to support McCormack Baron Salazar's efforts in identifying a pathway to recapitalization for Heritage Park, which remains a priority for the agency. Operational monitoring and collaboration at the project will continue.
- (3.2.3) **Advocate for a fully funded annual tax levy or equivalent resources from the City.** The spring campaign to advocate for a fully funded annual tax levy or equivalent resources from the City of Minneapolis resulted in the City's Board of Estimate and Taxation voting to approve a \$5 million allocation for FY 2024. In addition, the City of Minneapolis 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 (1.3.0).
- (3.2.5) **Maintain a financial position that leads lenders, funders, and other partners to trust MPHA can fulfill its commitments in a responsible manner.** MPHA's 2022 Audit was issued with an unmodified opinion; meaning that the statements were fairly presented. The audit had no findings signifying MPHA's outstanding work on compliance with federal programs and internal controls.
- (3.4.1) **Re-evaluate CHR program and sites for additional opportunities to add density.** Completed review of five offline large family homes in the CHR portfolio to solidify the rehab scope that will ultimately be funded by City of Minneapolis resources awarded in 2022. Some of these resources will support redevelopment and densification of one site, pending the outcome of the Minneapolis 2040 plan ruling. Should MPHA be able to proceed with the development, it will also serve as a Faircloth to RAD pilot project to help inform how MPHA can use this program to achieve its strategic goals.



- (4.2.1) ***Deliver 84 new units of scattered site housing on time and within budget.*** The Family Housing Expansion Project celebrated its Grand Opening marking the first Certificate of Occupancy of the 16-site project. This cutting-edge project was celebrated by hearing from stakeholders from HUD, Hennepin County, the City of Minneapolis, MPHA staff and residents. The first lease was signed on October 12, 2023.
- (4.3.0) ***Issue project based vouchers (PBV) to increase deeply affordable housing opportunities across the city.*** MPHA recently awarded 126 PBVs to seven different housing developments across Minneapolis. Across the seven sites, a total of 454 new homes at various affordability levels have been proposed.
- (4.4.1) ***Determine feasibility of adding units in-line with the city's 2040 plan.*** As part of our annual evaluation of development opportunities and pipeline planning – both short and longer term – staff analyzed opportunities for increasing housing stock on underutilized land assets. These opportunities appear in the agency's proposed annual and five-year levy budget.
- (5.2.1) ***Audit HR policies and practices to ensure alignment with DEI strategies.*** A survey was sent out to all MPHA staff by MGT Consulting, who has been contracted to develop a comprehensive report on how diversity, equity, and inclusion are currently embedded in agency policies, processes, and procedures. This is the first step in a robust evaluation to be able to offer tailored recommendations.
- (6.0.0) ***Continuously improve organizational performance to retain MTW status and highest HUD performance rating.*** MPHA staff engaged with residents to review the 2024 MTW Annual Plan through three informational sessions. After the 30-day public comment period ended, the Board of Commissioners were invited for a retreat session to review those comments and to review and learn about the innovative work, authorized in part by our MTW authority.
- (6.6.3) ***Implement and monitor effective use of new HRIS.*** Staff have established a work group to execute a project plan to migrate to a new Human Resources Information System (HRIS) offered by UKG, who supports their clients toward “people-focused results”.



Regional HUD Administrator, Mayor Frey, and Chair Fernando Join MPHA to Celebrate 16-Site, 84-Unit Modular Family Housing Grand Opening

On September 26, U.S. Department of Housing and Urban Development (HUD) Great Lakes Regional Administrator, Diane Shelley, Minneapolis Mayor Jacob Frey, and Hennepin County Board Chair Irene Fernando joined MPHA staff, residents, and partners to celebrate the grand opening of the first of 84 new deeply affordable family homes across Minneapolis.



Celebrating Affordable Housing Development Peregrine's Grand Opening

On October 4, MPHA ED/CEO Abdi Warsame joined Schafer Richardson staff to celebrate the Peregrine's grand opening. This building will provide 163 homes to families at 30-80% AMI, with 34 three- and four- bedrooms units being supported by MPHA project-based vouchers.

