

# MOVING TO WORK ANNUAL PLAN 2025



**Fiscal Year January 1 – December 31, 2025**

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**EQUAL HOUSING OPPORTUNITY – EQUAL EMPLOYMENT OPPORTUNITY**

# MINNEAPOLIS PUBLIC HOUSING AUTHORITY BOARD OF COMMISSIONERS

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## MISSION STATEMENT

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

## ABOUT THE MOVING TO WORK PROGRAM

Congress created the Moving to Work (MTW) Demonstration Program in 1996. The program allows designated housing authorities to design and test innovative, locally developed strategies for providing low-income families with affordable housing. MTW permits agencies to waive most HUD regulations in pursuit of one of these three statutory objectives:

1. Increase housing choice.
2. Create opportunities for families with children to become self-sufficient.
3. Increase the cost-effectiveness of the agency.

MTW status does not increase funding from HUD. Instead, an MTW agency can reallocate funds among its programs, within specific guidelines, to better meet local needs. This provides MPHA with additional flexibility to design programs that better serve the Minneapolis community and to withstand federal funding fluctuations.

Each year, MTW agencies must submit two documents to HUD. In the fall, MPHA submits an MTW Annual Plan outlining how we intend to use our MTW flexibilities in the coming year. This plan includes a detailed overview of the agency's programs, operations, major capital investments, and any proposed new MTW initiatives. Each spring, MPHA submits an MTW Annual Report assessing program compliance, summarizing operational information, and providing updates on previously authorized MTW activities. The components of both documents are specified by HUD in form 50900.

For more information, contact: MPHA staff at ([MTW@mplspha.org](mailto:MTW@mplspha.org))





# MPHA 2025 MTW Annual Plan

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# I. Introduction

Public housing residents are faced with a myriad of barriers that greatly affect their quality of life. From financial constraints, health disparities, social isolation, and more. Addressing these issues is crucial for creating communities where every resident can thrive. The 2023-2027 strategic plan outlines MPHA's five-year vision to preserve and expand its housing portfolio while uplifting its current and future residents and participants. To ensure a diversity of voices and perspectives, surveys were distributed to every resident, program participant, MPHA employee, and commissioner. To further analyze the collected data, listening sessions were conducted before an analysis identified the agency's unique strengths, weaknesses, opportunities, and threats. This people-centric approach grounds the housing authority as an anchor institution of the city committed to delivering quality, well managed homes.

To balance innovation with the need to maintain core business functions, MPHA recognized that people are central to its mission. The strategic goal of consistently being a high-performing agency is exemplified by MPHA's most recent physical inspection scores of 98.5, which marks a new high-water mark upon a decades-long trend. This demonstrates the daily dedication of staff to sustain the agency's record of achieving "high performer" status with HUD, dating back to the late 1990s, while still finding ways to improve and innovate. Last year alone, the agency secured more than \$15 million in new state and local funding and opened its nation-leading modular family housing development while meeting or exceeding all core business function metrics.

After successfully constructing and leasing eighty-four new Family Housing Expansion Project units within eighteen months, the team was excited to embark on the agency's next Resident Assistance Demonstration (RAD) project. Pre-development activities centered around thoughtfully engaging the residents at 809 and 828 Spring Manor to determine their needs. MPHA looks forward to using RAD to support its goal to preserve and provide deeply affordable housing to the elderly and disabled. In addition to ensuring livability is maintained, the opportunity for redevelopment of the Spring Manor properties is a chance to bring modern amenities to its residents.

In addition to upgrades to the existing property, MPHA is excited to be piloting HUD's Faircloth to RAD program at the same time to add additional family housing opportunities to the community. Learning the process requirements of this new program highlights MPHA's commitment to utilizing the tools available to the agency to serve Minneapolis well. This devotion has been essential to strengthening partnerships to connect residents to resources that match their needs. Minneapolis City Council reinstated the \$5 million annual tax levy for the first time in over a decade in 2024. This ongoing funding helps the agency deliver on a multitude of priorities including capital backlog needs, investing in new-unit production, and other core business functions. Without resident advocacy, the renewal of this local funding could not have been accomplished. MPHA looks forward to grounding future work in resident voices to continue being a people-centric agency. MPHA's Moving to Work status has been essential to innovative collaboration to serve the city's lowest earners.

## Notable MTW-Specific Updates

MPHA is committed to implementing HUD's new guidelines outlined in the final Housing Opportunity Through Modernization Act (HOTMA) and National Standards for the Physical Inspection of Real Estate (NSPIRE) notices. These new directives will be integrated in a manner that minimizes stress for clients, without contributing additional inefficiencies in a federal environment with continued funding shortfalls. It is MPHA's responsibility to serve individuals at a high standard while maintaining fiscal stability to ensure we can serve residents for years to come.

As an MTW housing authority, MPHA may waive certain federal regulations to meet local needs and better serve the Minneapolis population. In 2025, MPHA is interested in exploring:

- **Homeownership:** Explore best practices in utilizing MTW Authority to design a program that expands homeownership to the individuals and families the agency serves. This is a Housing Choice Voucher program that allows participants to receive subsidy that can be used toward the payment of their monthly mortgage obligation. Minneapolis has a vastly inequitable rate of homeownership by race, and MPHA aims to introduce a program that provides pathways to overcome this reality.
- **Direct Rental Assistance:** A new concept introduced by HUD, is in its infancy in exploring how it could be implemented. MPHA is participating in the initial conversations with HUD on the Direct Rental Assistance (DRA) opportunity. The idea is to provide housing subsidies directly to eligible renters rather than to their landlords. It has the potential to limit rental inflation, improve housing choices, and encourage self-sufficiency. Request for Information from HUD ended at the end of August, and conversations on the ability to implement remain in question. MPHA will continue to participate in conversations as these talks continue.
- **MHOP:** The agency continues to tackle the Metropolitan Housing Opportunities Program (MHOP) alongside Metropolitan Council's Housing and Redevelopment Authority (Metro HRA) in hopes of executing the pathway prescribed by HUD. By converting these units to the Section 8 Program, long-term affordability would be upheld, prevent displacement of residents, increase resident choice, and allow for more effective property management. Although the process is long, MPHA stays determined to find a way to successfully convert these units to better meet resident and owner needs.

The agency's focus on providing safe, quality housing to its residents, post pandemic, has allowed us to re-engage with the individuals who count on MPHA for affordable housing. Through listening sessions and collaboration, the agency seeks to find the right support systems and tools to ensure individuals can successfully and sustainably achieve their goals. Promoting a people-centric culture gives MPHA the tools to collaborate creatively with partners to fulfill its mission.

## Housing Preservation and Creation

Historically, federal capital funds have met about ten percent of the capital needs of MPHA's public housing portfolio. Despite persistent funding challenges, MPHA has maintained high standards throughout its history. In 2025, this strong tradition will continue through the leverage of available programs and funds, in combination with federal dollars, to provide housing for the city's lowest earners.

Any MPHA development activity must adhere to the board-approved Guiding Principles for Redevelopment and Capital Investments. This ensures MPHA residents and community stakeholders have a clear understanding of the work ahead and feel confident that resident rights are protected. An added layer of protection for residents is the Memorandum of Understanding (MOU) between the city and MPHA, which expresses the shared commitment to investing in public housing, maintaining long-term public control, and protecting the rights of every resident.

Notable achievements related to *Housing Preservation and Creation* include:

**Completing the Elliot Twins Renovation:** MPHA celebrated the comprehensive rehabilitation and expansion of the Elliot Twins in June 2022. Utilizing the Rental Assistance Demonstration (RAD) program, updated 174 units while adding another 10 fully accessible units. The RAD conversion permitted MPHA to access state housing bonds and Low-Income Housing Tax Credits to complete this \$27 million renovation, the largest single public housing investment in Minnesota history. Most residents chose to remain on-site during construction; MPHA demonstrates a commitment to offering temporary housing options that meet each household's unique needs when construction affects their unit. MPHA uses a single point of contact for residents whose building is going through conversion to ensure no permanent displacement occurs while also providing clear, direct communication during the project timeline. After the conversion, MPHA continues to manage the property, with long-term affordability ensured by a 99-year ground lease.

**MPHA's Family Housing Expansion Project:** In October 2020, MPHA completed a Section 18 conversion of over 700 family housing units, transferring ownership to its non-profit entity, Community Housing Resources (CHR). A subsequent analysis identified 16 sites for redevelopment and densification, which would ultimately result in 84 new scattered-site family units subsidized by Project-Based Vouchers (PBV). This project, financed through bonds, Low-Income Housing Tax Credits, and other sources, broke ground in December 2022. Due to the use of innovative modular construction, the units were constructed and fully occupied by the end of April 2024. It is estimated that about 420 families will be served in these units over the next 30 years.

MPHA continues to explore redevelopment and infill opportunities in this portfolio. In 2025, MPHA is targeting two single-family sites for redevelopment, which would result in five new family units. Additionally, another five sites have been identified as those that could support approximately 30 new family units. MPHA intends to initiate pre-

development activities at these sites in 2025, including pursuing bonds and Low-Income Housing Tax Credits to finance the project.

**Renovation Program for Scattered Site Homes:** With additional tenant protection voucher funds generated by a Section 18 conversion, MPHA continues to explore options to leverage additional financing to complete major repairs and renovations on scattered sites. The conversion has allowed the agency to annually allocate CHR resources for essential replacements like kitchen and bathroom renovations and plumbing and electrical upgrades at unit turnover. Successful advocacy at the city and state levels in recent years has also increased available funding to address exterior component replacements such as siding, roofing, and windows, expanding the number of households and work that can be completed to enhance operational sustainability.

**Additional Highrise RAD Applications:** MPHA's 2023-2027 Strategic Vision prioritizes both housing preservation and creation, making RAD a critical tool. In 2024, after a portfolio analysis, MPHA submitted and received approval for a RAD conversion of two Northeast AMP properties (MN002000004). The process adheres to HUD's required disclosures, public, and resident engagement. MPHA intends to close on the RAD conversion in 2025 with construction activities to immediately follow.

**Ongoing Public Housing Capital Improvements:** MPHA will invest in high-priority repairs and modernizations, including building systems, elevators, windows, masonry, and fire safety, utilizing limited federal funds. In addition, potential grants from the Minnesota Publicly Owned Housing Program (POHP) or elsewhere will support this work, including the recent 2024 POHP allocation for 630 Cedar electrical systems work. Appendix F details planned 2025 capital activities and expenditures. Through partnerships with Frontier Energy and Xcel Energy, we aim to replace aging appliances with energy-efficient models.

**Long-range Planning for Other Sites:** MPHA is actively engaged in discussions with community partners and stakeholders to develop long-term strategies for asset preservation and optimization. This includes stabilizing and converting subsidies for Metropolitan Housing Opportunities Program units, collaborating on a plan for Heritage Park to address capital needs, and exploring optimal uses for the agency's Faircloth Authority, including potential Faircloth-to-RAD conversions. Additionally, MPHA is initiating discussions about long-term plans at Glendale townhomes, committed to a vision aligned with resident feedback that addresses needs of current and future families in this vibrant neighborhood.

**Project-Based Voucher (PBV) Awards:** PBVs allow MPHA to: 1) incentivize the creation of new affordable housing to meet demonstrated community needs, and 2) ensure a portion of that housing is deeply affordable to serve those earning below 30% of the Area Median Income (AMI). This powerful tool enables MPHA and partners to leverage deeply affordable housing with private financing, maximizing opportunities for Minneapolis residents in need. MPHA will continue making thoughtful PBV awards through its open request for proposals and celebrating new development initiatives with partners in 2025.

**Exploring New Development Opportunities:** Faircloth-to-RAD (FTR) is a new HUD initiative enabling Housing Authorities to expand affordable housing. MPHA can leverage this tool to develop up to nearly 900 additional units, thanks to increased Faircloth authority from the Section 18 disposition, that moved 700+ units to MPHA's non-profit affiliate Community Housing Resources (CHR). Aligned with the agency's strategic plan, MPHA is exploring optimal FTR strategies to increase deeply affordable housing in the region. This includes potential MTW flexibility to fund rents, capital costs, or ease administrative burden. We may leverage Project Based Vouchers to adjust HAP contract terms above the Fair Market Rent (FMR) using MTW Single-Fund flexibility. To refine our approach, MPHA will pilot FTR with the Spring's RAD redevelopment and expansion to help determine how to effectively use this tool to further agency development goals.

