



NOTICE AND AGENDA

BOARD OF COMMISSIONERS REGULAR MEETING

February 28, 2024

The regular meeting of the Minneapolis Public Housing Authority in and for the city of Minneapolis will be held at 1:30 PM at 1001 Washington Avenue North, Minneapolis, Minnesota.

The Executive Committee of the MPHA Board of Commissioners will meet at 12:00 noon at the same date and place. The Resident Advisory Board will meet at 12:00 noon at the same date and place.

COMMISSIONERS:

- | | |
|---------------------|--------------|
| • Tom Hoch | Chair |
| • Elfric Porte | Vice Chair |
| • Alyssa Erickson | Secretary |
| • Medaria Arradondo | Commissioner |
| • Gloria Freeman | Commissioner |
| • Abdullahi Isse | Commissioner |
| • Tamir Mohamud | Commissioner |
| • Tom Nordyke | Commissioner |
| • Danielle Werder | Commissioner |

GENERAL:

- Roll Call
- Approval of Agenda
- Minutes of the Annual Meeting of January 24, 2024

NEW STAFF INTRODUCTIONS.

MPHA SUCCESS STORY.

CHAIR'S UPDATE:



RESIDENT ADVISORY BOARD – CHAIRPERSON’S COMMENTS:

CONSENT:

ITEM NO. 1: *Social Services Contract with Volunteers of America [Mary Boler, Director of Operations]*

DISCUSSION:

ITEM NO. 2: *Approval of 2024 Pay Equity Implementation Report [Maria Alvarez, Director of Human Resources & DEI]*

RECEIVE AND FILE:

- Executive Director’s Update
- Monthly Performance Report for January, 2024
- Community Updates and News Clippings

NEXT REGULAR MEETING:

Wednesday, March 27, 2024 at 1:30 PM

1001 Washington Avenue North

Minneapolis, MN 55401

NOTICE:

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



MINUTES OF THE ANNUAL MEETING OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY IN AND FOR THE CITY OF MINNEAPOLIS.

January 24, 2024

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a regularly scheduled meeting at 1:30 PM on January 24, 2024, 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 |
| • Gloria Freeman | Commissioner |
| • Tom Nordyke | Commissioner |
| • Tamir Mohamud | Commissioner |
| • Danielle Werder | Commissioner |

The following members of the Board were absent:

- | | |
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| • Abdullahi Isse | Commissioner |
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The following others were also present:

- | | |
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| • Abdi Warsame | Executive Director/CEO |
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The chair declared the presence of a quorum.

APPROVAL OF AGENDA:

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



APPROVAL OF MEETING MINUTES:

The Minutes of the Regular Meeting of December 20, 2023, were presented for approval. Commissioner Erickson 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 affirmed that Commissioner Porte shall remain as the Board of Commissioners Vice Chair and Commissioner Erickson shall remain as the Board of Commissioners Secretary. Commissioner Hoch, as appointed by Mayor Frey, to remain as the Board of Commissioners Chairperson.

The Chair announced the following committee appointments for 2024:

The Executive Committee will include Chair Hoch (chair), Commissioner Arradondo, Commissioner Mohamud, and Commissioner Porte.

The Audit Committee will include Commissioner Isse (chair), Commissioner Freeman, Commissioner Nordyke, and Commissioner Werder.

The chair reported the Executive Committee held a meeting prior to the Board of Commissioners Meeting.

Laura Dykema [Director of Planning & Development] discussed the Spring Street Development and staff provided a conceptual overview of 809 and 828 Spring Street comprehensive modernization utilizing HUD conversion tool – RAD Blend. In addition, staff provided an overview of anticipated financing and timeline.

Tim Durose [Chief Financial Officer] provided a review of the MPHA and CHR audit process; staff reported that MPHA has a five-year contract with private auditor, Berman Hopkins, who will audit MPHA and CHR again this year beginning in March 2024 with an anticipated completion date of June 2024.

RESIDENT ADVISORY BOARD (RAB) UPDATE:

RAB chair, Lisa Anderson, reported that there was a quorum.

Both consent items, *Meeting Schedule for 2024 Board Meetings* [Abdi Warsame, Executive Director/CEO] and *Security Improvements at Multiple Sites* [Laura Dykema, Director of Planning & Development] were reviewed and approved.



MPHA Legislative Agenda [Drew Halunen, Assistant Director of Administration, Communications & Strategic Partnerships] and the *Q4 Strategic Plan Updates* [Rachel Almburg, Assistant Director of Policy & Strategic Initiatives] were presented by MPHA staff members.

The proposed resolution, *2024 Procurement Policy* [Jake Gateman, Director of Procurement], was reviewed and approved.

CONSENT:

ITEM NO. 1: *Meeting Schedule for 2024 Board Meetings* [Abdi Warsame, Executive Director/CEO]

After a brief presentation by staff and discussion, Commissioner Mohamud moved approval of the recommendation set forth in the report. Commissioner Nordyke seconded the motion. Upon a voice vote, the chair declared the motion carried. [See Document No. 2024 – 01]

ITEM NO. 2: *Security Improvements at Multiple Sites* [Laura Dykema, Director of Planning & Development]

After a brief presentation by Laura Dykema, Commissioner Porte 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. 2024 – 02]

PRESENTATION:

ITEM NO. 3: *MPHA Legislative Agenda* [Drew Halunen, Assistant Director of Administration, Communications & Strategic Partnerships]

Drew Halunen presented the 2024 legislative agenda prepared for the board of commissioners. The presentation provided a summary of MPHA's 2023 agency accomplishments, capital backlog, and 2023 capital awards. The 2024 legislative agenda outlined MPHA's scope of priorities on a federal, state, county, and city level. [See Document No. 2024 – 03]



ITEM NO. 4: *Q4 Strategic Plan Updates* [Rachel Almburg, Assistant Director of Policy & Strategic Initiatives]

Rachel Almburg presented an overview of the MPHA Strategic Plan which summarized *Year 1* highlights and a comprehensive implementation plan for defining/achieving *Year 2* agency goals. [See Document No. 2024 – 4]

PROPOSED RESOLUTION:

ITEM NO. 5: *Procurement Policy 2024* [Jake Gateman, Director of Procurement]

After a presentation by Jake Gateman and brief discussion, Commissioner Mohamud moved approval of the recommendation set forth in the report along with the corresponding resolution attached thereto. Commissioner Nordyke seconded the motion. Upon a roll call vote, 8 commissioners voted “aye” (Chair Hoch, Commissioner Porte, Commissioner Erickson, Commissioner Arradondo, Commissioner Mohamud, Commissioner Freeman, Commissioner Nordyke, Commissioner Werder), and 0 commissioners voted “nay” (Commissioner Isse - absent). The chair declared the motion carried and the resolution adopted. [See Document No. 2024 - 05] [See Resolution No. 2024 - 236]

RECEIVE AND FILE ITEMS:

The following were approved to be received and filed by the board:

- *Executive Director’s Update* [See Document No. 2024 – 06]
- *Audit Memo and Audit Engagement Letter – Berman Hopkins* [See Document No. 2024 – 07]
- *2024 State Legislature Advocacy Deck* [See Document No. 2024 – 08]
- *Monthly Performance Report for December 2023* [See Document No. 2024- 09]
- *Community Updates and News Clippings* [See Document No. 2024 - 10]



ADJOURNMENT:

There being no further business to come before the meeting and upon a motion duly made and seconded, the meeting was adjourned at 2:38 PM.

ALYSSA ERICKSON, SECRETARY OF THE BOARD OF COMMISSIONERS

FEBRUARY 28, 2024

DATE THESE MINUTES WERE APPROVED



February 28, 2024

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Social Services Contract with Volunteers of America

Previous Directives: Contract 19.009 was approved by the Board of Commissioners on January 23, 2019

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

Budget Impact: These expenditures will be charged to the operations budget.

Affirmative Action Compliance: The contractor has provided MPHA with its Equal Employment Opportunity / Affirmative Action Policy statement.

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

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to execute a two-year contract, with the option of three additional one-year extensions, and a not to exceed amount for the first 2 years of \$1,838,000 and a not to exceed amount for the full 5-year contract of \$5,442,000.

The Minneapolis Public Housing Authority (MPHA) has partnered with the Volunteers of America (VOA) for over 30 years in providing needed social services to highrise public housing residents. In the last few years, we have jointly expanded services to include families at Glendale Townhomes, Scattered Site, and our Community Housing Resource (CHR) units.

VOA Highrise Social Service Program has a staff of 16 social service workers with three additional staff who are Community Health Workers, funded by Medical Assistance. The social service staff positions in the Highrises and Family housing total 15.95 FTEs. Eight of these staff are funded by MPHA, 7.65 by Hennepin County, and about .3 from State Housing Stabilization



Services (HSS) dollars. All staff work with residents in the 40 Minneapolis Public Housing Authority Highrises and/or MPHA Family housing. Hennepin County only pays for social service staff in the highrises. There are 1.5 FTEs Crisis Socials Workers, 1.5 FTEs assigned to Family Housing, and the rest work exclusively out of the Highrises.

Eligibility for their services is open to all residents and is voluntary. Residents are low-income, disabled adults and/or elderly. Housing stability, health, and quality of life are the focus and priority of services provided. VOA Highrise staff work out of onsite offices in the highrises, with about 75% of VOA time as drop-in office hours. The family housing staff work at two offices in the Glenwood housing area.

In 2023, the VOA social service staff provided service to 3,643 unduplicated clients in the Highrises. This service totaled 39,479 15-minute one-on-one service increments. There were also 3,567 15-minute group service increments. These groups had a total of 11,157 participants, (not unduplicated). In family housing, an additional 278 residents were seen with a total of 3,716 service increments.

At MPHA's request (and funding), VOA has added a Crisis Intervention positions to work with at-risk residents who are having an emergency or crisis situation, most often a mental health or dementia-related crisis.

Also, at MPHA's request, VOA is seeking other forms of revenue to support their work with our residents, including grants and working with residents to enroll VOA as their provider to receive those HSS funds. These other sources of funding could reduce the need for funding from MPHA in meeting resident mental-health needs.

VOA is an indispensable partner whose services enhance the quality of life of residents, and we request your support on this contract renewal.

This report was prepared by Mary Boler, Director of Operations. For further information, please contact Ms. Boler at 612-342-1453 or mboler@mplspha.org.



February 28, 2024

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Approval of 2024 Pay Equity Implementation Report

Previous Directives: The Minneapolis Public Housing Authority last reported its compliance with the Minnesota Local Government Pay Equity Act in January 2024, for the period ending December 31, 2023, as required by law and regulations.

Resident Council Review/Recommendation: Not Applicable.

Budget Impact: None.

Affirmative Action Compliance: Not Applicable.

Procurement Review: Not Applicable.

RECOMMENDATION: It is recommended that the Board of Commissioners 1.) approve the Minneapolis Public Housing Authority's Pay Equity Implementation Report for the period ending December 31, 2023. 2.) Authorize the Chair to sign the 2024 report. 3.) Direct the approved report be filed with the Minnesota Department of Management and Budget as required by Minn. Stat. 471.991 et seq.