Since 2019, MPHA PBVs have accounted for more than half of all deeply affordable housing built in Minneapolis. MPHA is committed to continuing this critical work, w/ the goal of helping produce at least 150 new deeply affordable homes in MPLS each year for the next five years.





MPHA News Clips – October Board of Commissioners Meeting

Federal leaders, Mayor Frey celebrate new affordable housing units (KSTP)

By Emily Baude

September 26, 2023

Federal, county, and city leaders gathered on Tuesday morning to celebrate the grand opening of the first of the Minneapolis Public Housing Authority's (MPHA) new "deeply affordable" homes across Minneapolis.

Minneapolis Mayor Jacob Frey joined the U.S. Department of Housing and Urban Development (HUD) Region V Administrator Diane Shelley, Hennepin County Board Chair Irene Fernando, MPHA leaders, and residents of the Family Housing Expansion Project to commemorate the opening of the affordable housing project.

The affordable unit is one of 84 new affordable homes in Minneapolis that constitute the MPHA's largest new-unit development in two decades, Ally Peters, a spokesperson for the mayor, says.

The work on the Family Housing Expansion Project would not be allowed if the city was required to revert back from the 2040 plan to the 2030 plan, Peters said.

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Minneapolis Public Housing Authority unveils new affordable housing as city fights for 2040 plan **([Minnesota Reformer](#), [Grand Rapids Herald-Review](#))**

By Nafi Soumare

September 26, 2023

Minneapolis Mayor Jacob Frey used an unveiling of a new affordable housing fourplex on Tuesday to hammer the city's legal foes in the ongoing court fight to allow more density.

"A judge recently smashed our ability to put up this kind of housing. This would not be possible but for the 2040 plan, this won't be possible going forward if this ruling stands," Frey said.

The city's trailblazing comprehensive plan ended single-family zoning in the city, but it's being challenged by a lawsuit brought by groups arguing more density will hurt the environment.

Frey was joined by a bevy of local and federal officials and housing advocates on 16th Ave. S., to celebrate the modern fourplex featuring turquoise vertical siding, a flat roof, and large windows.

The fresh units are just the first in the largest new-unit Minneapolis Public Housing Authority development in two decades. The project will include two and three-bedroom units across Minneapolis' 13 wards, said Juan Torres, MPHA manager.

Bilse Kediri spoke on behalf of her parents, who will live in one of the new units. She recounted the times her mother impatiently asked to be picked up and driven around the site of her future home.

"Can we stop by, can we see what it looks like?" her mother would say.

Kediri would reply, "Mom, just take it easy. It's going to be yours, I promise you. One day it's gonna be there."

The new units will brighten a stretch of 16th Ave. S. that includes three homes currently boarded up with "No Trespassing" signs tacked on the front doors.

The coalition of local and federal money have purchased 16 sites — formerly consisting of single-family homes — with plans to transform them into housing for 84 low-income families, with 64 units in low-income areas. The others are slated for medium-to-high income neighborhoods across Minneapolis, Torres said.

A Hennepin County Court judge ruled this month that Minneapolis' 2040 comprehensive plan is invalid, reverting the city back to an older planning document and ordering up complex compliance requirements, including an Environmental Impact Statement and Alternative Urban Areawide Review. The city appealed the ruling Sept. 15.



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[Minneapolis celebrates first large-scale affordable housing project in more than 20 years \(MPR News\)](#)

By Melissa Olson

September 26, 2023

Aniyo Rayyo and her husband Kedir Ogato entered their new affordable housing unit inside a large-scale south Minneapolis multiplex.

"I'm very, very happy," said Rayyo's adult daughter Bilse Kedir, who translated for her mother. "The house, the way I was waiting for it, the way I was expecting it was more than what I was thinking."

The new multiplex is a part of Minneapolis Public Housing Authority's Family Housing Expansion Project. Officials from the city of Minneapolis, U.S. Department of Housing and Urban Development and Hennepin County joined families Tuesday to celebrate the start of the project.

Including Rayyo and Ogato's building, the new project will construct a total of 16 sites making a total of 84 units of deeply affordable housing, which means it's affordable for residents making less than 30 percent of the area median income.