## Education, Employment, and Health

MPHA will continue initiatives and partnerships devoted to economic opportunity, health and wellbeing of seniors, persons with disability, families, and all households served. In 2025, the following activities will continue to be of focus:

**Growth and Learning: *Stable Homes Stable Schools*:** *Stable Homes Stable Schools (SHSS)* is a partnership with the City of Minneapolis, Hennepin County, Minneapolis Public Schools, and YMCA of the North. MPHA and the city jointly fund rental subsidies for families identified by the schools as experiencing homelessness. The YMCA provides case management services. Parents commit to engagement in their child's education. After the initial pilot period ended, SHSS expanded to serve additional families as well as additional schools based on growing community need and the initial success noted by preliminary assessments. MPHA looks forward to strengthening these partnerships for years to come based on long-term evaluation outcomes.

**Expansion of Work by the Highrise Health Alliance:** The Highrise Health Alliance, a collaboration between the Minneapolis Health Department, Minneapolis Highrise Representative Council (MHRC), and healthcare partners, is dedicated to improving health outcomes for MPHA's elderly and disabled residents. By simplifying access to care, this cross-sector initiative addresses the disproportionate health challenges faced by high-rise residents, including high rates of emergency room visits and hospitalizations. The alliance's efforts to mobilize vaccination clinics on-site in the height of the pandemic exemplify its commitment to community well-being. To sustain these initiatives, the group has actively sought grant funding and will continue to bring together leaders from various sectors to identify priorities, align resources, and engage residents.

**Evolution of the Twin Cities Section 3 Collaborative:** Under HUD's Section 3 program, MPHA will continue to prioritize training, employment, contracting, and other economic opportunities for residents and low-income individuals. In addition, MPHA will remain committed to making a concerted effort and invest considerable time in educating both potential contractors and current vendors on the impact Section 3 has on the community and what it means to be both a Section 3 business and a Section 3 Worker – this occurs through

open solicitations and vendor/diversity fairs held throughout the year. MPHA remains a leading member of the Twin Cities Section 3 Collaborative. Through this partnership with regional housing authorities and local governments, the agency streamlines enrollment and search processes to enhance access to Section 3 opportunities for qualified individuals and businesses.

**Community Choice Demonstration:** In Spring of 2022, MPHA and Metro HRA received \$5.2 million for the U.S. Department of Housing and Urban Development (HUD) to participate in a six-year demonstration program. Building on research linking neighborhood quality to child outcomes, the program aims to increase housing options for low-income families by providing mobility-related supports. A robust independent evaluation will assess program effectiveness to help influence policy recommendations on most effective strategies. The program launched in September 2022, with the first families moving in the following spring. MPHA looks forward to the lessons learned from this program to better serve the voucher population.

## Operational Excellence

MPHA's 300+ employees are the heart of the agency. Investing in the way business is conducted can lead to cost savings that can allow for additional funding to community priorities that better serve Minneapolis. In 2025, the agency anticipates continuing the following initiatives:

**Leveraging Technology to Increase Efficiency:** In January 2021, MPHA transitioned to Yardi Voyager Software. This new technology has streamlined operations through online waiting lists, recertifications, mobile work orders, and inspections. The agency continues to systematically convert paper files to electronic documents as well as integrate process improvements through this platform. For example, to enhance efficiency and payment options, MPHA integrated a payment processing function into Yardi last year. Now that the system has been implemented, increased resident utilization of this service can continue in 2025.

**Diving Deep on Agency Culture (including Diversity, Equity, and Inclusion):** Throughout 2024, MPHA provided a multitude of education and workshops to provide staff with language and tools to increase the agency's DEI efforts. Partnering with MGT to conduct an audit of MPHA policies as well as surveys and listening sessions the agency was presented with a current state assessment. This allowed for the identification of action items to ensure agency procedures from budgeting, policy implementation, new business processes and engagement are examined through the lens of diversity, equity, and inclusion. A series of trainings were held for staff, building upon each other to lay a strong foundation for DEI within the agency. In 2025, MPHA looks forward to making these practices agency norms that help the team meet its strategic goal of making MPHA an employer of choice for all.

## Properties for Which MPHA May Apply for Housing Preservation Programs in 2025

The purpose of this MTW Annual Plan is to forecast for HUD and the public, MPHA's possible actions in the short- and long-term. In consideration of the agency's strategic vision, the properties listed below *may be considered* in 2025 or 2026 for repositioning, redevelopment, and/or recapitalization. These activities include federal programs (such as RAD and Section 18), federal/state/local grants, and other opportunities.

<b>Development</b>	<b>AMP</b>	<b>Units</b>
Heritage Park - Sumner Phase IA	MN002000008, Heritage Park AMP	60
Heritage Park - Basset Creek	MN002000008, Heritage Park AMP	45
Heritage Park - Sumner II	MN002000008, Heritage Park AMP	57
Heritage Park - Heritage Park III	MN002000008, Heritage Park AMP	38
Spring Manor	MN002000004, Northeast AMP	189
Spring Manor II	MN002000004, Northeast AMP	32

If RAD is identified as the best program to meet development needs, as with any RAD conversion, the process must satisfy stringent federal requirements to protect residents, including:

- Residents are not rescreened and do not lose eligibility during a RAD conversion.
- The rent calculation after RAD is 30 percent of adjusted income, as it was before.
- RAD retains essential resident processes and rights, including the grievance process and funding for resident organizations.
- In the event of construction requiring temporary relocation, residents have a right to return to the property after work is complete.
- If interim relocation is necessary, residents must have comparable housing throughout the process.

If MPHA determines that RAD or another preservation process is feasible and in the interest of our mission and our community, MPHA will initiate the processes required by HUD for disclosure, notification, and resident engagement prior to any application.



## Information on the MPHA MTW Budget

### Fiscal Year 2025 MTW Budget Estimate

The MTW program provides MPHA financial flexibility to expend HUD public housing operating and capital resources and HCV program resources interchangeably among these programs, rather than limit spending to the program “silos” from which the funds were derived. The combination of the three programs at the local level creates an MTW local block grant that expands the agency’s allowable use-of-funds beyond that of non-MTW housing authorities. This gives MPHA the opportunity to design and test innovative, locally designed strategies that use federal dollars more efficiently and provide opportunities for program creativity and innovation.

The MTW Budget presented for 2025 allocates resources to carry out:

- the daily operation and major building rehabilitation activities that are planned for MPHA’s public housing program;
- the administration and housing assistance payments for the HCV Program; and
- innovative, locally designed strategies to meet the mission of MPHA.

Although Congress has not yet passed a funding bill for 2025, MPHA’s 2025 MTW Budget estimates funding levels considering prior year appropriations and 2025 appropriation bills passed in each chamber. The 2025 MTW Budget estimates HUD will provide Public Housing Operating Subsidy at 95% of the full formula eligibility amount. The HCV Program housing assistance payment (HAP) subsidy is anticipated to be funded at 100 percent of the formula amount with a 5% inflation factor, and the program administrative fees funded at only 87 percent of the formula amount. The budget also estimates that the public housing Capital Fund award will match the amount awarded to MPHA in 2024 (approximately \$20 million).

The budgeted sources of funds are slightly greater than \$159 million. It is anticipated that \$20 million will come from Capital Fund Grant resources (most of which from prior year awards), nearly \$20 million from tenant rents, \$23.6 million from public housing operating subsidy, and just over \$76.7 million in Housing Choice Voucher funding. The remaining funding for the activities comes from local sources, interest earnings, and repayment of housing assistance from other housing authorities whose voucher holders rent in Minneapolis.

On the spending side, the 2025 MTW Budget estimates spending at \$147 million. The budget assumes housing assistance to cover 4,620 MTW vouchers on average each month and continues MPHA’s rent reform initiative with payment standards increased approximately 5% higher than the 2024 budget. Public Housing Operations is funded at 2% more than the current 2024 budget. The planned expenditures for major public housing and CHR building rehabilitation and redevelopment is \$33.4 million, \$26.6 million funded from MTW Funds, and are detailed in Appendix F (“Planned Capital Expenditures”) of this MTW annual plan.

In response to insufficient HUD funding for the public housing program's building improvements and operations and for the administration of the HCV Program, MPHA estimates it will use its MTW spending flexibility to transfer HCV HAP subsidy to cover these shortfalls for fiscal year 2025 (MPHA's fiscal year is January to December). Additionally, HCV HAP subsidy will be used to fund locally designed MTW Initiatives. A breakdown of the use of HCV HAP subsidy is presented in the following schedule.

<b>Estimated</b>	<b>Use of HCV HAP Funding</b>
MTW HAP Subsidy	73,073,800
MTW Paid HAP Expenses (excludes Port-In)	54,857,300
<b>MTW HAP Gain/(Loss)</b>	<b>18,216,500</b>
Used for Capital Improvements	(3,846,300)
Used for HCV Administration	(1,691,900)
Used for Public Housing Operations	(10,933,100)
Used for Locally Designed MTW Initiatives and Program Administration	(1,745,200)
<b>Net Gain/(Loss)</b>	<b>-</b>

Please see Section V Sources and Uses of MTW Funds of this MTW annual plan for a line-item breakdown of the estimated sources and uses of MTW Funds in the HUD required format.

MTW reserves are projected at \$16.7 million. MPHA's reserves play an essential role at the organization, including availability to support housing authority operations in the event of a funding crisis (such as a government shutdown) and strategic, measured investment in long-term agency priorities. All agency reserves must be spent on public purposes, and most are further limited by the eligible uses in the grant award. By way of comparison, MPHA holds \$16.7 million in reserves in the context of a \$159 million annual MTW budget and estimated \$260 million in capital needs.

The following schedule presents the 2025 MTW Budget in a slightly different format from what HUD requires on the HUD-50900.

## 2025 DRAFT MTW Budget Summary

	MTW Single Fund				Total MTW Programs
	Public Housing Operations	MTW Housing Choice Vouchers	Capital Fund Program	MTW Initiatives	
<b>Sources</b>					
Tenant Revenue -Rents & Other	20,310,700	-	-	-	20,310,700
Federal - Operating Subsidies & Grants	23,631,700	-	2,066,300	-	25,698,000
Federal - Section 8 Admin Fee Subsidy	-	3,671,300	-	-	3,671,300
Federal - Section 8 HAP Subsidy	-	73,073,800	-	-	73,073,800
Federal - Capital Grants	-	-	20,733,700	-	20,733,700
City Contribution	375,000	1,735,900	-	-	2,110,900
Interest Income	350,000	50,000	-	-	400,000
Central Office Fee Revenue	-	-	-	-	-
Property Management Services Revenue	-	-	-	-	-
Other Revenues, Fees, & Grants	694,100	12,730,800	-	-	13,424,900
<b>Total Sources</b>	<b>45,361,500</b>	<b>91,261,800</b>	<b>22,800,000</b>	<b>-</b>	<b>159,423,300</b>
<b>Uses</b>					
Property Management and Program Admin	10,188,200	5,024,100	10,000	240,200	15,462,500
Administration	-	-	-	-	-
Development Administration	-	-	-	-	-
Fees to COCC	5,712,200	1,063,300	2,056,300	-	8,831,800
Tenant Services	1,150,800	-	-	5,000	1,155,800
Utilities	9,596,700	-	-	-	9,596,700
Maintenance	15,735,000	10,000	-	-	15,745,000
Protective Services	5,402,800	-	-	-	5,402,800
Insurance & Casualty Loss	2,448,600	46,600	-	-	2,495,200
Other General	3,685,700	-	-	1,500,000	5,185,700
Debt Service	1,874,600	-	-	-	1,874,600
Housing Assistance Payments	-	68,593,200	-	-	68,593,200
Capital Improvements & Equipment	500,000	-	17,090,000	-	17,590,000
<b>Total Uses</b>	<b>56,294,600</b>	<b>74,737,200</b>	<b>19,156,300</b>	<b>1,745,200</b>	<b>151,933,300</b>
<b>Net Operating Sources/(Uses)</b>	<b>(10,933,100)</b>	<b>16,524,600</b>	<b>3,643,700</b>	<b>(1,745,200)</b>	<b>7,490,000</b>
Transfer in/(Out) for MTW Single Fund	10,933,100	(16,524,600)	1,856,300	1,745,200	(1,990,000)
<b>Net Operating Sources/(Uses) after Transfers</b>	<b>-</b>	<b>-</b>	<b>5,500,000</b>	<b>-</b>	<b>5,500,000</b>
Loan to Discretely Presented Component units	-	-	5,500,000	-	5,500,000
<b>Estimated Reserves<sup>1</sup> as of Dec. 2024</b>	<b>15,900,000</b>	<b>850,000</b>	<b>-</b>	<b>-</b>	<b>16,750,000</b>
Budgeted Changes in Reserves	-	-	-	-	-
<b>Estimated Reserves<sup>1</sup> as of Dec. 2025</b>	<b>15,900,000</b>	<b>850,000</b>	<b>-</b>	<b>-</b>	<b>16,750,000</b>

<sup>1</sup> Reserves are defined as Unrestricted Net Position less Affiliate loans receivable only payable from surplus cash as available

## II. General Operating Information

### Housing Stock Information

Planned New Public Housing Units

New public housing units that the MTW PHA anticipates will be added during the Plan Year.