Background Information: The Minnesota Local Government Pay Equity Act, Minn. Stat. § 471.991 et seq., requires Minnesota public sector employers to establish "reasonable compensation relationships" between the female-dominated, male-dominated, and balanced classes of employees in its jurisdiction as those terms are defined by the Act. The Act also requires Minnesota public sector jurisdictions to report their compliance with these provisions as directed by the Minnesota Department of Management and Budget (formerly, the Minnesota Department of Employee Relations). The State requires compliance reporting every three years. As noted above, MPHA was last required to prepare and file a Pay Equity Implementation Report in January 2021 for the period ending December 31, 2020.



Under the Act, 'predicted pay' is the standard for comparing how males and females are compensated in the jurisdiction. Predicted pay is the average pay of male-dominated classes at any given job evaluation point value. An "underpayment ratio" (the percent of male-dominated classes below predicted pay divided by the percent of female-dominated classes below-predicted pay) of at least 80.0 is required for a jurisdiction to be found in compliance with the Act.

Based upon our review and analysis of the Agency's December 31, 2023, job classifications, and the rates of pay and job evaluation results for each, and by using the online reporting system provided by the State of Minnesota for these purposes, MPHA is reporting a December 31, 2023, underpayment ratio of 113.62 - an underpayment ratio which is in compliance with the Act's requirements. A copy of the Report Information is attached to this Report for the Board's information, review, and approval.

As a note, we are filing this report after the statutory date of January 31, because we need the approval of the Board of Commissioners, and the next meeting is on February 28, 2024. MPHA filed for an extension, and it was granted.

The Act requires each jurisdiction's governing body to confirm that the information contained in the report is correct and it requires the jurisdiction's chief elected or appointed official to certify that the information contained that the jurisdiction's governing body has indicated its approval.

This Report was prepared by Maria Alvarez, Director of HR & DEi, and the data contained in the report was verified by MPHA's Human Resources staff. If you have questions regarding this report, please contact Mrs. Alvarez at (612-342-1484) or malvarez@mplspha.org.

Compliance Report

Jurisdiction: Minneapolis Public Housing Authority
1001 Washington Avenue North

Report Year: 2024
Case: 1 - 2023 DATA (Private (Jur
Only))

Minneapolis, MN 55401

Contact: Maria Alvarez

Phone: (612) 342-1442

E-Mail: hradmin@mplspha.org

The statistical analysis, salary range and exceptional service pay test results are shown below. Part I is general information from your pay equity report data. Parts II, III and IV give you the test results.

For more detail on each test, refer to the Guide to Pay Equity Compliance and Computer Reports.

I. GENERAL JOB CLASS INFORMATION

	Male Classes	Female Classes	Balanced Classes	All Job Classes
# Job Classes	45	49	8	102
# Employees	175	160	24	359
Avg. Max Monthly Pay per employee	6881.93	7601.35		7365.10

II. STATISTICAL ANALYSIS TEST

A. Underpayment Ratio = 113.6232 *

	Male Classes	Female Classes
a. # At or above Predicted Pay	21	26
b. # Below Predicted Pay	24	23
c. TOTAL	45	49
d. % Below Predicted Pay (b divided by c = d)	53.33	46.94

*(Result is % of male classes below predicted pay divided by % of female classes below predicted pay.)

B. T-test Results

Degrees of Freedom (DF) = 333	Value of T = -2.606
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a. Avg. diff. in pay from predicted pay for male jobs = 30

b. Avg. diff. in pay from predicted pay for female jobs = 302

III. SALARY RANGE TEST = 0.00 (Result is A divided by B)

A. Avg. # of years to max salary for male jobs = 4.00

B. Avg. # of years to max salary for female jobs = 0.00

IV. EXCEPTIONAL SERVICE PAY TEST = 0.00 (Result is B divided by A)

A. % of male classes receiving ESP = 0.00 *

B. % of female classes receiving ESP = 0.00

*(If 20% or less, test result will be 0.00)

Job Class Data Entry Verification List

Case: 2023 DATA

Minneapolis Public Housing Authority

LGID: 2029

Job Nbr	Class Title	Nbr Males	Nbr Females	Non- Binary	Class Type	Jobs Points	Min Mo Salary	Max Mo Salary	Yrs to Max Salary	Yrs of Service	Exceptional Service Pay
62	Management Aide	5	13	0	F	1315	3910.00	5575.00	0.00	0.00	
16	Building & Grounds Specialist	32	6	0	M	1375	3837.00	4029.00	3.00	0.00	
29	Customer Service Representativ	0	1	0	F	1395	3587.00	5308.00	0.00	0.00	
57	Leasing Clerk	0	2	0	F	1395	3587.00	5308.00	0.00	0.00	
1	Account Clerk	0	1	0	F	1430	3587.00	5308.00	0.00	0.00	
45	HCV Navigator - Participant En	1	3	0	F	1470	3910.00	5575.00	0.00	0.00	
102	Work Order Coordinator	0	2	0	F	1505	3910.00	5575.00	0.00	0.00	
76	Preventative Maintenance Techn	1	0	0	M	1530	5102.00	5102.00	0.00	0.00	
6	Administrative Assistant II	0	2	0	F	1530	3910.00	5575.00	0.00	0.00	
73	Pest Control Coordinator	0	1	0	F	1585	4066.00	5669.00	0.00	0.00	
15	Assistant Property Manager	3	1	0	B	1590	5075.00	8063.00	0.00	0.00	
58	Leasing Eligibility Technician	1	13	0	F	1605	4066.00	5669.00	0.00	0.00	
22	Collection Agent	1	0	0	M	1615	4066.00	5669.00	0.00	0.00	
56	Journey person Service & Mainte	13	0	0	M	1625	5825.00	5825.00	0.00	0.00	
70	Painter Journey person	17	0	0	M	1625	7348.00	7693.00	0.00	39.00	
93	Service & Maintenance Speciali	26	0	0	M	1625	4949.00	5535.00	5.00	0.00	
4	Accounting Associate	1	1	0	B	1635	4066.00	5669.00	0.00	0.00	
48	HCV Technician	4	17	0	F	1640	4066.00	5669.00	0.00	0.00	
77	Preventative Maintenance Techn	0	1	0	F	1685	5688.00	5688.00	0.00	0.00	
59	Leasing Eligibility Technician	1	0	0	M	1695	4170.00	6126.00	0.00	0.00	
74	Pest Control Journey person	2	0	0	M	1740	5942.00	5942.00	0.00	0.00	
75	Pest Control Specialist	4	0	0	M	1740	4911.00	4911.00	0.00	0.00	
79	Project Administrator	1	0	0	M	1750	4170.00	6126.00	0.00	0.00	
7	AMP Office Coordinator	1	5	0	F	1775	4170.00	6126.00	0.00	0.00	
80	Project Coordinator	0	1	0	F	1785	4170.00	6126.00	0.00	0.00	
52	Human Resources Coordinator	0	2	0	F	1815	5075.00	8063.00	0.00	0.00	
78	Procurement Coordinator	0	1	0	F	1850	4521.00	6630.00	0.00	0.00	
82	Quality & Technical Specialist	2	3	0	B	1880	4521.00	6630.00	0.00	0.00	
2	Accountant I	4	0	0	M	1880	4521.00	6630.00	0.00	0.00	
26	Community Service Coordinator	1	9	0	F	1885	4521.00	6630.00	0.00	0.00	
69	Operating Maintenance Engineer	5	0	0	M	1890	5920.00	7298.00	0.00	13.00	
20	Carpenter Journey person	17	1	0	M	1895	7614.80	8065.38	0.00	36.00	

Job Class Data Entry Verification List

Case: 2023 DATA

Minneapolis Public Housing Authority

LGID: 2029

Job Nbr	Class Title	Nbr Males	Nbr Females	Non- Binary	Class Type	Jobs Points	Min Mo Salary	Max Mo Salary	Yrs to Max Salary	Yrs of Service	Exceptional Service Pay
88	Senior Collection Agent	0	1	0	F	1895	4521.00	6630.00	0.00	0.00	
51	HQS Specialist	0	1	0	F	1905	4521.00	6630.00	0.00	0.00	
46	HCV Program Specialist	0	1	0	F	1905	4521.00	6630.00	0.00	0.00	
55	Journeyman Electrician	1	0	0	M	1910	9012.00	9012.00	0.00	0.00	
71	Paralegal	0	1	0	F	1915	5075.00	8063.00	0.00	0.00	
44	HCV Housing Coordinator	0	5	0	F	1915	4521.00	6630.00	0.00	0.00	
50	Housing Stability Coordinator	0	1	0	F	1915	4521.00	6630.00	0.00	0.00	
49	Housing Inspector	5	0	0	M	1980	4891.00	7169.00	0.00	0.00	
19	Carpenter Foreman	1	0	0	M	2000	8221.35	8221.35	0.00	7.00	
54	Information Technology Support	1	0	0	M	2045	4890.53	7169.42	0.00	0.00	
81	Property Manager	4	18	0	F	2095	6459.00	9688.00	0.00	0.00	
101	Systems Engineer	1	0	0	M	2110	5717.00	8381.00	0.00	0.00	
40	Electrician Foreman	1	0	0	M	2180	9597.00	9597.00	0.00	0.00	
32	Development Specialist - SHSS	0	1	0	F	2190	4920.00	6067.00	0.00	0.00	
98	Supervisor of Pest Control & W	0	1	0	F	2195	6340.00	8766.00	0.00	0.00	
95	Supervisor HCV Inspections	1	0	0	M	2210	6340.00	8766.00	0.00	0.00	
84	Relocation Coordinator	1	0	0	M	2225	5289.00	7755.00	0.00	0.00	
23	Communications Specialist	0	1	0	F	2255	5289.00	7755.00	0.00	0.00	
18	Buyer	1	0	0	M	2255	5289.00	7755.00	0.00	0.00	
67	Manager of Maintenance	1	0	0	M	2260	6459.00	9688.00	0.00	0.00	
99	Supervisor, HCV Research & Dat	0	1	0	F	2275	6340.00	8766.00	0.00	0.00	
60	LIPH Coordinator	0	1	0	F	2280	5289.00	7755.00	0.00	0.00	
89	Senior Compliance Specialist	0	1	0	F	2285	5289.12	7755.18	0.00	0.00	
90	Senior Executive Assistant	0	1	0	F	2285	6340.00	8766.00	0.00	0.00	
25	Community Engagement Specialis	1	0	0	M	2290	5289.00	7755.00	0.00	0.00	
3	Accountant II	3	0	0	M	2295	5289.00	7755.00	0.00	0.00	
27	Construction Supervisor	1	0	0	M	2310	6459.00	9688.00	0.00	0.00	
24	Community Center & Engagement	0	1	0	F	2310	6459.00	9688.00	0.00	0.00	
72	PBV Contracts Administrator	0	1	0	F	2310	6340.00	8766.00	0.00	0.00	
100	Support Analyst	1	0	0	M	2335	5717.00	8381.00	0.00	0.00	
47	HCV Programs Assistant Manager	0	3	0	F	2355	6340.00	8766.00	0.00	0.00	
8	Asset Manager	1	0	0	M	2370	6459.00	9688.00	0.00	0.00	