Sixteen of those units will be accessible to individuals with disabilities, and another 17 units will prioritize families receiving services through Hennepin County's program for homeless families.

MPHA estimates the new homes will be able to serve over 420 families over the next thirty years.

The new project is the first large-scale affordable housing project undertaken by the city in over two decades, said Executive Director of MPHA Abdi Warsame at a press conference outside the new construction.

"This successful project creates a blueprint for our agency and housing authorities across the country to deliver quality cost-effective, deeply affordable family housing," said Warsame.

Mayor Jacob Frey said Minneapolis has a long history of placing all the deeply affordable housing "in one or two areas of the city that are already quite low-income" but that now "our goal is to get deeply affordable housing in every neighborhood of the city."

The city has allocated more than \$5 million in funding for public housing annually going forward.

The applications for the new MPHA were in place before a recent ruling in which a judge struck down the city's 2040 plan. Frey expressed his concern that a recent ruling which struck down the city's 2040 plan could prevent affordable housing projects like this one from going forward.

"We should have affordable housing in north Minneapolis, in southwest Minneapolis, in downtown



Minneapolis, in northeast — throughout” the entire city, Frey said. “In order to do that, you gotta first allow for affordable housing in these places.”

The new unit Aniyo Rayyo and her husband moved into is a part of a large modular structure —a structure made of prefabricated material in which pieces are hauled in and fitted together on site.

MPHA Director Warsame said modular construction results in less noise and fewer disruptions for neighborhoods, all while leaving a smaller carbon footprint.

U.S. Department of Housing and Urban Development Great Lakes Regional Administrator Diane Shelly says part of the funding for the new project has been made available through the Inflation Reduction Act. Money designated for green resiliency and retrofitting was used for the solar panels on the new unit.

MPHA estimates more units will be available by December. They said they maintain a list of as many as 7,500 people waiting for new homes.

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[Judge dismisses suit against Minneapolis Public Housing Agency \(Star Tribune\)](#)

By Dave Orrick

October 5, 2023

A lawsuit that might have upended how Minneapolis public housing units are regulated and inspected was dismissed by a Hennepin County judge Thursday.

The suit, brought two years ago by a public housing resident, alleged that residents of Minneapolis Public Housing Agency units are subject to substandard living conditions in a way that tenants of private rental units aren't.

Thursday's dismissal didn't appear to directly address those quality-of-living concerns, but rather the legal argument that MPHA residents are illegally treated differently; the judge ruled that they are not.

The suit attacked the fact that MPHA units aren't subject to the same city inspections that private rentals are.

The MPHA and the city defended their decades long policy of a different regimen for enforcing housing standards because the MPHA, unlike a private landlord, is subject to federal regulations by the U.S. Department of Housing and Urban Development, which provides most of the MPHA's funding.

In Thursday's ruling, Hennepin County Judge Patrick D. Robben sided with the city and MPHA.

Robben called the policy, in which the MPHA doesn't actually need a rental license from the city, "a planning level decision made upon consideration of public policy and the effects of that policy on advancing the mission of the (city and MPHA)." That decision, he reasoned, could not be targeted with a lawsuit like the one filed in 2021 by Kimberly Lowry, who lived in an MPHA-managed house on 26th Avenue S.

Lowry's attorneys filed the lawsuit on her behalf, but also hoped to establish a class of plaintiffs who reside in public housing units.

The city maintains that it sends inspectors to respond to tenant complaints made to its 311 service, regardless of whether they live in public or private housing.

In response to Thursday's ruling, the MPHA released a statement that read, in part: "It should be noted that MPHA properties remain subject to various federally-required inspection programs and those inspection programs remain in effect. In March of 2023, MPHA received a near-perfect 98.5 percent in the physical inspection segment of HUD's annual Public Housing Assessment System (PHAS). This marks the highest PHAS physical inspection scores in MPHA's history and builds on the agency's record of achieving 'high performer' status with HUD, dating back to the late 1990s."



Lowry's attorneys did not respond to a request for comment Thursday afternoon.

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