Asset Management Project (Amp) Name and Number	Bedroom Size						Total Units	Population Type	# Of Uniform Federal Accessibility Standards (UFAS) Units	
	0/1	2	3	4	5	6			Fully Accessible	Adaptable
MN002000004 AMP 4 Northeast	9	6	0	0	0	0	15*	Family	15	0

\*\*These units are anticipated to be added through Faircloth to RAD. They will be new public housing units briefly before they convert to RAD project-based vouchers.

### Planned Public Housing Units to be Removed

Public housing units that the MTW PHA anticipates will be removed during the Plan Year.

Amp Name and Number	Number of Units to be Removed	Explanation For Removal
MN002000004 AMP 4 Northeast (Spring Manor I & II)	221	MPHA's RAD application for the two high-rises located at 809 and 828 Spring Street NE was approved in 2024. Like most of MPHA's high-rises, the properties are ~60 years old and have substantial capital needs. This conversion, preservation and expansion project presents an opportunity to create enhanced livability for residents, add new community amenities, and add 15 new units that will be fully accessible, to better serve tenant needs. MPHA continues to meet with residents at every step of the process as the plans progress. A general contractor has been selected, financing applications are underway and financing partners have been selected, subcontractor bid solicitations issued, and overall project plans are established for a projected closing in Spring 2025, with construction to commence shortly after.
MN002000009 AMP 0 MHOP	306	MPHA currently holds the ACC for 306 units which were a result of the Hollman v. Cisneros Consent Decree. Many are located outside the City of Minneapolis. MPHA is working to operationalize a transition of the MHOP portfolio to convert the units to the Section 8 program. The aim is to

		streamline operations for the housing authority, owners, and residents. Potentially, this may include MPHA completing a partial voluntary transfer of some of these units to a PHA that operates in the property's jurisdiction.
	527	Total Public Housing Units to be Removed in the Plan Year

### Planned New Project Based Vouchers

Tenant-based vouchers that MPHA anticipates project-basing for the first time during the Plan Year. These include only those in which at least an Agreement to enter a Housing Assistance Payment (AHAP) will be in place by the end of the Plan Year.

MPHA/CHR is planning the replacement of a single-family home that was damaged by fire with a duplex and the replacement of a high capital needs single family home with a three-unit building. It will commit project-based vouchers to the projects, to support the new units created with redevelopment.

Property Name	# of PBV Vouchers	RAD?	Description	AHAP?
MN002000009 AMP 9 MHOP	306	No	MPHA currently holds the ACC for 306 units it neither owns nor manages. These units were a result of the Hollman v. Cisneros Consent Decree. MPHA is working in partnership with Metro HRA and HUD to operationalize a plan for these units to better meet the needs to provide quality, affordable housing to residents.	No
CHR Properties	3	No	Redevelopment of two existing CHR-owned, single family homes with a total of five new units.	Yes
MN002000004 AMP 4 Northeast (Spring Manor I & II)	236	Yes	MPHA submitted a RAD application for Spring Manor I & II. These units will be transferred to Project-Based Vouchers. Current design anticipates the addition of 15 units. MPHA will use Faircloth to RAD to support the development of these new units. If the application	No

			is approved, the units would be transferred to Project-Based Vouchers.	
Snelling Yards (Workforce)	12	No	High priority homeless, low income. Has additional 13 VASH vouchers	No
3030 Nicollet	12	No	Low income	Yes
550 West Lake St. Apartments	18	No	Low income	No
MN Indian Women's Resource Center	10	No	Serves homeless, Native American families	No
Zaria	20	No	Low income, families	No
			<b>Total New Vouchers to be Project-Based</b>	<b>617</b>

### Planned Existing Project Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP is already in place at the beginning of the Plan Year. Indicate whether the unit is included in RAD.

Property Name	# of Project Based Vouchers	Planned Status at the End of Plan Year	RAD?	Description of Project
Agate Housing	22	Committed	No	Long term homeless and disabled
Agra	38	Committed	No	Low income
Archdale	13	Leased/Issued	No	Serves homeless youth
Armadillo Flats - 2727	4	Leased/Issued	No	Serves low-income people
Armadillo Flats - 2743	4	Leased/Issued	No	Serves low-income people
Barrington	3	Leased/Issued	No	Serves low to moderate income
Bottineau Lofts	9	Leased/Issued	No	Serves low-income people
Boulevard	6	Leased/Issued	No	Serves low-income people

Calvary Apartments (Belfry)	26	Leased/Issued	No	Low income
Canvas Apartments	11	Leased/Issued	No	Low income
Catholic Eldercare	22	Leased/Issued	No	Assisted living facility for elderly
Central Ave Apts	61	Leased/Issued	No	Serves low-income people
Central Ave Lofts	8	Leased/Issued	No	Serves low-income people
Clare Apts	12	Leased/Issued	No	Serves single adults who have HIV (Project also has 20 project-based NED Vouchers)
Collaborative Village	16	Leased/Issued	No	Serves homeless individuals and families
Creekside Commons	6	Leased/Issued	No	Serves low-income people
Currie Commons (Ernestine)	40	Leased/Issued	No	Disabled, high priority homeless, low income
Downtown View	25	Leased/Issued	No	Serves homeless youth
Emanuel Housing	6	Leased/Issued	No	Serves Veterans and Low-income
Emerson Village	40	Leased/Issued	No	High priority homeless, disabled and low-income families
Families Moving Forward	12	Leased/Issued	No	Serves homeless individuals and families
Family Housing Resources	84	Leased/Issued	No	Serves low-income people
Franklin Portland	7	Leased/Issued	No	Serves low-income people
Gateway Northeast	26	Leased/Issued	No	Preservation. Low-income,

				incl. long-term homeless.
Hiawatha Commons	22	Leased/Issued	No	Serves low-income people
Jeremiah	30	Leased/Issued	No	Serves low-income single women with children
Journey Homes	12	Leased/Issued	No	Supportive services for disabled,
Kyle Garden Square	27	Committed	No	Low income
Lamoreaux	13	Leased/Issued	No	Serves homeless individuals
Lindquist	24	Leased/Issued	No	Serves low-income people
Lonoke	4	Leased/Issued	No	Serves low-income people
Loring Towers	43	Leased/Issued	No	Serves low-income people
The Louis	10	Leased/Issued	No	Serves low-income families
Lutheran Social Services	12	Leased/Issued	No	Serves homeless families
Lydia	40	Leased/Issued	No	Serves disabled homeless
Many Rivers East	7	Leased/Issued	No	Serves low-income people
Many Rivers West	3	Leased/Issued	No	Serves low-income people
Maya Commons	4	Leased/Issued	No	Serves low-income people
Minnehaha Commons	10	Leased/Issued	No	Homeless, senior, disabled, VASH.
Olson Court	40	Committed	No	High Priority Homeless and Low income
Park Avenue Apartments (LSS)	10	Leased/Issued	No	Addition to existing HAP. Serves low-income people.
Park Plaza (phase I)	16	Leased/Issued	No	Serves low-income people



Park Plaza (phase II)	12	Leased/Issued	No	Serves low-income people
Park Plaza (phase III)	48	Leased/Issued	No	Serves low-income people
Passage	10	Leased/Issued	No	Serves low-income women
Penn Avenue Station	4	Leased/Issued	No	Serves low-income people.
Phillips Family	28	Leased/Issued	No	Serves low-income people
Phillips Redesign	4	Leased/Issued	No	Serves low-income people
Pinecliff	7	Leased/Issued	No	Serves low-income people
Plymouth Ave Apartments	7	Leased/Issued	No	High Priority homeless, disabled, low income
PPL Foreclosure	21	Leased/Issued	No	Serves low-income people
PPL Fourth Ave	6	Leased/Issued	No	Serves low-income people
The Redwell	22	Leased/Issued	No	Serves low-income people.
River Runs	16	Leased/Issued	No	Serves low-income people
Spirit on Lake	5	Leased/Issued	No	Serves low-income people
St. Anthony Mills	17	Leased/Issued	No	Serves low-income people
St. Barnabas	39	Leased/Issued	No	Serves homeless and at-risk youth
The Rose	15	Leased/Issued	No	Serves low-income people
Trinity Gateway	16	Leased/Issued	No	Serves low-income people
Timber & Tie (Formerly 14 <sup>th</sup> and Central)	25	Leased/Issued	No	Low-income housing. projected
The Hillock (fka, Snelling Yards) (Senior Housing)	0	Leased/Issued	No	Homeless veterans (Project has 11 PBV VASH units).
Scattered Sites	689	Leased/Issued	No	Low-income families.

2528 13 <sup>th</sup> Ave S	1	Leased/Issued	No	Low-income Family
Bloom lake Flats	25	Leased/Issued	No	HIV/AIDS, High Priority Homeless, Low Income
Endeavors (previously Exodus 2)	37	Leased/Issued	No	High priority homeless, disabled, Project also has 19 PBV VASH units
Ladder 260 (fka, Fire Station One)	18	Leased/Issued	No	High priority homeless, Low Income
Lydia - Expansion	40	Leased/Issued	No	Disabled Homeless
Peregrine Apts	34	Leased/Issued	No	Low Income Families
Shelby Commons	12	Leased/Issued	No	High priority homeless, disabled, low income
Elliot Twins	184	Leased/Issued	Yes	Low Income
Wadaag Commons	24	Committed	No	Long term homeless, disabled, low income, families
Whittier Community Housing II	40	Leased/Issued	No	High priority homeless, low income
	<b>2234</b>	<b>Planned Total Existing Project-Based Vouchers</b>		

\*Select "Planned Status at the End of Plan Year" from: Committed, Leased/Issued

### **Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year**

To best serve our community, MPHA hosted a listening session with the development partners to reflect on our Project Based Voucher (PBV) program. The insight gained from these conversations will assist the housing authority in revisions to the Request for Proposal process, and program operational improvement to continue to meet community need.