Job Class Data Entry Verification List

Case: 2023 DATA

Minneapolis Public Housing Authority

LGID: 2029

Job Nbr	Class Title	Nbr Males	Nbr Females	Non- Binary	Class Type	Jobs Points	Min Mo Salary	Max Mo Salary	Yrs to Max Salary	Yrs of Service	Exceptional Service Pay
53	Human Resources Generalist	0	1	0	F	2375	6750.00	10124.00	0.00	0.00	
5	Accounting Supervisor	1	0	0	M	2395	6459.00	9688.00	0.00	0.00	
96	Supervisor of Finance	0	2	0	F	2395	6459.00	9688.00	0.00	0.00	
87	Senior Buyer	0	2	0	F	2430	5717.00	8381.00	0.00	0.00	
85	Senior Accountant	0	1	0	F	2470	5717.00	8381.00	0.00	0.00	
31	Development Manager	1	1	0	B	2485	6459.00	9688.00	0.00	0.00	
64	Manager of HCV	0	5	0	F	2490	6459.00	9688.00	0.00	0.00	
94	Staff Attorney	1	0	0	M	2495	7843.00	11073.00	0.00	0.00	
97	Supervisor of IT Operations an	1	0	0	M	2510	8196.00	11571.00	0.00	0.00	
61	Maintenance Team Leader	7	0	0	M	2530	8698.00	8698.00	0.00	0.00	
63	Manager of Finance	1	0	0	M	2600	7843.00	11073.00	0.00	0.00	
10	Assistant Director of Housing	0	1	0	F	2600	8720.00	12595.00	0.00	0.00	
66	Manager of Leasing, Occupancy	0	2	0	F	2710	6459.00	9688.00	0.00	0.00	
68	Manager of Security	0	1	0	F	2745	6459.00	9688.00	0.00	0.00	
91	Senior Project Manager	2	2	0	B	2805	6689.00	9809.00	0.00	0.00	
83	Regional Property Manager	0	6	0	F	2810	8304.00	11995.00	0.00	0.00	
13	Assistant Director, Administra	1	0	0	M	2815	8720.00	12595.00	0.00	0.00	
17	Business/Application Analyst	1	0	0	M	2860	5717.00	8381.00	0.00	0.00	
41	ERP Analyst	1	0	0	M	2860	6689.00	9809.00	0.00	0.00	
92	Senior Staff Attorney	0	1	0	F	2880	8304.00	11995.00	0.00	0.00	
86	Senior Business Analyst	1	0	0	M	3000	6689.38	9808.78	0.00	0.00	
9	Assistant Director of Finance	1	1	0	B	3005	8720.00	12595.00	0.00	0.00	
65	Manager of Human Resources	0	2	0	F	3015	7843.00	11073.00	0.00	0.00	
39	Director of Procurement	1	0	0	M	3120	11073.0 0	14763.00	0.00	5.00	
36	Director of Information Techno	1	0	0	M	3120	11073.0 0	14763.00	0.00	2.00	
28	Controller	1	0	0	M	3125	11073.0 0	14763.00	0.00	0.00	
11	Assistant Director of Operatio	2	1	0	B	3175	8720.00	12595.00	0.00	0.00	
12	Assistant Director of Planning	1	1	0	B	3175	8720.00	12595.00	0.00	0.00	
38	Director of Planning & Develop	0	1	0	F	3400	11073.0 0	14763.00	0.00	25.00	

Job Class Data Entry Verification List

Case: 2023 DATA

Minneapolis Public Housing Authority

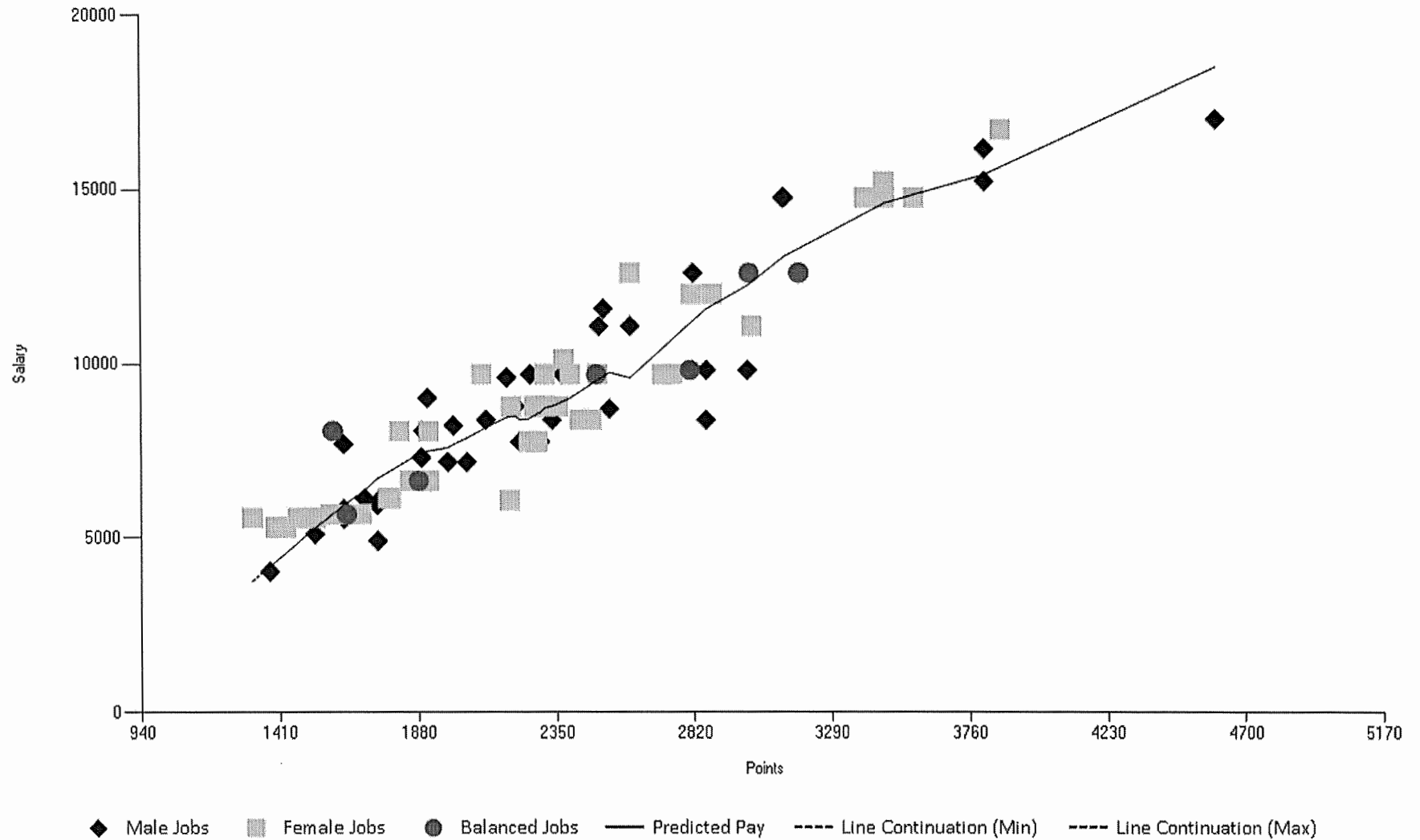
LGID: 2029

Job Nbr	Class Title	Nbr Males	Nbr Females	Non- Binary	Class Type	Jobs Points	Min Mo Salary	Max Mo Salary	Yrs to Max Salary	Yrs of Service	Exceptional Service Pay
33	Director of Affordable Propert	1	0	0	M	3455	11073.0 0	14763.00	0.00	8.00	
34	Director of HCV	1	0	0	M	3465	11073.0 0	14763.00	0.00	6.00	
35	Director of Human Resources DE	0	1	0	F	3465	11073.0 0	14763.00	0.00	1.00	
37	Director of Operations	0	1	0	F	3465	11073.0 0	15217.84	0.00	31.00	
14	Assistant General Counsel	0	1	0	F	3565	11072.5 0	14763.33	0.00	0.00	
30	Deputy Executive Director	1	0	0	M	3805	11995.0 0	15229.17	0.00	1.00	
21	Chief Financial Officer	1	0	0	M	3805	11995.0 0	16167.54	0.00	30.00	
43	General Counsel	0	1	0	F	3860	11995.0 0	16713.43	0.00	8.00	
42	Executive Director	1	0	0	M	4590	12918.0 0	17018.43	0.00	3.00	

Job Number Count: 102

Predicted Pay Report for: Minneapolis Public Housing Authority

Case: 2023 DATA



Predicted Pay Report for: Minneapolis Public Housing Authority

Case: 2023 DATA

Job Nbr	Job Title	Nbr Males	Nbr Females	Non- Binary	Total Nbr	Job Type	Job Points	Max Mo Salary	Predicted Pay	Pay Difference
62	Management Aide	5	13	0	18	Female	1315	5575.0000	3762.8954	1812.1046
16	Building & Grounds Specialist	32	6	0	38	Male	1375	4029.0000	4183.6200	-154.6200
29	Customer Service Representativ	0	1	0	1	Female	1395	5308.0000	4323.8615	984.1385
57	Leasing Clerk	0	2	0	2	Female	1395	5308.0000	4323.8615	984.1385
1	Account Clerk	0	1	0	1	Female	1430	5308.0000	4569.8589	738.1411
45	HCV Navigator - Participant En	1	3	0	4	Female	1470	5575.0000	4850.3420	724.6580
102	Work Order Coordinator	0	2	0	2	Female	1505	5575.0000	5096.3394	478.6606
6	Administrative Assistant II	0	2	0	2	Female	1530	5575.0000	5271.0665	303.9335
76	Preventative Maintenance Techn	1	0	0	1	Male	1530	5102.0000	5271.0665	-169.0665
73	Pest Control Coordinator	0	1	0	1	Female	1585	5669.0000	5657.3055	11.6945
15	Assistant Property Manager	3	1	0	4	Balanced	1590	8063.0000	5692.9406	2370.0594
58	Leasing Eligibility Technician	1	13	0	14	Female	1605	5669.0000	5797.5470	-128.5470
22	Collection Agent	1	0	0	1	Male	1615	5669.0000	5868.8173	-199.8173
56	Journeyperson Service & Mainte	13	0	0	13	Male	1625	5825.0000	5938.9381	-113.9381
70	Painter Journeyperson	17	0	0	17	Male	1625	7693.0000	5938.9381	1754.0619
93	Service & Maintenance Speciali	26	0	0	26	Male	1625	5535.0000	5938.9381	-403.9381
4	Accounting Associate	1	1	0	2	Balanced	1635	5669.0000	6009.0588	-340.0588
48	HCV Technician	4	17	0	21	Female	1640	5669.0000	6043.5444	-374.5444
77	Preventative Maintenance Techn	0	1	0	1	Female	1685	5688.0000	6287.7794	-599.7794
59	Leasing Eligibility Technician	1	0	0	1	Male	1695	6126.0000	6353.4742	-227.4742
74	Pest Control Journeyperson	2	0	0	2	Male	1740	5942.0000	6703.7757	-761.7757
75	Pest Control Specialist	4	0	0	4	Male	1740	4911.0000	6703.7757	-1792.7757
79	Project Administrator	1	0	0	1	Male	1750	6126.0000	6751.2814	-625.2814
7	AMP Office Coordinator	1	5	0	6	Female	1775	6126.0000	6870.4348	-744.4348
80	Project Coordinator	0	1	0	1	Female	1785	6126.0000	6916.3987	-790.3987
52	Human Resources Coordinator	0	2	0	2	Female	1815	8063.0000	7058.4645	1004.5355
78	Procurement Coordinator	0	1	0	1	Female	1850	6630.0000	7224.5961	-594.5961
82	Quality & Technical Specialist	2	3	0	5	Balanced	1880	6630.0000	7394.6683	-764.6683
2	Accountant I	4	0	0	4	Male	1880	6630.0000	7394.6683	-764.6683
26	Community Service Coordinator	1	9	0	10	Female	1885	6630.0000	7410.2330	-780.2330
69	Operating Maintenance Engineer	5	0	0	5	Male	1890	7298.0000	7434.5992	-136.5992
88	Senior Collection Agent	0	1	0	1	Female	1895	6630.0000	7458.1794	-828.1794