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

Planned Other Changes to MTW Housing Stock Anticipated in the Plan Year
<p>MPHA will continue to explore developing new or purchasing existing structures as opportunities arise to add units to our portfolio. Examples may include augmenting MPHA's stock of much-needed scattered site housing through redevelopment strategies that could include acquiring land adjacent to existing properties and/or developing small clusters of townhomes or other multi-unit developments. It may also include acquisition of existing land and/or structures adjacent to our highrise sites or developing new units on existing highrise land holdings. Funding sources for any such opportunities could include the Minnesota Housing Finance Agency, City of Minneapolis, Hennepin County, and other government and private funders.</p>
<p>MPHA continues to operate a homeownership program; Lease-to-Own, which provides a pathway from rental to homeownership. MPHA anticipates that as of 2025, 18 units of the original 20 will have been sold.</p>
<p>MPHA continues to work with its partners that own the existing 440-unit, mixed income development located in Heritage Park on recapitalization strategies, which includes a potential RAD/S18 conversion of the existing 200 public housing/ACC units. This conversion may be initiated in 2025 should financial resources be secured for recapitalization of a portion of the units. Additionally, although there are currently no specific plans for these properties, MPHA continues to contemplate the long-term vision for the entire Heritage Park neighborhood including the Phase III and IV parcels located south of Olson Highway and the 4.3-acre 555 Girard Terrace site. Options may include disposition and/or development and MPHA will continue studying them into 2025.</p>
<p>MPHA may hold units vacant due to modernization at other sites where construction activities or pre-development planning work will be underway in 2024/25 These include: 800 Fifth Avenue North (MN2-3, AMP 3), 809 &amp; 828 Spring Street NE (MN2-21.6 &amp; MN2-33, AMP 4), 1717 Washington Street NE (MN2-32, AMP 4), and 2121 Minnehaha Avenue (MN2-36, AMP 7).</p>

### General Description of All Planned Capital Expenditures During the Plan Year

Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

General Description of All Planned Capital Expenditures During the Plan Year
<p>MPHA bases its capital activities on an expected Capital Fund Program (CFP) allocation of ~\$20 million for 2025, as well as previously secured resources to support our work including Public Housing Tax Levy proceeds, City of Minneapolis funds, POHP resources, and Capital activities that were initiated under previous funding cycles, but not fully completed in prior years, will carry over and experience expenditures in 2025. Additionally, a portion of the activities slated for 2025's ~\$20 million CFP budget will not be fully expended in 2025 and will carry into 2026. MPHA has estimated approximately \$33.5 million in capital expenditures for FY2025 targeting specific projects in seven Asset Management Projects (AMPs). These capital activities and expenditures are based on assumptions including final formula amounts at the 2024 levels and receipt of grant by the end of March 2025; and MPHA's ability to complete identified improvements within noted budgets at its properties despite challenges associated with construction and commodity markets in historic fluctuation. Further, the plan and expenditures are subject to change as the agency goes through its annual budgeting process including budget approval by the MPHA Board of Commissioners. MPHA also continues to pursue additional, non-federal resources to support its work, including state and</p>

other local funding. The plan and expenditures may also be impacted if additional resources are made available in 2024/25.

Included in the \$33.5 million capital expenditures are pre-development work associated with any RAD conversions the agency pursues, other development activities including new unit production, building systems (HVAC, plumbing, electrical, fire) upgrades, roof and window replacements, exterior façade restoration, elevator modernization, flooring replacements, security enhancements, and physical needs assessments. Details of this activity can be found in Appendix F. In performing its capital work, MPHA adheres to Federal, State and Local code and regulatory processes.

## Leasing Information

### Planned Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year. [NOTE TO READERS: Does not include PBV (estimated above) or non-MTW vouchers (estimated at 1225 in 2024).]

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased*	Planned Number of Households to Be Served**
MTW Public Housing Units Leased	58,008	4,8344,845
MTW Housing Choice Vouchers Utilized	87,312	7,276
Local, Non-Traditional: Tenant-Based^	2,400	200
Local, Non-Traditional: Property-Based^	1,368	114
Local, Non-Traditional: Homeownership^	24	2
<b>Planned Total Households Served</b>	<b>149,244</b>	<b>12,437</b>

\*"Planned Number of Units Months Occupied/Leased" is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

\*\* "Planned Number of Households to be Served" is calculated by dividing the "planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year.

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/Leased*	Planned Number of Households to be Served*
<b>Tenant-Based</b>	2020-3 Flexible Subsidy (TBD)	0	0
	2018-2 GO Housing (SHSS)	2400	200
<b>Property-Based</b>	2020-3 Flexible Subsidy (Hook & Ladder)	324	27
	2018-2 GO Housing (GRL)	444	37
	2016-3 Supp. Housing for Youth	600	50

<b>Homeownership</b>	2010-4 Lease-To-Own Initiative	24	2
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The sum of the figures provided should match the totals provided for each local, non-traditional categories in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

### **Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing**

Discussions of any anticipated issues and solutions in the MTW housing programs listed.

<b>Housing Program</b>	<b>Description of Anticipated Leasing Issues and Possible Solutions</b>
<b>MTW Public Housing</b>	MPHA has established a creative partnership with the Northside Achievement Zone (NAZ) which is a collaboration of organizations and schools helping families in a geographic "Zone" of North Minneapolis to prepare children to graduate from high school ready for college. Families who agree to move into the NAZ area are allowed to apply even when the waiting list is closed, with the requirement that they accept a unit in the "zone". The MPHA public housing elderly/disabled waiting list remains open.
<b>MTW Housing Choice Voucher</b>	Minneapolis has a tight rental market with a vacancy rate of less than 5%. MPHA's efforts include investing in dedicated resident mobility and owner outreach positions to create new housing opportunities, completing a study of the local rental market with a consideration for alternate payment standards, an incentive fund for property owners, a focus on supporting the development of project-based and sponsor-based units, and regional partnerships.
<b>Local, Non-Traditional</b>	Given the tight rental market, the local non-traditional programs such as Stable Homes Stable Schools have focused on leveraging partnerships to reach out to property owners. Experience shows property owners have shown greater willingness to participate in programs with a mission to serve a specific population, like children experiencing homelessness or veterans. Using MTW flexibility, MPHA will explore flexible subsidies that can be tailored to the needs of families, priorities of the community, and experience of non-profit partners. MPHA recently awarded 26 sponsor-based subsidies to a project serving extremely low-income formerly homeless individuals in an SRO communal setting with services.

## Waiting List Information

### Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

Waiting List	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Public Housing Elderly/Disabled	Disabled persons between the ages of 18 and 49, Near Elderly and Elderly persons age 50 or over	5,580	Open	Yes
Public Housing Family	Families with at least one dependent	1,900	Closed	No
Housing Choice Voucher Program	Income eligible households	500	Closed	No

### Please describe any duplication of applicants across waiting lists:

Families and individuals may apply to multiple lists if they meet the eligibility criteria.

### Planned Changes to Waiting List in the Plan Year

Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

Waiting List Name	Description of Planned Changed to Waiting List
Heritage Park (Site-Based)	MPHA may explore and, if feasible, implement a site-based waiting list for the 200 MHOP public housing units at Heritage Park. MPHA would establish such a waiting list consistent with all applicable civil rights and fair housing laws and regulations, including the marketing, analysis, and reporting requirements in 24 CFR 903.7(b)(2).

### III. Proposed MTW Activities

Homeownership Program (2025 - 1)

### IV. Approved MTW Activities

#### Implemented Activities

	<i>Approved</i>	<i>Implemented</i>
Affordable Housing Creation & Preservation Toolkit	2020	2020
Triennial Income Recertification (Public Housing)	2018	2018
Conversion of Subsidy and Capital for MHOP Units	2018	2018
Flexible Subsidy for Community Priorities	2020	2020
Goal-Oriented (GO) Housing Initiative	2018	2018
Inspections and Rent Reasonableness for MPHA Owned Properties	2020	2022
Lease-to-Own Initiative	2010	2012
Local Project-Based Voucher Program	2018	2018
Low-Rent Annual to Three-Year Certifications	2009	2010
Minimum Rent Initiative for Public Housing Residents	2010	2011
Mobility Voucher Program	2009	2010
Property Owners Incentive Program	2018	2018
Public Housing Working Family Incentive	2010	2011
Rent Reform Initiative	2014	2014
Shelter to Home - Public Housing	2015	2017
Supportive Housing for Youth	2016	2016

#### Activities Not Yet Implemented

#### Activities On-Hold

	<i>Approved</i>	<i>Implemented</i>	<i>On-Hold/Closed</i>
<b>Closed-Out Activities</b>			
Asset Verification	2018	2018	2024
Absence from Unit Initiative	2011	2011	2017
Biennial HQS Inspections	2012	2012	2014
Block Grant & Fungible Use of MPHA Resources	2009	2009	2017
Combine Homeownership Programs	2009	2009	2012
Conversion of Mixed-Financed PH Units to PBV	2010	2019	2020
Earned Income Disallowance Simplification - HCV	2012	2012	2016
Foreclosure Stabilization PBV Demonstration Program	2010	2011	2017
MPHA/Hennepin County Transitional Housing	2013	2014	2016
Public Housing Self-Sufficiency Program	2009	2009	2012
Alternate Income Verifications	2013	2010	2017
Public Housing Earned Income Disregard	2009	2010	2017
Reintegration of Offenders	2016	2017	2020
Shelter to Home - Project-Based Vouchers	2016	2016	2020
Replace the Form of the DOT with a LURA	2019	2020	2022
Soft-Subsidy Initiative	2011	2013	2020
Targeted Project-Based Initiative	2011	2012	2020

## Proposed Activities

### HCV Homeownership Pilot (2025-1)

**Objective:** Housing Choice, Self-Sufficiency

MPHA intends to utilize MTW flexibilities to build programmatic structures for homeownership for MPHA clients. The wealth-building nature of homeownership will benefit residents to accumulate equity over time, allowing for greater financial stability and mobility, as well as increasing housing options. It also contributes to the building of generational wealth, increasing positive child outcomes. MPHA plans to develop best practices by drawing on both MTW and non-MTW agencies to adapt and modify a homeownership program that meets household needs in MPHA's jurisdiction in consideration of the unique economic and real estate-related challenges.

The pilot of this program intends to:

- Identify households who qualify
- Increase education on buying options
- Determine scalability

### Description/update

Supporting transition from renting into homeownership through ongoing subsidy for households will maximize the success rates of first-time buyers. The goal of this initiative is to build opportunities for any resident utilizing MPHA affordable-housing services to access homeownership. Serving a demographic where over 87% identify as people of color, MPHA wants to pursue this program to offset racial disparities in homeownership. Mortgage practices are historically entrenched in discrimination that continue to have effects on Black, Indigenous, and other People of Color (BIPOC). Through this pilot program, MPHA seeks to promote, recruit and enroll households into education courses to help residents make the best decision for their household's unique needs by providing knowledge and tools to help them navigate the buying landscape. In 2025, the initiative does not anticipate any cost implications neither positive nor negative due to the lengthy process from program initiation to finding a qualifying home in the market.

MPHA will identify and work with those interested in homebuying to connect them to a third party who can counsel them on the process of making their goal a reality. As MPHA respects client choice, where families may have other goals, they'd prioritize over owning a home, the aim is to reduce the wealth gap by providing materials and counseling to allow informed choice. Education on how to budget and determine preparedness to purchase increases the number of pathways available to households. When successful in purchasing, the equity gained from homeownership allows for wealth accumulation and increases the likelihood of subsequent generations owning homes and accumulating wealth. This program, in tandem with existing public and private down payment assistance programs, will increase success for households by providing monthly subsidy for the initial terms of the mortgage.



MPHA will operate under the authorizations as outlined in Attachment C Statement of Authorizations Section D 8 (a) and (b) to incentivize self-sufficiency to very low-income households. Specifically, this includes the authorization to allow current public housing residents and vouchers holders to be eligible for participating by waiving certain provisions of Sections 8(0)(15) and 8(y) of the 1937 Act and 24 C.F.R. 982.625 through 982.643.

<b><i>SS #5: Households Assisted by Services that Increase Self Sufficiency</i></b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved</b>
Number of households that complete educational program	0	15	N/A to Plan	N/A to Plan

<b><i>HC #6: Increase in Homeownership Opportunities</i></b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households that purchased a home as a result of the activity	0	2	N/A to Plan	N/A to Plan

<b><i>SS #8: Households Transitioned to Self-Sufficiency</i></b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided	0	0	N/A to Plan	N/A to Plan

\*Self-sufficiency here is defined as ending the program.

## Implemented Activities

### Affordable Housing Creation and Preservation Toolkit (2020 - 2)

Approved and Implemented in 2020

**Objective:** Housing Choice

#### Description/Update

In the years ahead, MPHA will use its flexibility as an MTW agency to preserve and create deeply affordable housing for the Minneapolis community. Whether renovating or redeveloping to preserve existing public housing, allowing use of funds for local, non-traditional activities (approved as part of MPHA's Second Amendment to the MTW Agreement), expanding current properties, acquiring new properties for purposes that serve our mission and families, MTW authorizations will be employed when necessary to execute projects that optimize the goals of housing choice and quality.

This activity, as its name conveys, will be the "toolkit" within which we will house these authorizations and report on their outcomes. Having certain authorizations in place also provides clarity and reassurance on the front-end to partners and to families that MPHA has the tools and flexibility to make visions a reality.

The primary MTW components of this activity, as currently approved and implemented, are:

- Single Fund Flexibility, by which MPHA will mitigate financing gaps by using MTW funds for development, acquisition, financing, or renovation costs.
- Development-related authorizations pertaining to partnership and property acquisition. Notes on these two components follow.

All activities related to acquisition and development will comply with PIH Notice 2011-45 in addition to Attachment C of the MTW Agreement. Further, activities will comply with PIH 2017-21 and the required input and documentation of project-based vouchers (PBV) units at all PBV properties.

Under HUD's Faircloth limit, the Minneapolis Public Housing Authority (MPHA) could operate additional public housing units over its current stock and receive additional subsidy for the units, if these units could be developed. Another premise proposed under this activity is that MPHA use its MTW authority to work with local affordable housing developers to include Faircloth units in affordable housing projects in the City of Minneapolis, these developments would be dependent upon the developer receiving other non-public housing financing.

**Partnership:** MPHA's portfolio plan envisions working with tax-credit and other partners to create mixed-finance developments that preserve MPHA housing and potentially expand service to the community. The agency may also develop properties with an eye to facilitating work by service-provider partners who can reach residents with resources that improve quality

of life. The MTW authorization under Attachment C - C.7(a) provides assurance to all partners, and to residents, that any MTW waivers MPHA brings to bear in a development will be unimpeded by the partnership. Residents and partners can feel confident under this authorization that MPHA's policies and programs remain fully applicable, notwithstanding the presence of a partner with an ownership stake.

**Acquisition:** Opportunities for property acquisition, by their nature, can arise quickly and are difficult to project with certainty. MPHA fully anticipates that it could be in a position to acquire, at good value to the public, properties that can be purposed for our community's housing priorities. For example, MPHA will look for opportunities to augment its stock of much-needed scattered site housing through redevelopment strategies that could include acquiring land adjacent to existing properties and/or developing small clusters of townhomes or other multi-unit developments. A waiver related to site acquisition requirements will allow MPHA to move quickly in such cases, acquiring sites without prior HUD approval (while understanding the agency must still meet all site-selection requirements).

The authorizations contemplated by this activity are integral to MPHA's Strategic Vision for the preservation of public housing properties, and Portfolio Plan that lays out the steps the agency will take and the mechanisms leveraged to accomplish that vision. Both board-approved documents are available to the public. This Affordable Housing Creation and Preservation Toolkit is the framework under which any waivers needed to pursue the revised and recently adopted Strategic Vision will be vetted, approved, and implemented.

**Changes to Activity/Metrics/Data - Planned:** MPHA does not plan any changes to the metrics, or data in the plan year. However, in addition to this Activity's potential role in the preservation of MPHA's public housing properties, MPHA may use funds for local, non-traditional activities, which was approved as part of MPHA's Second Amendment to the MTW Agreement. In addition, MPHA may use this activity to commit MTW Funds for pledging and satisfying guarantee commitments related to Section 8 and Section 9 housing units and for other affordable housing eligible as local, non-traditional activities. MPHA will exclude from any such pledge or guarantee commitment the ability of any beneficiary to foreclose public housing assets as a means of fulfilling the pledge or guarantee.

<b>HC#1: Additional Units of Housing Made Available</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household give that type in this box.	0	18 Housing Units: 15 High-rise Housing Units that are part of the Springs conversion, preservation, and expansion. All 15 of these units will be ADA compliant. This also includes 3 Family Units as part of two scattered site infill projects. Two of the five total units will also be ADA compliant.	N/A for the Plan	N/A for the Plan

<b>HC#2: Units of Housing Preserved</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	223	221 High-rise Housing Units for Conversion and Preservation; 2 Family Housing Units for Redevelopment	N/A for the Plan	N/A for the Plan

## Triennial Income Recertification for Households in Public Housing (2018 – 3)

Triennial Income Recertifications Approved and implemented, 2018. Amended, 2022

**Objective:** Cost-effectiveness, Self-Sufficiency

### Description/Update

This initiative, which was approved and implemented in 2018, changed income certification of non-elderly, non-disabled families to every other year, rather than annually. In 2022 this initiative was changed to triennial and combined with the initiative for residents on fixed income. Residents may still request interim recertifications or utilize a hardship policy if they believe they are adversely affected by this schedule. The change is intended to save the agency time and allow more cost-effective utilization of its resources. This activity reduces the number of annuals done per Eligibility Technician (ET), allowing the ETs to follow up on long-term minimum-rent-payers and interim recertification requests. By allowing residents to retain more earnings in the near term, we also anticipate that the change may encourage modest increases in earned income by public housing residents, contributing to greater self-sufficiency.

In 2018, MPHA began phasing in the implementation of this initiative for recertifications for fixed-income households at each new, interim, or recertification. It is fully phased in.

### Changes to Activity/Metrics/Data - Planned (Annual Plan) or Actual (Annual Report).

MPHA must reexamine the status of each tenant family relating to eligibility for continued occupancy, the rent charged and the household composition, once every three years for families who are not paying Flat Rent.

MPHA has maintained its policy of reporting changes in income. Tenant Family Members must report all changes in income, changes in source of income, or changes in household composition within five days. MPHA will not reduce Rent at an interim reexamination when the tenant has not cooperated with the scheduled re-exam. During an interim reexamination, only the information affected by the changes being reported will be reviewed and verified.

MPHA continues interim recertifications for any household that is required to be recertified or who requests recertification due to a change in circumstances. Residents may still request interim recertifications or utilize a hardship policy if they believe they are adversely affected by the triennial schedule.

MPHA runs HUD Enterprise Income Verification (EIV) reports every three months for our minimum renters and continues to run the EIV reports for tenants who are not required to do their annual certification in the current year and verify if there are any new jobs that households did not report.

CE#1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	\$109,659	\$90,000	N/A for Plan	N/A for Plan

<b>CE#2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	4,424Hours	1,896 Hours	N/A for Plan	N/A for Plan

<b>CE#5: Increase in Agency Rental Revenue*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total Household contributions towards housing assistance.	\$20,050,000	\$20,500,000	N/A for Plan	N/A for Plan

\*Not an objective of this activity.

<b>SS#1: Increase in Household Income</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average earned income of households affected by this policy in dollars (increase).	\$26,600	\$27,400	N/A for Plan	N/A for Plan

<b>SS#3: Increase in Positive Outcomes in Employment Status*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?*</b>
(1) Employed Full-Time	300	0	N/A for Plan	N/A for Plan
(2) Employed Part-Time	600	0		
(3) Enrolled in an Educational Program	0	0		
(4) Enrolled in Job Training Program	0	0		
(5) Unemployed	4406	0		
(6) Other	0	0		

\*Not an objective of this activity.

<b>SS#4: Households Removed from Temporary Assistance for Needy Families*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving TANF assistance (increase).	265	250	N/A for Plan	N/A for Plan

<b>SS#8: Households Transitioned to Self-Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	360	100	N/A for Plan	N/A for Plan
* Self-Sufficiency Definition: Public housing residents whose rent increased to the flat rent amount for their unit.				

## **Conversion of Public Housing Operating Subsidy and Capital Funds for MHOP Units (2018 - 5)**

Approved and Implemented, 2018

**Objective:** Cost-effectiveness

### **Description/Update**

MPHA holds the ACC for over 300 units of public housing within the Metropolitan Housing Opportunity Program (MHOP). While 200 of them are located at Heritage Park in Minneapolis, the remainder are scattered across sixteen different properties across the metro. MPHA neither owns nor manages these units. These units were created under the Hollman v. Cisneros Consent Decree. This MTW activity seeks to use MTW authority to pursue long-term solutions for these properties with an unusual pedigree and management/subsidy structure.

The unique structure of these units, coupled with the ongoing evolution of public housing regulations, necessitates a comprehensive approach to address the multifaceted issues at hand. The goal is to develop a sustainable model that ensures the long-term viability of these properties while preserving the rights and protections afforded to residents.

The process of managing and operating public housing has proven onerous and costly for property owners of the dispersed MHOP units. These entities have significant staff turnover and MPHA must provide considerable time, resources, and support to continually train providers related to HUD public housing requirements. MPHA has devoted significant time and resources in determining a solution and has increased its efforts and communications with HUD on the issue. While the parties did not accomplish their ultimate goals as to these properties in 2024, MPHA remains hopeful the parties will determine a pathway to resolve the issues relating to these properties in 2025.

Heritage Park, while also created under the Consent Decree, is somewhat dissimilarly situated in location and property condition. Like the MHOP conversion discussions, MPHA has worked tirelessly this past year to come to possible solutions for the long-term viability of this property and its public housing units. Significant progress has been made in partnership with the owners of Heritage Park to address critical repair needs within the complex. MPHA has invested substantial time and resources in advocating for funding and collaborating with key stakeholders, including HUD, the City of Minneapolis, and potential funders, to preserve this valuable housing asset. Through tireless efforts, we have cultivated strong relationships with McCormick Baron, the property owner, and other partners to ensure the long-term viability of Heritage Park and the well-being of its residents.

### **Changes to Activity/Metrics/Data- Planned (Annual Plan) or Actual (Annual Report)**

MPHA plans no changes to the activity, metrics, or data in the plan year.



<b>CE#1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (decrease).	\$72,000	\$35,000	N/A in the Plan	N/A in the Plan

<b>CE#2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	1,136 Hours	550 Hours	N/A in the Plan	N/A in the Plan

<b>MPHA Metric</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of Units Converted	306	12	N/A in the Plan	N/A in the Plan

\*Activity in planning stage

## **Flexible Subsidy for Community Priorities (2020 – 3)**

Approved and Implemented in 2020

**Objective:** Housing Choice

### **Description/Update**

Traditional federal housing programs lack the flexibility or capacity to meet the needs of low-income households facing urgent housing crises. Nor do they always offer the ability to customize housing assistance to address specific community needs (such as eviction/foreclosure, safety, or hard-to-house populations) or to provide funding to partners who have the networks and expertise to reach target populations.

Under this activity, MPHA can design and implement local, non-traditional (LNT) models of housing support to meet these needs and reach new families not currently served by MPHA. Such subsidies could be sponsor-based or directly administered by MPHA, with the form and conditions of the subsidy tailored to match the scale and objectives. In time, this activity could also embrace limited programs with a research objective. In general, this activity provides MPHA with a broad range of ways to utilize funds directly or indirectly for housing opportunities for the people the agency serves.

In one existing partnership, MPHA provides a sponsor-based subsidy to a private housing partner in a development to provide new permanent housing to 10 previously homeless families whose head-of-household has a disability. Families are referred from the Hennepin County Coordinated Entry system. Families receive housing stabilization services, including case management and referrals to medical, mental health, and chemical health services. However, this project is under review due to occupancy challenges and for concerns regarding HQS violations.

MPHA has awarded sponsor-based subsidies to three separate tentative projects. Activation of the awards are contingent on the projects receiving the necessary funding to rehabilitate two existing properties (one project with nine former refugee households to be served and the other serving up to nine households formerly living in uninhabitable dwellings) and a third seeking to build a multi-unit development and support twenty-four homeless individuals in a service rich SRO setting. A separate project, housing twenty-two extremely and very low-income single individuals and families with children in a service rich environment will begin in late 2024.