Predicted Pay Report for: Minneapolis Public Housing Authority

Case: 2023 DATA

Job Nbr	Job Title	Nbr Males	Nbr Females	Non- Binary	Total Nbr	Job Type	Job Points	Max Mo Salary	Predicted Pay	Pay Difference
20	Carpenter Journeyperson	17	1	0	18	Male	1895	8065.3800	7458.1794	607.2006
46	HCV Program Specialist	0	1	0	1	Female	1905	6630.0000	7458.9532	-828.9532
51	HQS Specialist	0	1	0	1	Female	1905	6630.0000	7458.9532	-828.9532
55	Journeyman Electrician	1	0	0	1	Male	1910	9012.0000	7481.3949	1530.6051
44	HCV Housing Coordinator	0	5	0	5	Female	1915	6630.0000	7504.5846	-874.5846
50	Housing Stability Coordinator	0	1	0	1	Female	1915	6630.0000	7504.5846	-874.5846
71	Paralegal	0	1	0	1	Female	1915	8063.0000	7504.5846	558.4154
49	Housing Inspector	5	0	0	5	Male	1980	7169.0000	7579.6460	-410.6460
19	Carpenter Foreman	1	0	0	1	Male	2000	8221.3500	7680.9459	540.4041
54	Information Technology Support	1	0	0	1	Male	2045	7169.4200	7860.8756	-691.4556
81	Property Manager	4	18	0	22	Female	2095	9688.0000	8123.3078	1564.6922
101	Systems Engineer	1	0	0	1	Male	2110	8381.0000	8158.4876	222.5124
40	Electrician Foreman	1	0	0	1	Male	2180	9597.0000	8451.9669	1145.0331
32	Development Specialist - SHSS	0	1	0	1	Female	2190	6067.0000	8607.5210	-2540.5210
98	Supervisor of Pest Control & W	0	1	0	1	Female	2195	8766.0000	8625.1326	140.8674
95	Supervisor HCV Inspections	1	0	0	1	Male	2210	8766.0000	8477.0753	288.9247
84	Relocation Coordinator	1	0	0	1	Male	2225	7755.0000	8385.3147	-630.3147
23	Communications Specialist	0	1	0	1	Female	2255	7755.0000	8408.9631	-653.9631
18	Buyer	1	0	0	1	Male	2255	7755.0000	8408.9631	-653.9631
67	Manager of Maintenance	1	0	0	1	Male	2260	9688.0000	8426.0514	1261.9486
99	Supervisor, HCV Research & Dat	0	1	0	1	Female	2275	8766.0000	8519.3828	246.6172
60	LIPH Coordinator	0	1	0	1	Female	2280	7755.0000	8538.8079	-783.8079
89	Senior Compliance Specialist	0	1	0	1	Female	2285	7755.1800	8557.6063	-802.4263
90	Senior Executive Assistant	0	1	0	1	Female	2285	8766.0000	8557.6063	208.3937
25	Community Engagement Specialis	1	0	0	1	Male	2290	7755.0000	8577.0314	-822.0314
3	Accountant II	3	0	0	3	Male	2295	7755.0000	8595.8298	-840.8298
24	Community Center & Engagement	0	1	0	1	Female	2310	9688.0000	8721.4609	966.5391
72	PBV Contracts Administrator	0	1	0	1	Female	2310	8766.0000	8721.4609	44.5391
27	Construction Supervisor	1	0	0	1	Male	2310	9688.0000	8721.4609	966.5391
100	Support Analyst	1	0	0	1	Male	2335	8381.0000	8772.1032	-391.1032
47	HCV Programs Assistant Manager	0	3	0	3	Female	2355	8766.0000	8843.2659	-77.2659
8	Asset Manager	1	0	0	1	Male	2370	9688.0000	8896.3463	791.6537

Predicted Pay Report for: Minneapolis Public Housing Authority

Case: 2023 DATA

Job Nbr	Job Title	Nbr Males	Nbr Females	Non- Binary	Total Nbr	Job Type	Job Points	Max Mo Salary	Predicted Pay	Pay Difference
53	Human Resources Generalist	0	1	0	1	Female	2375	10124.0000	8940.5218	1183.4782
96	Supervisor of Finance	0	2	0	2	Female	2395	9688.0000	9003.5350	684.4650
5	Accounting Supervisor	1	0	0	1	Male	2395	9688.0000	9003.5350	684.4650
87	Senior Buyer	0	2	0	2	Female	2430	8381.0000	9114.0662	-733.0662
85	Senior Accountant	0	1	0	1	Female	2470	8381.0000	9243.4986	-862.4986
31	Development Manager	1	1	0	2	Balanced	2485	9688.0000	9294.0205	393.9795
64	Manager of HCV	0	5	0	5	Female	2490	9688.0000	9527.7790	160.2210
94	Staff Attorney	1	0	0	1	Male	2495	11073.0000	9552.8088	1520.1912
97	Supervisor of IT Operations an	1	0	0	1	Male	2510	11571.0000	9624.6288	1946.3712
61	Maintenance Team Leader	7	0	0	7	Male	2530	8698.0000	9738.2245	-1040.2245
10	Assistant Director of Housing	0	1	0	1	Female	2600	12595.0000	9589.7505	3005.2495
63	Manager of Finance	1	0	0	1	Male	2600	11073.0000	9589.7505	1483.2495
66	Manager of Leasing, Occupancy	0	2	0	2	Female	2710	9688.0000	10667.2339	-979.2339
68	Manager of Security	0	1	0	1	Female	2745	9688.0000	10872.7712	-1184.7712
91	Senior Project Manager	2	2	0	4	Balanced	2805	9809.0000	11156.2703	-1347.2703
83	Regional Property Manager	0	6	0	6	Female	2810	11995.0000	11190.2372	804.7628
13	Assistant Director, Administra	1	0	0	1	Male	2815	12595.0000	11225.3363	1369.6637
17	Business/Application Analyst	1	0	0	1	Male	2860	8381.0000	11557.7639	-3176.7639
41	ERP Analyst	1	0	0	1	Male	2860	9809.0000	11557.7639	-1748.7639
92	Senior Staff Attorney	0	1	0	1	Female	2880	11995.0000	11680.8017	314.1983
86	Senior Business Analyst	1	0	0	1	Male	3000	9808.7800	12234.0323	-2425.2523
9	Assistant Director of Finance	1	1	0	2	Balanced	3005	12595.0000	12196.4050	398.5950
65	Manager of Human Resources	0	2	0	2	Female	3015	11073.0000	12267.2926	-1194.2926
39	Director of Procurement	1	0	0	1	Male	3120	14763.0000	13034.3558	1728.6442
36	Director of Information Techno	1	0	0	1	Male	3120	14763.0000	13034.3558	1728.6442
28	Controller	1	0	0	1	Male	3125	14763.0000	13066.2811	1696.7189
11	Assistant Director of Operatio	2	1	0	3	Balanced	3175	12595.0000	12909.1641	-314.1641
12	Assistant Director of Planning	1	1	0	2	Balanced	3175	12595.0000	12909.1641	-314.1641
38	Director of Planning & Develop	0	1	0	1	Female	3400	14763.0000	14240.4695	522.5305
33	Director of Affordable Propert	1	0	0	1	Male	3455	14763.0000	14543.3242	219.6758
35	Director of Human Resources DE	0	1	0	1	Female	3465	14763.0000	14598.3068	164.6932
37	Director of Operations	0	1	0	1	Female	3465	15217.8400	14598.3068	619.5332

Predicted Pay Report for: Minneapolis Public Housing Authority

Case: 2023 DATA

Job Nbr	Job Title	Nbr Males	Nbr Females	Non- Binary	Total Nbr	Job Type	Job Points	Max Mo Salary	Predicted Pay	Pay Difference
34	Director of HCV	1	0	0	1	Male	3465	14763.0000	14598.3068	164.6932
14	Assistant General Counsel	0	1	0	1	Female	3565	14763.3300	15149.0337	-385.7037
30	Deputy Executive Director	1	0	0	1	Male	3805	15229.1700	15418.6371	-189.4671
21	Chief Financial Officer	1	0	0	1	Male	3805	16167.5400	15418.6371	748.9029
43	General Counsel	0	1	0	1	Female	3860	16713.4300	15634.5376	1078.8924
42	Executive Director	1	0	0	1	Male	4590	17018.4300	18508.2696	-1489.8396

Job Number Count: 102



MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, Executive Director/CEO

SUBJECT: Executive Director's Report, February Board Meeting

Staff have been busy these past few months preparing for a major software transition in the agency's Human Resources Information System (HRIS). Led by our HR team in partnership with IT and Finance, staff are taking key learnings from the Yardi migration a few years ago as we ready the transition to UKG from the agency's current Paylocity software. This is a major agency priority, and I want to acknowledge the great work HR is doing to lead this critical project.

This past month marked the beginning of the legislative session at the state capitol. We have begun meeting with state legislators about MPHA's legislative priorities, including a \$35 million investment in the agency's deeply affordable family housing portfolio, Community Housing Resources (CHR). This is a continuation of an effort that began last year, where the agency sought \$45 million in one-time funding from the state's historic surplus. That work resulted in the agency receiving a direct one-time cash grant of \$5 million as a part of the legislature's billion-dollar housing budget.

In combination with last year's state funding, recent funding from the City of Minneapolis, and a one-time \$1.3 million grant from Minnesota Housing's Stable Housing Organization Relief Program (SHORP), MPHA now estimates the capital backlog of its deeply affordable family housing portfolio to be \$33 million. The agency is returning to the state legislature with an updated request that reflects the more than \$10 million recently invested in the portfolio, hoping to secure the remainder of the funding necessary for MPHA to overcome decades of underfunding from HUD. The agency believes at the end of the four-year deployment window for this requested \$35 million the portfolio will become self-sufficient for decades to come—relying solely on the annual federal subsidy received to cover routine annual capital work.