Consistent with MPHA's MTW Agreement and HUD's Notice 2011-45 titled, "Parameters for Local, Non-Traditional Activities under the Moving to Work Demonstration Program," MPHA's rental housing subsidies within this activity includes but are not limited to: supportive housing programs and services; homeless/transitional housing programs and services; support of existing local rental subsidy programs; creation of unique local rental subsidy programs to address special needs populations. Service provision includes but is not limited to services for

residents of other PHA-owned or managed affordable housing that is not public housing or Housing Choice Voucher assistance, services for low-income non-residents and supportive services subsidies or budgets for low-income families. As community needs arise, MPHA would propose the specific additional uses of LNT subsidy in future plans as it deems appropriate.

MPHA may use MTW Funds as defined in Attachment C of the Agreement "Single Fund Budget with Full Flexibility" for any eligible activity as outlined. The agreement also includes housing development activities as among those eligible expenditures, to include but not be limited to a number of listed actions including financing and other related activities. MPHA would potentially use MTW funds for fulfilling Guarantees related to the production, rehabilitation, and financing of PBV, and other non-PBV low-income units, by its instrumentalities. This ability would provide additional comfort to both MPHA and lenders or investors of MPHA's authority to proceed with these commitments.

This activity supports MPHA's ability to come to the table for rapid response in circumstances where families face near-term need for stabilization. The additional use of this activity in 2025 will be to address acute eviction and homelessness crises in Minneapolis, identified by MPHA and local government partners, using fixed-amount and/or term-limited rental subsidy support, or focusing support on unique scattered site housing for very low- and extremely low-income households. At this drafting we project assisting at least 50 households in this way.

MPHA sought authorization for expending MTW funds in connection with development loan guarantees as part of this activity.

Attachment C of the MTW Agreement regarding "Single Fund Budget with Full Flexibility" defines "MTW Funds" as funding awarded to the agency annually for the public housing Capital Fund, public housing Operating Fund and Section 8 vouchers. Attachment C also states that the MPHA may use those funds for any activity that otherwise would be eligible under those sections of the Act. The agreement also includes housing development activities as among those eligible expenditures, to include but not be limited to a number of listed activities including financing and other related activities.

Having the flexibility to pledge and use MTW funds for fulfilling Guarantees related to the production, rehabilitation, and financing of PBV, and other non-PBV low-income units, by its instrumentalities provides additional comfort to both MPHA and lenders or investors of MPHA's authority to proceed with these commitments.

### **Changes to Activity/Metrics/Data Collection - Planned (Annual Plan) or Actual (Annual Report)**

MPHA does not plan any changes to the metrics or data collection in the plan year.

### **Planned Non-Significant Changes, Planned Significant Changes**

No planned changes in 2025.

<b>HC#1: Additional Units of Housing Made Available</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household give that type in this box)	0	10 (Families, generally with HOH disability)	N/A for the Plan	N/A for the Plan

<b>HC#2: Units of Housing Preserved</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	0	0	N/A for the Plan	N/A for the Plan

<b>HC #5: Increase in Resident Mobility</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a new or better unit and/or neighborhood as a result of the activity (increase).	0	10	N/A for the Plan	N/A for the Plan

<b>HC #7: Households Assisted by Services that Increase Housing Choice</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase housing choice (increase).	0	10	N/A for the Plan	N/A for the Plan

## Goal-Oriented (GO) Housing Initiative (2018 – 2)

Approved and Implemented, 2018

Integrates Prior Activities: *Reintegration of Offenders (2016-2)*; *Soft Subsidy Initiative (2011-2)*

### Description/Update

Goal-Oriented Housing encompasses an agency-wide effort to use specific participation goals and incentives that encourage families to take part in education, training, and/or employment opportunities. MPHA will use flexible voucher subsidies and rent incentives to public housing families and HCV participants, including workforce housing opportunities tied to services and supports provided by partner organizations. Partners will commit to provide services and supports to MPHA public housing residents and HCV participants and coordinate with MPHA on establishing success measures.

Participation in Goal-Oriented Housing programs will be voluntary. MPHA anticipates targeting these initiatives to households in the best position to benefit from it. Examples could include:

- Strategically identify existing public housing units located in areas close to services, supports and employment opportunities of partners. The units can be reserved for public housing families who commit to the program. MPHA may work with various partners to set aside public housing units near education and training centers that will be reserved for participants in programs offered by the partner organization.
- Establish specific program participation requirements tied to partner programs and supports as well as other requirements necessary to demonstrate progress in meeting program goals.
- Explore creation of a workforce housing development at MPHA properties and/or create a new workforce development in concert with MPHA partners.
- Offer priority for participation in this program to the 500+ HCV families with children whose Head of Households are neither elderly nor disabled and who have no earned income.
- Create expanded - flexible voucher subsidy allocations that can respond to specific participant and possible partner needs that incentivize participation by HCV holders (these subsidies may be tailored to the individual needs of the participant).
- Explore home ownership vouchers as incentives.
- Consider setting aside or creating sponsor-based subsidy programs to better coordinate with partner programs and services.
- Make available local project-based vouchers targeted at developments near partner services and supports.

Program elements could include:

A. Partnerships with:

- Schools – pre, elementary and middle, secondary, and post- secondary
- Supportive services providers
- Vocational skills providers
- Employment providers

B. Tenant/participant savings initiatives

C. Special incentives, including:

- Priority for flexible vouchers for successful graduates who secure a job in an area that requires a move.
- Rent reductions/income disregards for employment, childcare and/or education and training support.
- Parent rewards for participating in school (family conferences, PTO activities or other school-family initiatives).

Specific 2025 initiatives under Goal-Oriented Housing are as follows:

**Stable Homes Stable Schools:** The “Stable Homes, Stable Schools” program is a partnership with the City of Minneapolis and the Minneapolis Public Schools to provide rental assistance and supportive services to families of elementary students experiencing homelessness. MPHA and the city jointly fund rental assistance for families identified by caseworkers at schools where the challenge is greatest. Hennepin County and a social services partner, the Twin Cities YMCA, provide a web of ongoing supports. Parents commit to engagement in their child’s education. A local foundation has also entered the partnership to fund services for families identified as at-risk of homelessness. The partners will work with researchers at the University of Minnesota to monitor outcomes and program success.

As of June 30<sup>th</sup>, 2024, the program has served 219 families with rental assistance and over 1800 families with one-time emergency assistance. Altogether, just under 5000 children avoided or ended homelessness so they could focus on their education. November 2023 began the expansion of the core SHSS program to an additional five elementary schools, increased the depth of services to work with schools with the highest homeless and highly mobile families, and expanded housing stability to all elementary schools. These housing stability services are funded through a grant from Hennepin County. This expansion provides 6-24 months of financial and case management assistance to households experiencing instability where one-time assistance is not adequate to avoid an episode of homelessness and provide lasting housing stability.

**Great River Landing:** Great River Landing is a partnership focused on ex-offenders committing to a program of job-training and employment. MPHA’s sponsor-based subsidy supports housing for forty participants at Great River Landing, a 72-unit building that opened in 2020. In addition to stable housing and access to employment resources, the partner organizations (Better Futures Minnesota and Beacon Interfaith Housing Collaborative) will

provide social and supportive services that will help the men reunify with their families and establish civic pride and ties to their communities.

Better Futures Minnesota (the previous service provider for this project) was unable to adequately continue operations given financial and management challenges stemming from the pandemic. This resulted in a lapse in the service and supports being received by the residents in the Great River Landing development and affected occupancy levels for most of 2022. The dissolution of Better Futures Minnesota also suspended MPHA's program that provided up to 30 tenant-based subsidies to ex-offenders graduating out of Great River Landing. Better Futures Minnesota was to continue being the service provider for those participants and assist them with locating units. MPHA is reviewing a request from the new service provider, 180 Degrees, to take up the project.

Employment and savings incentive pilot program: Previously, MPHA anticipated piloting a program to incentivize employment and savings for participants in MPHA's public housing and voucher programs. MPHA did not implement this pilot due to staffing and operational challenges caused by the after-effect of the pandemic. In 2025, the team will begin to pilot initiatives that support households in achieving their goals.

**Pilot Incentive Program:** In support of other agency initiatives, MPHA will pilot a program to incentivize employment and savings for participants in MPHA's public housing and voucher programs. Participation in the program would be voluntary, serving a target of up to 25 families in its first year. This initiative aligns with MPHA's dedication to promoting homeownership, community choice, and individual households in meeting their unique goal.

Potential avenues include a savings match, dedicated coaching and connections with service providers focused on employment/career pathways, education and skills development, and financial education. Other connections/partnership might include literacy and English language classes, services, mentorship services, and childcare providers. MPHA would utilize multiple methods to recruit families, including efforts to reach across language or other barriers. Potential annual costs, including the savings match for the indicated number of families and anticipated hiring of a program coordinator position, would be approximately \$100,000.

### **Changes or Modifications since Approval**

None.

## Changes to Activity/Metrics/Data - Planned (Annual Plan) or Actual (Annual Report)

SS#1: Increase in Household Income				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).*	\$24,976	\$25,376	N/A for the Plan	N/A for the Plan

\*Income of families with employment income.

SS#2: Increase in Household Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy in dollars (increase).	0	0	N/A for the Plan	N/A for the Plan

\*Asset information is not collected and there is no escrow program for this activity.

SS#3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
(1) Employed Full-Time	7	20	N/A for the Plan	N/A for the Plan
(2) Employed Part - Time	15	30		
(3) Educ. Program	N/A	0		
(4) Job Training Program	N/A	0		
(5) Unemployed	22	10		
(6) Other	0	0		

SS#4: Households Removed from Temporary Assistance for Needy Families				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	25	15	N/A for the Plan	N/A for the Plan

\*Given ongoing program expansion to new homeless families, we would expect growth in this number (in the initial years) to outweigh families who advance toward self-sufficiency.



<b>SS#5: Households Assisted by Services that Increase Self-Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase self-sufficiency (increase).	0	70	N/A for the Plan	N/A for the Plan

<b>SS#6: Reducing Per Unit Subsidy Costs for Participating Households</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	\$0	0	N/A for the Plan	N/A for the Plan

*\*Families served by SHSS are not currently served by MPHA.*

<b>SS#7: Increase in Agency Rental Revenue</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total Household contributions towards housing assistance (increase).	0	0	N/A for the Plan	N/A for the Plan

*\*Not a feature of the one program currently covered by this activity.*

<b>SS#8: Households Transitioned to Self-Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase).*	0	10	N/A for the Plan	N/A for the Plan

*\* Self-Sufficiency defined as graduation / no longer requiring subsidy*

## Inspections and Rent-Reasonableness for MPHA-Owned Properties (2020 – 1)

**Objective:** Cost-Effectiveness

### Description/Update

Federal regulations require an outside contractor to perform HQS inspections and rent reasonableness determinations on PHA-owned units receiving federal subsidies for housing programs. To reduce cost and achieve greater cost-effectiveness in federal expenditures, MPHA conducts inspections and determines rent reasonableness for MPHA- owned units under this activity. Eliminating the independent entity is intended to improve administrative efficiencies, eliminate confusion for the resident of the unit, and improve the response time for performing inspections.

This activity is implemented and covers MPHA's agency-owned PBV portfolio: 688 units of scattered site housing, converted to project-based vouchers using HUD's Section 18 program, 184 units from the high-rise RAD conversion at the Elliot Twins, and 84 units of newly constructed PBV housing. These activities will be subject to MPHA's voucher program Quality Control (QC) processes.

### Changes to Activity/Metrics/Data - Planned (Annual Plan) or Actual (Annual Report)

MPHA does not plan any changes to the activity, metrics, or data in the plan year.

CE#1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	\$51,000	2020: \$35,700 (30% decrease)	N/A for the Plan	N/A for the Plan

CE#2: Staff Time Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	0	2020: - 700 hours (increase)*	N/A for the Plan	N/A for the Plan
*MPHA does not currently spend any staff time inspecting these units, so the baseline is zero. This activity uses MPHA staff in lieu of paying a third party, so we would expect an <u>increase</u> in staff time, which will be reported here as a negative number.				

<b>CE#3: Decrease in Error Rate of Task Execution</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average error rate in completing a task as a percentage (decrease)*	50%	2020: 50%	N/A for the Plan	N/A for the Plan
*Measured as the percentage of units that fail initial HQS inspection. MPHA does not expect this activity to fundamentally change those dynamics but will track and observe outcomes.				

## Lease-To-Own Initiative (2010 – 4)

Approved in 2010, Implemented in 2012

**Objectives:** Housing Choice, Self-Sufficiency

### Description/Update

MPHA utilized funds from its American Recovery and Reinvestment Act grant to purchase 20 townhome units, named the Sumner field Townhomes, for the creation of a Lease-to-Own initiative. MPHA's initial target audience for this initiative was qualified public housing residents, Housing Choice Voucher participants, families on MPHA's waiting lists, and MPHA and City of Minneapolis employees who qualify for public housing. MPHA later broadened the eligibility to include other low-income, first-time homebuyers. Participants rent these units as public housing residents, with a requirement to purchase within five years. MPHA offers advantageous terms for families that close within two years. MPHA works with participants on achieving the homeownership goal, although participants are ultimately responsible for achieving mortgage-readiness and securing financing. MPHA escrows a portion of each month's rent (as a contribution toward a down-payment) and matches up to \$1,500 in documented personal savings.

In 2018, MPHA completed a thorough review of the program including the selection criteria, case management, and homeownership counseling. This resulted in the update of the program's supporting procedures, including entering an MOU with Habitat for Humanity to provide homeowner-readiness counseling and mortgage financing options. All new entrants to the program must qualify for and enroll in the Habitat program. MPHA anticipates that as of 2025, 18 units of the original 20 will have been sold. We will continue our work to close on the remaining homes.

### Changes to Activity/Metrics/Data- Planned (Annual Plan) or Actual (Annual Report)

MPHA does not plan any changes to this activity in the plan year.

<b>SS #1: Increase in Household Income</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average earned income of households affected by this policy in dollars (increase).	\$39,000	\$53,176	N/A for the Plan	N/A for the Plan

<b>SS #2: Increase in Household Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of savings/escrow affected by this policy in dollars (increase).*	0	\$750 per-household average	N/A for the Plan	N/A for the Plan

<b>SS #8: Households Transitioned to Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	0	2	N/A for the Plan	N/A for the Plan

<b>HC #5: Increase in Resident Mobility</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	0	N/A for the Plan	N/A for the Plan

*\*This metric is not applicable to this activity, as the townhomes are not in an area of opportunity.*

<b>HC #6: Increase in Homeownership Opportunities</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households that purchased a home as a result of the activity (increase).	0	4	N/A for the Plan	N/A for the Plan

## Local Project-Based Voucher Program (2018 – 6)

Approved and Implemented: 2018

### Description/Update

Pursuant to Attachment C Section 7 of the Amended and Restated Moving to Work Agreement, MPHA has adopted its own local MTW Section 8 Project-Based Program. This includes the following:

- Project-basing Section 8 assistance at properties owned directly or indirectly by the Agency that are not public housing, subject to HUD's requirements regarding subsidy layering.
- Adopting a reasonable competitive process or utilize an existing local competitive process for project-basing leased housing assistance at units that meet existing Housing Quality Standards, or any standards developed by the Agency.
- Substituting a Letter of Commitment, MOU or other pre-issuance of a HAP action that is sufficient to move the development forward.
- Modifying HUD's HAP Agreement to include MTW-approved related actions.
- Renew existing HAP contracts prior to expiration, as needed, to support refinancing to preserve units for an additional period beyond the original contract date.
- Waiving the caps on the proportion of a development that may be project-based; waiving the caps on allocation of MPHA's vouchers to PBVs.
- The option of owner-managed, site-based waiting lists (SBWL) and site-based administration for its project-based developments. Owners will be required to develop and obtain MPHA approval of tenant selection plans, including establishing guidelines for selection from the waiting list, screening, re-exams, and transfers.
- The option to determine the content of contract rental agreements that differ from otherwise mandated program requirements. This includes continuation of certain public housing lease, grievance, due process-related, and other provisions at properties that have undergone subsidy conversion, as a service to residents who undergo these transitions.
- The application of relevant MPHA policies to the Local PBV program, including MTW authorizations under MPHA's approved Housing Choice Voucher Rent Reform activity (2014 – 1).
- When currently served families in public housing reside in units converted to project-based vouchers (PBVs), MPHA intends to promote housing stability and continuity, as consistent with its mission and its *Guiding Principles for Redevelopment and Capital Investments*.
  - With respect to a family living in an under-occupied scattered-site unit when MPHA converts the unit from public housing to PBV, the unit may receive PBV assistance, and the family may remain in the unit until an appropriate- size scattered-site unit becomes available. If MPHA determines that there will be no appropriate-

size scattered-site unit within a reasonable time, MPHA may offer a more nearly appropriate- size scattered-site unit. When MPHA offers an appropriate-size or more nearly appropriate-size scattered-site unit, the family living in the under- occupied scattered-site unit must move to the appropriate-size or more nearly appropriate-size scattered-site unit within a reasonable period determined by MPHA.

- With respect to a family living in an over-crowded scattered-site unit when MPHA converts the unit from public housing to PBV, the unit may receive PBV assistance, and the family may remain in the unit. If the unit is over- crowded according to HQS standards, MPHA will provide the family a priority for a transfer to a scattered-site or other unit consistent with applicable standards. MPHA may provide a Housing Choice Voucher, if the Executive Director or designee determine at their sole discretion that a voucher is available for this purpose and is the most reasonable means of providing adequate housing to the family.

The MPHA may revisit these policies after a reasonable transition period for conversion of the scattered sites from public housing to PBV.

The first initiative under this activity was the launch of MPHA's open-ended PBV Request for Proposals (RFP) in 2018, with another in 2021. MPHA is reviewing the release of a revised PBV RFP in the future. Through the RFP, MPHA can strategically place vouchers—including veterans (VASH) and non-elderly disabled ("mainstream")—in ways that align with the values and needs of the community, while achieving maximum return in creating additional affordable housing. Under the RFP, MPHA continues to make PBV awards and lease up units.

In 2021, MPHA project-based units owned by the agency, following subsidy conversions under RAD and Section 18. MPHA retains the ability to use and may use all of the above authorizations in the future.

MPHA does not plan to (1) use the MTW authorizations to adopt a different competitive process for non-PHA-owned units or (2) substitute a Letter of Commitment or other pre-issuance of a HAP action for an Agreement to Enter into Housing Assistance Payments Contract. MPHA may exceed the 20% cap on allocation of vouchers to PBVs. MPHA uses owner-managed, site-based waiting lists for all PBV projects after their initial occupancy. MPHA uses the MTW authorization to carry over public housing tenant protection related provisions for its scattered-site PBV units and may do so on future projects. MPHA is not applying rent reform to PBV units. MPHA is applying the MTW-authorized modifications regarding treatment of households in wrong-sized scattered site units.

Note that starting with the 2020 plan, this activity integrated two closed-out activities: Shelter to Home - PBV (2016-1); Targeted Project-Based Initiative (2011-1).

### Changes to Activity/Metrics/Data - Planned (Annual Plan) or Actual (Annual Report)

There are no changes to metrics or data.

MPHA is incorporating a relevant authorization under Attachment C, D.2.b. (waiving 24 CFR 982.308f), under which “the Agency is authorized to determine contract rents and increases and to determine the content of contract rental agreements that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations.” In executing its first public housing preservation subsidy conversions, MPHA noted the potential value, for public housing residents and as a matter of administrative efficiency, of being able to preserve terms from public housing leases and lease-related documents. MPHA desires this authorization going forward, including any RAD applications MPHA might make in the future, as a further assurance that public housing resident protections are preserved notwithstanding a conversion (except as otherwise required by law). At this time, MPHA is interested in implementing only the second (“contact rental agreements”) portion of this authorization. A proposed update and explanation in future proposed plans will be provided if the first part related to modifying contract rents is applied.

MPHA may implement changes to the local PBV program to increase efficiency in several respects, now that MPHA has converted over 700 scattered-site units to PBV. First, MPHA may simplify rent reasonableness practices, by means that may include among others (1) allowing a new annual rent to go into effect without a new rent reasonableness study when the new rent would be authorized under the previous rent reasonableness study, and (2) omitting rent reasonableness studies for particular units and instead explicitly relying on completed rent reasonableness studies already completed for units with similar characteristics (e.g., same bedroom size and neighborhood). Second, to even out management staff workload, MPHA may stagger annual rent increase dates and may rely on increased fair market rents without rent reasonableness studies to authorize rent increases during interim periods that will facilitate the transition to staggered dates.

<b>HC#1: Additional Units of Housing Made Available</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household give that type in this box)	0	18  3 new family housing units at scattered sites infill sites; 15 new high-rise units with Springs Expansion project.	N/A for the Plan	N/A for the Plan



<b>HC#2: Units of Housing Preserved</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	0	223  2 existing family housing units at scattered sites infill sites; 221 existing high-rise units at 809/828 Spring Street NE.	N/A for the Plan	N/A for the Plan

<b>HC#4: Displacement Prevention</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	0	200*	N/A for the Plan	N/A for the Plan
*This benchmark turned out to be higher than the number of families who were ultimately affected by the change. While short of the benchmark, the outcome is considered fully successful, as every family intended to be protected under this activity was protected and remained housed.				

## Minimum Rent Initiative for Public Housing Residents (2010 – 2)

Approved in 2010 and Implemented in 2011

**Objective:** Cost-Effectiveness

### Description/Update

Tenants moving into public housing whose calculated rent is less than the minimum rent pay the minimum rent that is in effect at the time of lease-up. This initiative increased the minimum rent of existing tenants at the first annual or interim re-exam after implementation. The initiative was implemented to promote self-sufficiency and increase rental income.

### Changes to Activity/Metrics/Data- Planned (Annual Plan) or Actual (Annual Report)

MPHA does not plan any changes to the activity in the plan year.

<i>CE #5: Increase in Agency Rental Revenue - Public Housing</i>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Rental revenue in dollars (increase).	\$221,400.00	\$450,000	N/A for Plan	N/A for Plan

## **Mobility Voucher Program (2009 – 6)**

Approved in 2009, Implemented in 2010

**Objective:** Housing Choice

### **Description/Update**

MPHA's Mobility Voucher program aims to help low-income families move from high-poverty areas to neighborhoods with better opportunities and housing options. This supports HUD's goal to break the cycle of poverty. The program provides increased housing choices for families on the Section 8 Waiting List and current participants who are willing to relocate.

In 2015, the program was revamped to include incentives like security deposit and application fee assistance, higher payment standards, bus cards, and moving help. Between 2016 and 2017, MPHA began implementing strategies into the program recommended by the report from the Family Housing Fund's, *Enhancements and Best Practices Designed to Expand Resident Choice and Mobility in Minneapolis*. In 2018, MPHA conducted a rent study to adjust payment standards based on rental market trends. MPHA implemented these area rents in ways that allowed families to stretch their voucher further, living where they can maximize their family's chances for success.

In September 2022, MPHA and its partner Metro HRA launched the pilot for the Community Choice Demonstration Program; both receiving 37 vouchers each to expand mobility services. The pilot included two groups: 1) control, meaning that they receive a voucher but do not receive mobility related services, and 2) treatment, meaning that the participant receives access to mobility services in addition to the voucher. Whichever group that the participant ended up in, per regulations, if they moved into opportunity areas, they received access to the mobility payment standards.

The Demonstration builds upon research that shows growing up in neighborhoods with lower levels of poverty improves children's academic achievement and long-term chances of success, reducing intergenerational poverty. Children who move to low-poverty neighborhoods have also been shown to experience lower rates of hospitalizations, lower hospital spending, and some changes in mental health over the long-term follow-up. Adults given the chance to move to low-poverty neighborhoods experience reductions in obesity and diabetes. MPHA looks forward to the research findings to inform future programming in Minneapolis as well as recommend national best practices.

### **Changes to Activity/Metrics/Data - Planned (Annual Plan) or Actual (Annual Report)**

MPHA does not plan any changes to this activity in the plan year.