Earlier this month MPHA staff provided Minneapolis City Council Member Linea Palmisano with a tour of the new modular family housing multiplex in her ward. The agency is proud of its work delivering the 16-site, 84-unit nation-leading Family Housing Expansion Project, and this was a great opportunity to showcase the agency's success. The council member has been involved in the Ward 13 site since it was first proposed years ago and loved seeing the building come to life and ready to welcome new families to her neighborhood.

Finally, members of our property management and planning and development teams kicked off resident meetings at 828 and 809 Spring Manor this month to discuss the agency considering the buildings for its next major Rental Assistance Demonstration (RAD) rehabilitation project. Staff have identified the two buildings as top considerations for the agency's next major renovation project. With a current capital backlog of \$8 million between the two buildings, the agency estimates it could make major



renovations like what was accomplished at the Elliot Twins while adding up to 15 new units. This work is in its earliest stages, and staff will continue to work closely with residents to chart the course for this exciting new project. Board members can expect additional details in the coming months.



Monthly Performance Report

Minneapolis Public Housing Authority
Board of Commissioners
For the month ending January 31, 2024

Contents

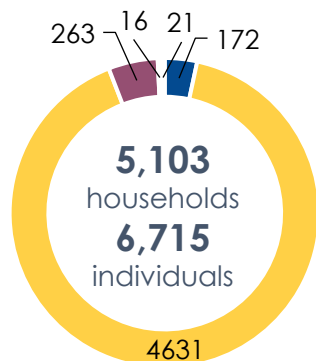
1. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
2. Building Improvement and Development Projects
3. Inquiry Response and Social Media

**2023 year end final financial results and January 2024 financial reporting are pending due to year end general ledger closing activities

Public Housing Programs



Occupied Units*



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

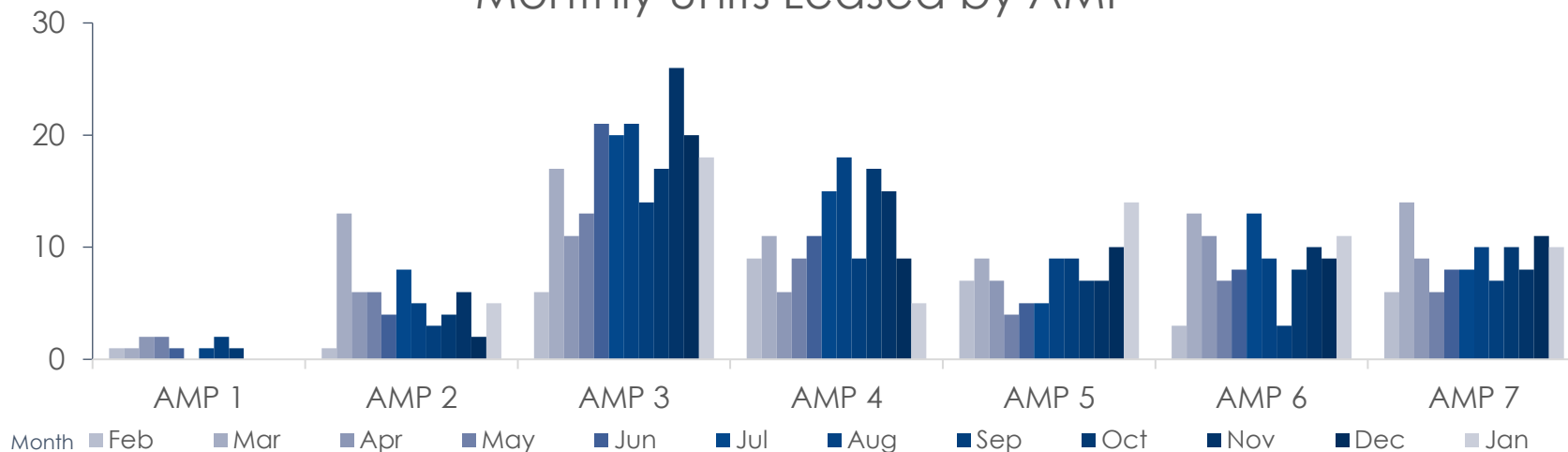
63

new units leased during month

98%

occupancy

Monthly Units Leased by AMP



2023 2024

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

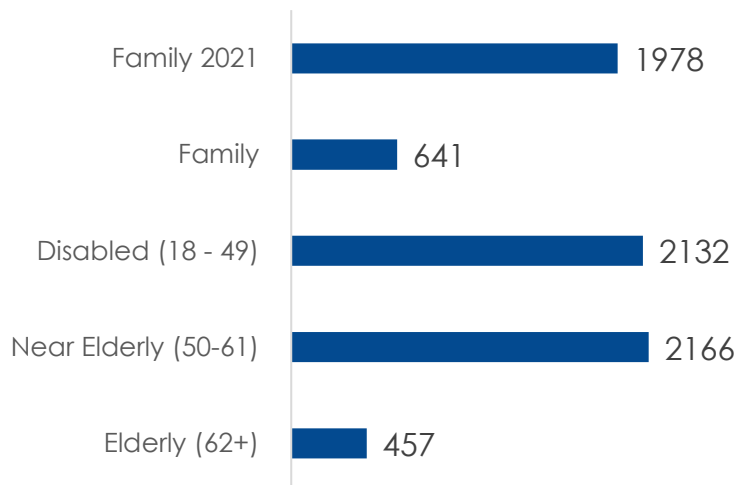
**Metropolitan Housing Opportunities Program (Hollman consent decree units owned and operated by third-parties)

Public Housing Programs

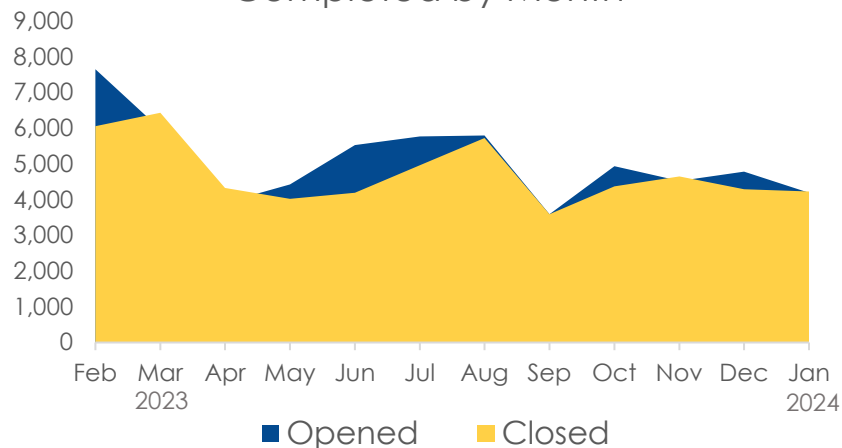


Reason for Vacating Unit	Count
Death	11
Found Alternative Housing	6
To Nursing Home	4
Moving in with or closer to Family	3
Evicted - Non Payment	2
Illness	1
Mutual Termination	1
Other	1
Received S8 Voucher	1

Applicants on Waiting List



Work Orders Opened and Completed by Month

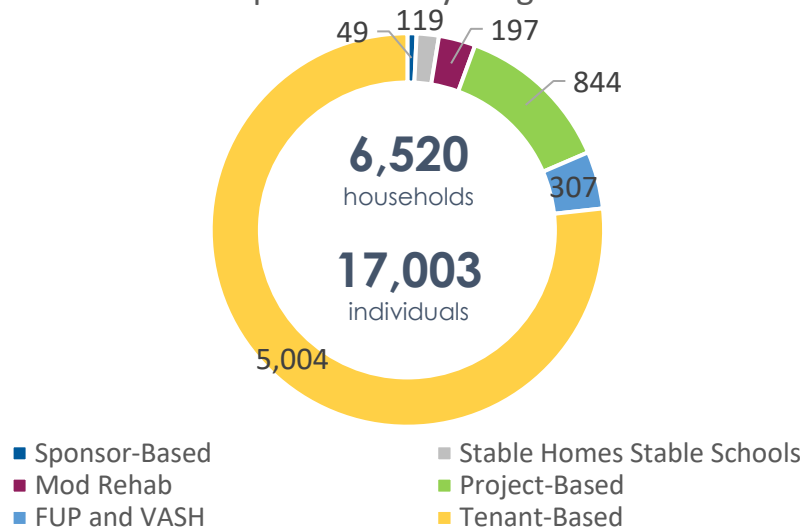


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	54	83%	0
Urgent: 1 Day	1179	80%	1
After Hours Non-Emergency: 2 Days	2	100%	0
Important: 3 Days	968	76%	3
Routine: 10 Days	366	78%	7
Non-Routine: 20 Days	36	94%	5
Pest Control	537	100%	12

Housing Choice Voucher Programs



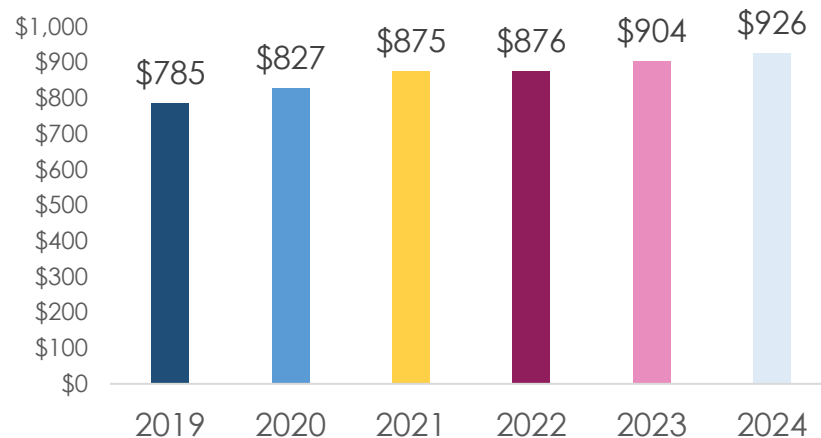
People Served by Program*



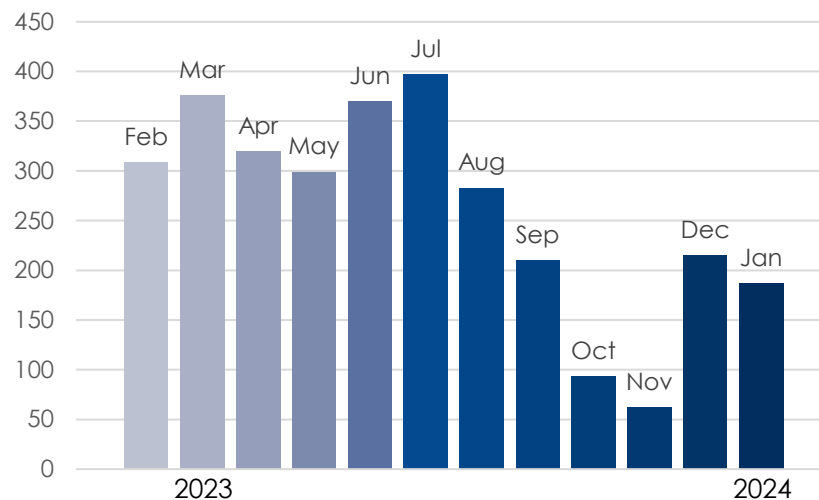
Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

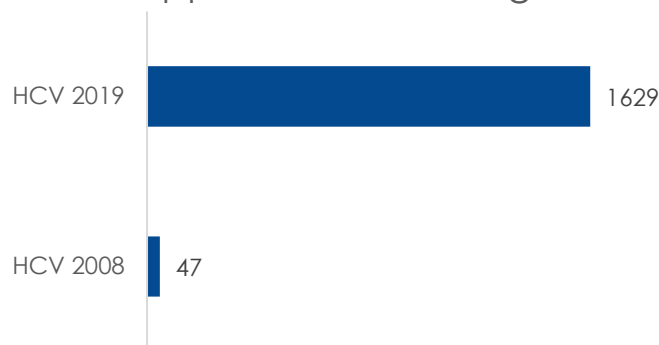
Average Housing Assistance Payment per Unit, Year to Date



Annual Inspections Conducted



Applicants on Waiting List



Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
CHR scattered site units	City-funded interior & exterior improvements	Bidding
CHR scattered site units	State-funded improvements	Planning
800 5 th Avenue North	Window replacement	Bidding
2121 Minnehaha Avenue	Window replacement	Bidding
314 Hennepin Avenue	Façade repairs	Bidding
2728 East Franklin Avenue	Roof replacement	Bidding
Multiple highrises	HVAC equipment replacements	Planning
Multiple sites	Sidewalk/parking lot replacements	Planning
Cedars Community	Boiler replacement	Planning
1710 Plymouth & 1900 3 rd Street NE	Elevator modernization	Planning
350 Van White Blvd	Façade/balcony repairs, parking lot replacement	Planning
Hiawatha Towers	Façade repairs	Planning
Multiple highrises	Main electrical switch gear & generator replacement	Planning
Multiple highrises	2024 priority camera installations & replacements	Planning
Cedars & Elliot Twins	Site security fencing	Planning

Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Sites	Redevelopment/densification of two sites	On hold
Spring Manors – 828 & 809 Spring St NE	Conversion, preservation & new unit production	Planning/due diligence

Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
CHR units – various scattered sites	2024 improvements: unit modernization at turn	Ongoing
Snellings/828 Spring/800 5 th /1415 E 22 nd St	Façade repairs	Underway
Multiple highrises	2023 priority camera installations & replacements	Under contract
2415 N 3 rd Street	Entry guard system upgrade - pilot project	Under contract
Fifth Avenues & 2121 Minnehaha	Apartment entry door replacement	Underway
1415 East 22 nd Street	Roof replacement	Under contract; spring start
1515 Park Avenue South	Fire alarm system replacement	Underway
1314 44 th Avenue N & 600 18 th Avenue N	Elevator modernization	March 2024 start
3116 Oliver & 616 Washington St NE	Elevator modernization	Underway
1015 N 4 th Street	Generator upgrades	Underway
1707 3 rd Avenue South	Façade restoration & window replacement	Underway
Cedars highrises	Window replacement and exterior façade repairs	Substantially complete
Multiple highrises	Fire sprinkler system installation	Underway
1515 Park/1920 4 th /1710 Plymouth/710 2 nd	Main electrical switch gear & generator replacement	Preliminary site work underway
314 Hennepin & Hiawatha Towers	Main electrical switch gear & generator replacement	Under contract
Glendale Townhomes	Soffit/fascia/gutters, partial roofing replacement	Under contract

Development Projects - Active

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

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	Complete	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	Complete	Dec '22-Oct '23
314 Hennepin Ave	299	\$2,425,000	MPHA Capital/City	Complete	Dec '22-Oct '23
2415 N 3 rd St	62	\$505,000	MPHA Capital/EDI Grant	Under Construction	Nov '23-Feb'24
1710 Plymouth Ave N	84	\$740,000	MPHA Capital/EDI Grant	Under Construction	Jan '24-Apr'24
3116 Oliver Ave N	31	\$370,000	MPHA Capital/EDI Grant	Substantially Complete	Oct '23-Jan'24
710 2 nd St NE	35	\$370,000	MPHA Capital/EDI Grant	Contract Awarded	Apr '24-Jul'24
616 Washington St NE	35	\$395,000	MPHA Capital/EDI Grant	Contract Awarded	Apr '24-Jul'24
809 Spring St NE	32	\$375,000	MPHA Capital/City	Complete	Oct '23-Dec '23
1900 3 rd St NE	32	\$410,000	MPHA Capital/City	Substantially Complete	Dec '23-Feb '24
3205 E 37 th St	28	\$355,000	MPHA Capital/City	Substantially Complete	Dec '23-Feb '24
3755 Snelling Ave S	28	\$355,000	MPHA Capital/City	Complete	Oct '23-Dec '23

*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
- SHORP grant funded work begins February 2024
- Bidding underway 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

Ongoing
2022-24

Spring
2024

TBD

Family Housing Expansion Project

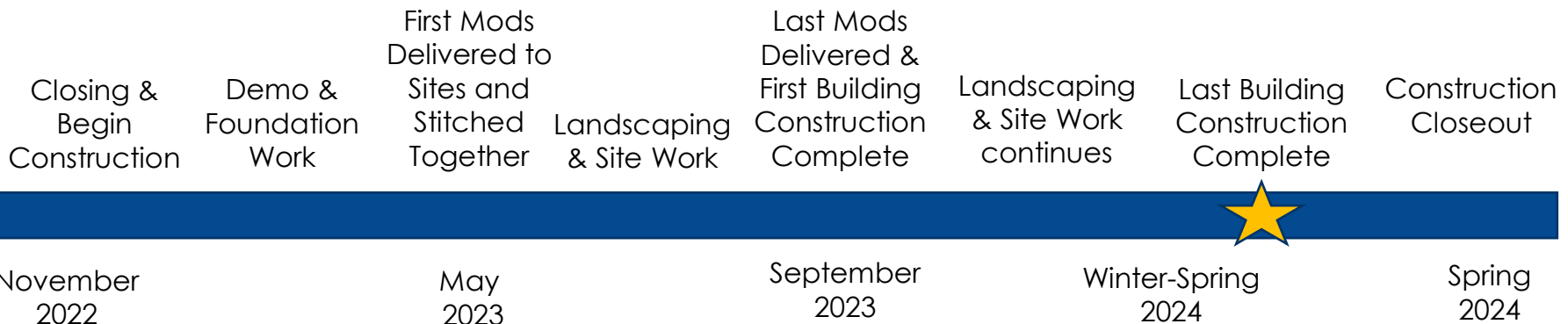


84-unit new scattered site construction



- 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
- **Received Certificates of Occupancy for all sites in January 2024**
- **Eight buildings fully occupied**
- **Construction closeout underway**

Construction Timeline (subject to change)



809/828 Spring Conversion, Preservation & Expansion



- MPHA's next comprehensive renovation utilizing HUD's RAD conversion program which will allow us to leverage new financing tools
- Will address short- and long-term capital needs for both buildings; other potential improvements includes but is not limited to enhanced resident amenities, energy improvements, and adding new units
- Will serve as the agency's first Faircloth to RAD pilot

Timeline (subject to change)

Site Due
Diligence

Design
Development

Bidding

Financing

Closing

Construction
Commencement



RAD & Faircloth to RAD Program Requirements



Sept '23-Apr '24

Feb '24 – Dec '24

Jun '24 – Apr '25

Apr – May '25

May 2025

Inquiry Response and Social Media



MPHA on Facebook

Top Performing Post (2,120 views)

Last week, MPHA staff celebrated Mary Alice Smalls as she retires after nearly three decades with the agency. Mary Alice worked for 29 years serving Minneapolis' public housing residents as a property manager, in the leasing and occupancy department, and most recently as a regional property manager. Thank you, Mary Alice for your commitment to MPHA and its mission!



MPHA on Twitter

Top Tweet (221 views)

Since 2019, MPHA project-based vouchers have accounted for more than half of all deeply affordable housing built in Minneapolis. That success is enabled by MPHA's developer partners, and MPHA hosted partners last week to discuss how to improve the program for 2024 and beyond!



3

Posts for the Month

14

New Followers



7

Tweets for the Month

0

New Followers

January 2024

Housing Stabilization Work Helps Keep Residents Housed Amid Financial Challenges

For thousands of MPHA residents living on a fixed income, macroeconomic conditions like inflation for their regular cost of living expenses can be a budget burden. While paying \$20 more for groceries a week might not seem like a lot to some, for those living in MPHA housing on a fixed income, that change can significantly alter their monthly budget.

Since the pandemic, MPHA has seen a significant increase in the number of residents not making rent payments. In response, MPHA created a housing stabilization team to help support residents with unpaid balances connect with various financial and service supports.

During the pandemic, this team assisted nearly 750 MPHA families receive more than \$2.5 million in rent relief through RentHelpMN. More recently, after RentHelpMN ended, the housing stabilization team shifted to Hennepin County's emergency assistance program. In 2023, the team assisted nearly 450 MPHA families receive more than \$800,000 in rent relief payments from the county's emergency assistance program.

As a provider of public and deeply affordable housing to nearly 10,000 residents, it is an integral part of MPHA's mission to keep residents housed. As such, the agency takes an all-of-the-above approach to help residents having trouble paying their rent—offering support for both immediate financial needs like paying back-owed rent to providing resources that help make lasting changes to prevent rental payment challenges in the future.



Council Member Palmisano Tours FHEP Building in Southwest Minneapolis

Council Member Palmisano toured one of MPHA's new modular multiplexes in Southwest Minneapolis this month. Partnering with local government and others, MPHA produced 84 new, deeply affordable family homes last year in the nation-leading Family Housing Expansion Project. These new units expand the agency's deeply affordable family housing portfolio of more than 700 scattered site homes. With a waitlist of as many as 7,500 recently, this is the kind of deeply affordable housing Minneapolis needs more of.



MPHA News Clips – February Board of Commissioners Meeting

[Minneapolis church morphs into affordable housing \(KARE 11\)](#)

By John Croman

January 19, 2024

MINNEAPOLIS — A block from George Floyd Square, an affordable housing complex has blossomed on the campus of the historic Calvary Lutheran Church.

In a sign of how much demand there is for such housing, all 41 units of the Belfry Apartments were leased in the first 16 days after construction wrapped. The developer, Trellis Management, leveraged funding from Minneapolis, Hennepin County, the State of Minnesota, and the Minneapolis Public Housing Authority, to turn the concept into reality.

"One of the things we heard over and over from folks is this project should be of the community, it should be for the community," Dan Walsh, the vice president of housing development for Trellis, told KARE.

"So, one of the goals that came out of that was deep, real deep affordability."

The term "deeply affordable" refers to housing for those households that earn 30 percent or less of the area median income, or AMI. That 30 percent mark varies based on the size of the family. For example, it's \$26,000 for a single person and \$37,000 for a family of four.

The MPHA has dedicated site-specific Section 8 funding to the units, so the tenants will pay only one-third of their monthly income for rent.

Calvary Lutheran has stood at the corner of 39th Street and Chicago Avenue South in Minneapolis since 1930, seven years after the church was formed. But the congregation steadily lost numbers in the past 50 years and could no longer afford the upkeep on the campus.

Trellis agreed to lease the sanctuary back to the church members, so they can still hold services in the renovated space.

"The congregation made the decision in May of 2021 to sell the building completely to Trellis to build affordable housing here in our neighborhood," Sarah Shepherd, Calvary's president, explained.

"When we sold the building to Trellis, at that moment we didn't know where we were going to go physically. And it just worked out that Trellis, through our conversations, invited us back here to lease



the space back. We feel truly blessed."

Trellis added a new 20-unit building behind the church and converted the church's education wing into a 21-unit building. That required a complete overhaul of the building's HVAC and plumbing, and the results are impressive.

"The bones of the building laid out really well. The bedrooms in the units have a lot of light to them, but they're really also really cool spaces," Walsh said.

The developer reconfigured the sanctuary into flexible meeting spaces while maintaining the historic integrity of the building.

"Our goal was to strike a balance between sacredness and homey comfort. These are common amenity spaces for the residents, and its spaces for large and small groups," Walsh said. "Having a partner in Calvary Church that also had that vision I think was really, really important."

At a ribbon-cutting ceremony Thursday evening, Hennepin County Commissioner Angela Conley said she's excited about how the project came together and the quality of the units.

"It's not just that we need more affordable housing. The housing must be dignified, it must be affordable, it must be welcoming and beautiful and an extension of community. And that's what these units are! I just cannot! Contain! I can't contain myself."

The fact that the English Gothic Revival church building is on the National Register of Historic Places limited what changes could be made to its appearance. For instance, the stained-glass windows couldn't be replaced with more energy-efficient ones.

But Calvary's historic status also enabled Trellis to tap into special grants tailored to projects that preserve such structures.

"We're thrilled with the space! It's absolutely beautiful!" Shepherd said. "It's a great mix of the old sanctuary and the new space. We've also had some inquiries from other churches thinking about their futures and their building's spaces."

The church's exterior now displays a banner of a mural of George Floyd, created by Ella Endo, a Calvary Lutheran member who was in high school when Floyd was murdered.

"Her painting was her way of processing the trauma of what happened here. Our race equity committee got together and said we really need to put this on a banner and put it on the church."



[Aging Minneapolis church gets new life as affordable housing near George Floyd Square \(MPR News\)](#)

By Matt Sepic

January 19, 2024

Just a few years ago, Calvary Lutheran was on borrowed time. The church, built in 1930, and its adjacent midcentury Sunday school building had racked up a million dollars in deferred maintenance.

But now, the aging church in south Minneapolis is transformed into dozens of affordable homes for people with modest incomes.

City leaders on Thursday cut the ribbon on the Belfry Apartments near George Floyd Square. Not only does the project provide much-needed housing, but the church's congregation also gets to stay and has a newly renovated worship space.

Things were looking bleak for the church congregation before it was repurposed.

Funds were dwindling fast, and they were down to few options, said church council president Sarah Shepherd.

"We could move, we could merge with another congregation, or we could close," she said.

But Calvary did none of those things. Shepherd said the congregation wanted to stay put at 39th Street and Chicago Avenue to continue its social outreach work, including the food shelf that it's operated for decades.

The church connected with the Minneapolis-based nonprofit developer Trellis, which promised to build apartments for people who earn 30 percent or less of area median income. That's \$37,250 a year in the Twin Cities for a family of four.

Calvary's founders signed the contracts to build the church on the eve of the Great Depression. Nearly a century later, Shepherd said ensuring a future for the congregation took a similar act of faith.

"We made the decision to sell the entire campus to Trellis when we did not have a plan for ourselves and we didn't know where to go."

The nonprofit funded the \$15 million project from sources including tax credits, the Minneapolis Affordable Housing Trust Fund, and Public Housing Authority Section 8 vouchers.

Talicha Whitmore grew up a few blocks away from Calvary Lutheran. The 51-year-old has worked for more than 20 years at a school cafeteria in Bloomington. Whitmore moved back with her mother a



decade ago when the cost of living outpaced her paycheck.

“My wages weren’t going up, and everything else was,” she said.

Whitmore was out for a walk recently when she spotted the construction underway. She said at first, she thought it was luxury apartments, but called the number on the sign anyway.

Things moved quickly after that. She got a call back the day before Thanksgiving and got the keys to her new apartment a week before Christmas. Whitmore said she and her 10-year-old daughter Brooklyn are still getting settled.

“I’m still moving things from my mom’s house because [Brooklyn] has lots and lots of toys,” Whitmore said.

Whitmore is one of 41 new tenants in the Belfry Apartments. Half the units are in the church and the old school. The rest are in a new building next door. Fifteen are reserved for people facing homelessness or who have disabilities.

Workers made long-overdue renovations to the sanctuary. During the week, it’s a community room for tenants. The Calvary Lutheran congregation leases back the space on Sundays. The church’s food shelf remains too, and now has a freight elevator that can accommodate full pallets of donations.

Council Member Andrea Jenkins, who represents the area, said the project received no pushback from neighbors. She also notes that after George Floyd’s murder in 2020 a block away, activists made key demands of city leaders, including affordable housing in the neighborhood.

“And not just affordable housing, but we want deeply affordable housing, and that’s what we have here today,” Jenkins said.

Mayor Jacob Frey said the city has made great strides in building affordable housing in recent years, but much work remains.

“This is a tremendous step in the right direction, and we need more deeply affordable housing in this city and throughout the region,” Frey said.

Leaders of the nonprofit developer Trellis said they’re hopeful that the Belfry Apartments will serve as a template for future projects and inspire others to follow in their footsteps.

###



[Appeals Court: Landlords can't bar tenants due to subsidized housing \(Star Tribune\)](#)

By Randy Furst

January 23, 2024

Low-income residents from Minneapolis with vouchers who qualify for subsidized housing have gotten a major boost from the Minnesota Court of Appeals.

The court ruled last week that the Minneapolis City Council did not violate the Minnesota constitution when it passed an ordinance in 2017 that barred landlords from refusing to accept tenants because they had what are known as Section 8 vouchers. Those vouchers ensure that a tenant will not spend more than 30% of their income on rent, with the remaining funds coming from the U.S. Department of Housing and Urban Development (HUD), dispensed by the Minneapolis Public Housing Authority.

"It's really a huge win for tenants," said Larry McDonough, an attorney for Minnesota tenants advocacy organization HOME Line, which filed an amicus brief supporting the City Council's action. McDonough is considered one of the top experts on the state's housing legislation and drafted much of the language in laws on the subject.

The rental housing market is very tight, he noted, and people can be on a waiting list for five years to receive a Section 8 voucher. Under the program, a tenant with \$1,000 income would pay a maximum of about \$300 a month for rent, the remainder being subsidized. Once people receive their vouchers, they have only 60 to 120 days to find a unit.

"If landlords aren't willing to participate," said McDonough, "then your chances of losing the voucher becomes really high."

As a result, Minneapolis passed the ordinance that says landlords can't discriminate against tenants who have Section 8 vouchers in order to make it easier to find housing without losing subsidies. Seeking to undo the City Council's actions were "54 persons and entities owning multi-tenant properties," according to the appeals court.

Attorneys Tamara O'Neill Moreland and Inga K. Kingland, who represented the landlords, declined to comment, said Kathy Nelson, a legal administrative assistant for both of them. They could appeal the decision to the state Supreme Court, although the court has the discretion as to whether to hear it.

As of 2018, the Minneapolis Public Housing Authority managed about 4,870 vouchers per year, benefiting about 17,000 people, the Court of Appeals said. Most were tenant-based, meaning the voucher holder selected the unit, but between 700 and 800 vouchers were attached to a particular rental unit or building.



The council ordinance made it an unlawful discriminatory practice for the landlord or any agent of the landlord to use "status with regard to a public assistance program or any requirement of a public assistance program [as] a motivating factor" to "refuse to sell, rent or lease, or refuse to offer for sale, rental or lease; or to refuse to negotiate for the sale, rental, or lease of any real property."

Landlords would still be able to screen tenants and could refuse to rent to them, on certain grounds, such as the tenants' rental record or evictions for using a property to deal illegal drugs, said McDonough.

In June 2017, the landlord group challenged the ordinance. Hennepin District Judge Bruce Peterson ruled that the ordinance violated due process and equal protection rights under the state constitution and issued an injunction, blocking it from taking effect. The Appeals Court reversed the district court decision on several of the claims and the state Supreme Court affirmed the appeals court.

After the city renewed its motion to have the case thrown out, Hennepin District Judge Patrick Robben dismissed additional claims by the landlords in December 2022 and lifted the injunction that barred the ordinance from being enforced. The landlords appealed again to the state Court of Appeals.

In a decision written by Judge Jennifer Frisch who was joined by Judge Matthew Johnson and Senior Judge Michael Kirk, the appellate court concluded that the ordinance does not take away property rights from the landlord and is not in conflict with the state human rights act as alleged by the landlords. It also found that the district court did not abuse its discretion in allowing amici briefs.

Jack Cann, an attorney who filed an amicus brief on behalf of the Housing Justice Center in St. Paul, and the Poverty & Race Research Action Council, called the appellate ruling "important, because the Court of Appeals rejected a legal theory proposed by the owners that would threaten a wide variety of tenant protection laws all over the country."

McDonough said that while the Court of Appeals decision applies only to Minneapolis, he believes that state legislation may be introduced this year that would bar discrimination against any landlord who rejects the application of a tenant with a Section 8 voucher.

###



Landlords lose challenge to Minneapolis ordinance on housing discrimination (Finance & Commerce)

By Laura Brown
January 26, 2024

Landlords recently challenged the summary judgment dismissal of their lawsuit regarding a Minneapolis city ordinance that addresses housing discrimination based on public assistance. In *Fletcher Properties Inc, et al. v. City of Minneapolis*, the Minnesota Court of Appeals held that the ordinance did not constitute a per se physical taking.

Fletcher Properties commenced the action against the city of Minneapolis in 2017, challenging a Minneapolis civil rights ordinance (MCO §139.40(e)(1)) that prohibits a landlord from citing the tenant's participation in Section 8 Housing Choice Voucher (HCV) or receipt of public assistance as a motivating factor for refusing that tenant. It sought declaratory and injunctive relief and alleged five counts, including that the ordinance constitutes a taking under the Minnesota Constitution.

HCV holders pay a portion of fair-market rent for a unit, which is about 30% of their income. The rest is paid by the U.S. Department of Housing and Urban Development through the Minneapolis Public Housing Authority (MPHA), which is governed by a housing-assistance payment contract the landlord and MPHA enter into. The housing-assistance payment contract requires that a lease establishes a tenancy addendum and default initial one-year lease term. Prior to a HCV holder renting a unit, and at the renewal of each lease, an inspection is conducted by the MPHA to determine housing quality standards.

The landlords brought a facial challenge to a city ordinance aimed at preventing those who receive public assistance from being discriminated against. Fletcher argued that the ordinance was a per se physical taking on its face. The plaintiff argued that the ordinance requires landlords to rent to tenants that they would otherwise exclude. Additionally, the plaintiffs asserted that certain of the HCV's features permitted a physical invasion of a landlord's property. Of particular concern for plaintiffs are default one-year initial-lease terms under the housing-assistance payment contract, housing-quality-standards inspections, and restrictions on termination of tenancy by the owner under the tenancy addendum.

Fletcher argued that the ordinance was both a per se and regulatory taking.

Kristin Sarff, assistant city attorney for Minneapolis, argued that regulation on property open to the public did not constitute a taking as long as it did not go too far and impose a severe economic harm. Sarff was asked why the landlord's property was open to the public in the traditional sense.

"Make no mistake about it, this ordinance is about discrimination," avowed Sarff. "If it is true that rental properties are not open to the public, then the Minnesota Human Rights Act and every fair housing act



protection that says you can't reject tenants because you don't like their race, you don't like their gender, you don't like their familial status, all of those become takings because you can only get to the holding the appellants want you to if you first determine that rental properties are not open to the public."

Tamara O'Neill Moreland, shareholder at Larkin Hoffman, who represented Fletcher, stated at oral argument, "The Takings Clause under the Minnesota Constitution, and the United States Constitution, is a very simple rule: the government must pay for what it takes. The clause exists to prevent the government from forcing some people, alone, to bear the public burdens which, in all fairness, injustice must be borne by the public as a whole. We find ourselves here with Minneapolis attempting to place the burden of affordable housing on the backs of a very small section of property owners alone."

Fletcher asserted that the ordinance constitutes a per se physical taking by drawing a comparison to the U.S. Supreme Court case, Cedar Point Nursery, where the court held that a regulation permitting union organizers to enter property otherwise closed to the public constituted a per se physical taking.

However, the court did not draw the same parallel. "The landlords have already chosen to let their premises; the ordinance simply imposes restrictions on how they may do so," the court wrote. "Because Fletcher has already chosen to let property to tenants, the government may regulate Fletcher's ability to exclude incoming tenants without effecting a per se physical taking."

Nor did the court agree that the ordinance was a regulatory taking. While Fletcher asserted that the ordinance would negatively impact them economically by increasing their operating expenses and capitalization rates, the court concluded that Fletcher was unable to establish that the ordinance would result in negative economic impact in all applications, as landlords can assert an undue hardship affirmative defense. If the landlord successfully asserted the affirmative defense, then the ordinance might not result in a negative economic impact based on compliance.

"This possibility is fatal to Fletcher's challenge to the ordinance on its face," the court concluded. "Although Fletcher complains about the potential costs of asserting such an affirmative defense and the purported stigma associated with a discrimination claim, it offers no legal authority to support a conclusion that these possibilities render the ordinance a regulatory taking in all applications."

The court also disagreed with the plaintiff that the ordinance interfered with investment-backed expectations. Fletcher argued that landlords were not previously required to participate in the HCV program, and since the HCV program diminishes landlords' property values and restricts the landlords' ability to dispose of their property, it interfered with their investment-backed expectations.

"[T]he enactment of the ordinance does not alter the ability to rent property, the primary expectation of the landowner regarding the property," the court reasoned. "Under the ordinance, landowners



intending to use their property as rental property are still able to do so.”

Finding that there was no per se physical taking in all applications, and that the facial regulatory-taking claim fails as a matter of law, the court affirmed the district court.

###



[A historic Minneapolis church solved its budget crisis by housing homeless people \(Star Tribune\)](#)

By Louis Krauss

January 29, 2024

Facing a dire situation and on the verge of closure, Calvary Lutheran Church found a way to save its historic building in south Minneapolis: partner with a nonprofit and turn it into 41 apartments for people experiencing homelessness or with extremely low incomes.

The church had more than \$1 million in deferred maintenance costs a few years ago, and it was unclear whether the church would be able to continue at its site. Instead of abandoning the building at 3901 Chicago Av. S., Calvary Lutheran turned the dilemma into an opportunity to help address the homelessness crisis. Calvary Lutheran reached out to nonprofit developer Trellis, and in 2021 sold the campus with the agreement that the site be redeveloped to create affordable housing. Sarah Shepherd, the church's council president, said the partnership with Trellis was ideal and that the project aligns with their values of social and racial justice and fostering a good relationship with neighbors.

"We desperately needed a solution," Shepherd said at a ribbon-cutting event for the apartments. "We could move, we could merge with another congregation, or we could close. But Calvary was committed to our mission of being in the city for good."

The partnership was also beneficial to the church. Trellis now leases the space to Calvary Lutheran so it can continue its weekly services. The development improved the aging space with new interiors, lighting, and a much larger food shelf in the basement, which offers groceries for residents and community members.

The Belfry Apartments opened in December and are in a redeveloped school building next to the church, in the church basement, and in a new apartment building next door on land which had been a parking lot. The units range from studios to four-bedrooms and are reserved for people who make 30% or less of the area median income. That ranges from a \$26,100 annual salary cap for a single resident to \$37,260 for a family of four.

Fifteen of the units are reserved for people exiting homelessness or with disabilities.

One of the new residents is 51-year-old Talicha Whitmore, who just moved in with her 10-year-old daughter, Brooklyn. Whitmore has spent 21 years as a cafeteria worker for public schools in Bloomington, and previously lived in Bloomington using Section 8 vouchers. But as inflation rose, she had trouble affording her housing and had to move out, realizing her income wasn't keeping up with the higher costs of living.

"My wages weren't going up as fast as everything else in the country," she said.



Whitmore and her daughter moved back in with her mother in Minneapolis because she couldn't find a place that would take her housing vouchers.

She got a few extensions on her vouchers, but eventually they expired, she said. After moving in with her mom, she was walking her dog and saw a phone number on the church advertising the new apartments. Twenty days after getting a call back, she had keys to her new apartment, excited that her daughter would get her own bedroom after they shared a room at Whitmore's mother's house.

"It's a nice place, and my daughter loves it," Whitmore said.

Calvary joins a growing number of churches using their space to house people as homelessness rates jump to record levels in the country. In 2023, the U.S. saw a 12% increase in the number of people experiencing homelessness, according to a report from the Department of Housing and Urban Development.

It's also another instance of repurposing churches and other buildings to be used as affordable housing. Hennepin County, for example, purchased five hotel properties with more than \$25 million — mostly paid for by federal pandemic recovery funding — with the intent of turning them into hundreds of affordable single-room units.

Minneapolis Mayor Jacob Frey spoke about the importance of new developments such as the Belfry Apartments while attending the ribbon-cutting.

"This is a tremendous step in the right direction, and we need more deeply affordable housing in this city and throughout the region," Frey said.

While the church's main worship area is still used for services, it has also been augmented to benefit the residents living there. To the left of the altar is a modern kitchen space, and up in the balcony is a display screen that can be pulled out for residents to watch movies.

The idea of affordable housing wasn't immediately popular with everyone at the church; Shepherd noted some were resistant. But when the congregation held a vote on whether to sell the property to Trellis, those who attended voted unanimously for it, Shepherd said.

One of the church members who has supported the project is Anne Boone, 76. She said skyrocketing rent in the area makes it all the more important to build affordable housing there.

"You basically priced them out, so to have affordable housing in a decent building, it makes a big difference," she said.



The project cost about \$23.5 million in total. Funding came from the Minneapolis Public Housing Authority, the city, Hennepin County and the state. More information is available at belfry.trellismn.org.

###



[A new community in the community \(Southside Pride\)](#)

By Kay Schroven

February 6, 2024

On Thursday, Jan. 18, a ribbon-cutting ceremony took place at Calvary Lutheran Church at 39th Street and Chicago Avenue in South Minneapolis, the conclusion of an exciting and challenging \$15 million project. This event was followed by a celebration as the newly transformed property was introduced to the public. The historic structure, built in 1930, would now not only service its congregation and the community but also provide much needed, affordable housing.

As early as 2015 the keepers of the church, known for its beautiful belfry, faced financial challenges. They had a growing debt of \$1 million in deferred maintenance. Options were considered and they came down to move, merge or close. Or was there another option? Enter Trellis Management, a nonprofit developer committed to affordable, stable, sustainable housing since 1991. Thus began the partnership between Calvary Lutheran and Trellis. What if the church were to expand its community services while still preserving the congregation and its worship services? Not a completely new idea as Calvary has been involved in serving the community with a long-standing food shelf since the 1980s, in addition to having programs for youth, child care, back-to-school family support, the Urban Arts Academy, and more. Calvary Lutheran has always been guided by the question, “What does the neighborhood need?”

The need for affordable housing is not new, but during 2020, riding the wave of the pandemic and the aftermath of the murder of George Floyd (George Floyd Square is just one block north of Calvary) it became very apparent that the need for shelter was huge and growing. What if part of the church property could be reconstructed to provide affordable housing? This question started the wheels turning and with the assistance of the congregation, the Minneapolis Affordable Housing Trust Fund, Public Housing Authority Section 8, Hennepin County, the state of Minnesota, tax breaks, grants and Wells Fargo, a plan was put in place. Trellis would purchase the property, create rental units and manage them, while also leasing part of the property back to the church so its congregation could continue in place. The negotiated lease is for 25 years with the option of extension, as well as an agreement to control rent for 55 years.

Trellis held meetings in the community to learn about what was needed. In addition to converting the education wing of the church into apartments they would also build additional units behind the church in what has been a parking lot.

Completed, the property now comprises a total of 41 rental units. These units, known as the Belfry Apartments, are termed “deeply affordable,” meaning they are available to those who earn 30% or less of the area median income, which is \$26,000 for a single person and \$37,250 for a family of four. Rent is based on approximately 30% of income. Sarah Shepherd, president of the church council, reports that all



41 units were rented by late December of 2023, within 16 days of completion of construction. Some units were reserved for those who have been chronically unhoused or are disabled, with Simpson

Housing Services assisting with placements. At last count there were 88 on the waiting list.

The new Belfry Apartments are beautiful – fresh, modern and cheery. The units are spacious, with up to four bedrooms for families. The space for worship remains but has been expanded to accommodate additional church events, meetings and services. There is a community kitchen, theater and new freight elevator which supports large deliveries of food coming in for the food shelf. Since April 7, 2022, the church has been on the National Register of Historic Places. Because of this status, it was critical to preserve the historic integrity of the building, including the beautiful stained-glass windows and decorative wood and ironwork. Other aspects of the church had to be overhauled, such as the HVAC system and plumbing.

A century ago the founders of the church took a leap of faith, signing the contracts to support building the church on the eve of the Great Depression. Shepherd points out that “nearly a century later it took a similar act of faith to insure the future for the congregation.”

The Belfry Apartments may be seen as a template for future such projects. The properties at 39th and Chicago may now be thought of not only as sacred space, but refuge, and for some – home.

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