<b>HC #5: Increase in Resident Mobility</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity	0	45	N/A for the Plan	N/A for the Plan

<b>HC #7: Households Assisted by Services that Increase Housing Choice</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase housing choice	0	45	N/A for the Plan	N/A for the Plan

## Property Owners Incentive Program (2018 – 1)

Approved and implemented, 2018

**Objectives:** Housing Choice

### Description/Update

In 2018, MPHA and the City of Minneapolis partnered to fund and administer incentives that encouraged property owners to accept Section 8 Housing Choice Vouchers (HCVs). With these incentives, MPHA and the city intend to reassure property owners that have not partnered in the HCV program, especially due to past challenging experiences, that their concerns can be addressed or mitigated. Since implementation, MPHA has noted an increase in the number of property owners that participate in the HCV program, leading to increased housing choice for families with vouchers– particularly in areas of greater opportunity. MPHA intends to continue these services in 2025:

Property damage protections: Protect property owners by covering tenant damage claims that exceed the security deposit, up to \$2,500.

Property Owner Holding Fee: MPHA will make a payment of a Holding Fee of up to \$500 to the property owner to hold an approved unit for an eligible participant while awaiting the release of a pro-rated rental subsidy.

First Time HCV Property Owner Incentive: Property Owners receive a one-time, \$250 incentive fee when they rent to a voucher holder for the first time.

Providing RentWise Curriculum to Participants: MPHA will provide incentives to voucher holders to complete this training to mitigate risks to owners.

MPHA processes and pays these claims. If the city reinstates this budget line item to support this initiative, MPHA will process reimbursement from the city for their agreed upon portion.

The program was considered a pilot but the City and MPHA are jointly reassessing the success of the incentives and are reviewing potential adjustments. The partners may use a community review process and on-going surveys of current and potential owners to adapt or to design new incentives under this initiative.

### Changes to Activity/Metrics/Data- Planned (Annual Plan) or Actual (Annual Report)

None.

<b>HC #1: Additional Units of Housing Made Available</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	0	30	N/A for the Plan	N/A for the Plan

<b>HC#5: Increase in Resident Mobility</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	0	15	N/A for the Plan	N/A for the Plan

<b>MPHA Metric</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Increase in the number of new owners in opportunity areas of the City of Minneapolis	0	15	N/A for the Plan	N/A for the Plan

## Public Housing Working Family Incentive (2010 – 1)

Approved and Implemented in 2011

**Objectives:** Self-Sufficiency

### Description/Update

The rent calculation includes an automatic fifteen percent deduction from the gross annual earned income of a working family, defined as any family where earned income of any amount is part of the rent calculation. This deduction provides the working family with available money to support work-related costs such as transportation, uniforms, and health insurance premiums.

MPHA had has seen good results under this initiative, with annual increases in the number of households employed and increases in the income of these households. These outcomes improve the likelihood that the family would achieve a livable wage and move toward self- sufficiency.

This is a rent reform initiative. MPHA has received no requests for hardship exceptions.

### Changes to Activity/Metrics/Data- Planned (Annual Plan) or Actual (Annual Report)

Updates to Benchmarks.

<b>SS #1: Increase in Household Income</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average earned income of households affected by this policy in dollars (increase).	\$15,970	\$26,000	N/A for Plan	N/A for Plan

<b>SS #3: Increase in Positive Outcomes in Employment Status</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
(6) Other - Households with earned income.	1,241	800	N/A for Plan	N/A for Plan
(Expressed as percent)	21%	15%		

<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving TANF assistance (decrease).	546	300	N/A for Plan	N/A for Plan

<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	\$306	\$315	N/A for Plan	N/A for Plan

*\*This metric was required by HUD, but it does not provide valid information as subsidy proration has significantly changed. Subsidy is provided by AMP, not individual tenant.*

<b>SS #7: Increase in Agency Rental Revenue</b>				
<b>Unit of Measurement</b>	<b>Baseline (2009)</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total Household contributions towards housing assistance (increase).	\$14,437,400	\$18,000,000	N/A for Plan	N/A for Plan

<b>SS #8: Households Transitioned to Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	270	75	N/A for Plan	N/A for Plan

*\*Self-Sufficiency Definition: Public housing residents whose rent increased to the flat rent amount for their unit.*



## Rent Reform Initiative (2014 – 1)

Approved and Implemented in 2014

### Description/Update

The goal of rent reform was to streamline and simplify the rental subsidy determination and recertification processes, promoting self-sufficiency for participants while saving costs and allowing for more families from the waitlist to be served. With the advent of federal sequestration in 2013, the focus shifted to maintaining assistance for all current families within a severely decreased budget.

MPHA's rent reform initiative includes the following elements, further details of which are included in MPHA's Statement of Corporate Policies and HCV Program Procedures:

- **Flat Subsidy:** MPHA replaced the standard rent calculation method with a simplified, flat subsidy model that incorporates consideration for tenant-paid utilities. The aim is to present the HAP amounts in a way that gives families a clear understanding of how much they will receive, allowing them to make a more informed decision on moving.
- **Minimum Rent:** As part of the flat subsidy model, MPHA revised the application of minimum rent policies. If a participant's calculated rent amount is less than the minimum rent amount, the participant pays the minimum rent to the owner.
- **40 Percent Affordability Cap:** MPHA eliminated the 40 percent affordability cap because under rent reform affordability becomes the responsibility of the family. We will not approve a Request for Tenancy Approval (RFTA) if a participant's rent portion exceeds 50 percent of their monthly adjusted income without supervisory review and approval.
- **Revised Asset Income Calculation and Verification Policies:** When the market value of a family's assets is below an established asset threshold, MPHA will exclude income from these assets. When the total asset market value is greater than the established threshold, MPHA will calculate asset income by multiplying the asset's market value by the applicable passbook savings rate. HCV households may self-certify when the market value of the household's total assets is below the established threshold.
- **Interim Re-examinations:** MPHA limits HCV families to one discretionary interim re-examination per year. Between recertifications, household members who are employed are not required to report increases in earned income. Unemployed household members (*change to "households with no earned income"*) must report any subsequent employment. Increases in unearned income for any household member and changes in household composition must still be reported. MPHA does not require notification of increases of income that do not require an interim.

- **Working Family Incentive and Streamlined Deductions and Exclusions:** MPHA has eliminated childcare, medical expenses, and dependent deductions from the calculation of adjusted income. To lessen the impact of these changes, MPHA continues to administer the Working Family Incentive and increased the standard elderly/disabled deduction. MPHA excludes all income for adult, full-time students (other than the head of household, co-head, or spouse).
- **Changes in Fair Market Rents (FMRs):** MPHA waived the requirement that the agency conduct reasonable rent determinations on all HCV units when there is a five percent year-over-year decrease in the FMR in effect 60 days before the contract anniversary. MPHA conducts reasonable rent determinations at the time of initial lease-up, at the time of owner rent increases, and any other times deemed appropriate by MPHA. MPHA conducts research and market analysis on local rents. The intent of updating payment standards to reflect the local market is a way of increasing choice for families.
- **Flat Subsidy Reasonable Accommodation:** As a reasonable accommodation for individuals with qualifying disabilities, MPHA may provide a higher subsidy for accessible units.
- **Mixed Families:** For families with mixed immigration status, MPHA will deduct 10% from the flat subsidy amount. This 10% deduction is a flat deduction from the subsidy amount, regardless of the number of ineligible family members in the household.
- **Mitigating rent increases in cases of subsidy conversion:** MPHA may mitigate and/or phase in rent increases for households that formerly lived in Section 9 public housing and moved to MPHA's PBV program through a subsidy conversion program (such as RAD or Section 18), as permitted under the MTW Agreement and program regulations.
- **Triennial Recertification for All Families:** All households will undergo recertification once every three years. MPHA will perform recertification on a rolling basis.

*NOTE: Families in project-based units which receive funding from HUD's Community Planning and Development department through the Supportive Housing Program (SHP) or the Housing Opportunities for Persons with AIDS (HOPWA) program are exempt from MTW minimum rent and all other aspects of HCV rent reform.*

*NOTE: MPHA's Rent Reform activity and authorizations may be applied to all Section 8-funded voucher-types, as specified under MPHA's Statement of Policies and any relevant procedures. This includes tenant- and project-based voucher subsidies, including MPHA-controlled properties that have undergone conversion from Section 9 to Section 8 through the Rental Assistance Demonstration or other HUD-approved program, unless otherwise prohibited by HUD pursuant to statutory or regulatory requirements not subject to waiver.*

### **Changes to Activity/Metrics/Data - Planned (Annual Plan) or Actual (Annual Report)**

There are no changes to this activity, nor to metrics or data collection.

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (budget for Section 8 HCV program - expenses)	\$44,451,999	\$50,578,800	N/A for the Plan	N/A for the Plan

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	0*	0*	N/A for the Plan	N/A for the Plan
*MPHA has determined that it cannot measure this metric in a verifiable, usable way. MPHA will continue exploring whether to reinstate this metric in the future.				

<b>CE #3: Decrease in Error Rate of Task Execution</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average error rate in calculating adjusted income as a percentage	12.6% error rate in adjusted income calculation	4% error rate in adjusted income calculation	N/A for the Plan	N/A for the Plan

<b>SS #1: Increase in Household Income</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average income from employment	\$17,495	\$25,611	N/A for the Plan	N/A for the Plan

\*Among employed households.

<b>SS #3: Increase in Positive Outcomes in Employment Status</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
6. Other - work-able households with earned income*	1,504 heads of households had earned income  58% of work-able households had a head of household with earned income	1825 heads of households had earned income  70% of work-able households had a head of household with earned income	N/A for the Plan	N/A for the Plan
"Work-able" is defined as a HOH that is not elderly or verified as disabled.				

<b>SS #4: Households Removed from Temporary Assistance to Needy Families (TANF)</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving TANF assistance	2,418	450	N/A for the Plan	N/A for the Plan

<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average per unit cost	\$730	2020 - \$751.00 (1.6% COLA 2020)	N/A for the Plan	N/A for the Plan

<b>SS #8: Households Transitioned to Self-Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.*	14	2020: 350	N/A for the Plan	N/A for the Plan
*Includes homeownership, zero HAP, and voluntary withdrawals due to achieving financial stability				

## Shelter to Home - Public Housing (2015 – 1)

Approved in 2015, Implemented in 2017

**Objectives:** Housing Choice, Self-Sufficiency

### Description/Update

In March 2019, MPHA opened the Minnehaha Townhomes, constructed in partnership with multiple public entities as well as one philanthropic contributor. MPHA owns and manages these sixteen townhomes for families experiencing homelessness. Families enter these public housing units directly as referrals from the Hennepin County Coordinated Entry homeless shelter system, with the units reserved for families below 30 percent of area median income. The development includes four two-bedroom and 12 three-bedroom units, along with a playground, ample green space, community patio, and storm-water management. Four units are permanent supportive housing, reserved for families experiencing long-term homelessness. The families who live at the Minnehaha Townhomes receive ongoing services from the county.

### Changes to Activity/Metrics/Data- Planned (Annual Plan) or Actual (Annual Report)

None.

<i>HC #1: Additional Units of Housing Made Available</i>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0	16	N/A in the Plan	N/A in the Plan

<i>HC #5: Increase in Resident Mobility</i>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity.	0	16	N/A in the Plan	N/A in the Plan

<b>SS #3: Increase in Positive Outcomes in Employment Status</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Employed Full-Time	0	4	N/A in the Plan	N/A in the Plan
Employed Full-Time	0	4		
Enrolled in an Educational Program	0	0		
Enrolled in Job Training Program	0	0		
Unemployed	16	8		
Other	0	0		

<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving TANF assistance (decrease).	16	8	N/A in the Plan	N/A in the Plan

<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase self-sufficiency (increase).	0	6	N/A in the Plan	N/A in the Plan

Note: Clients receive services in the initial months after move-in. We anticipate there will typically be a mix of residents receiving these initial services, and those who no longer need them.

<b>SS #8: Households Transitioned to Self-Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	0	2	N/A in the Plan	N/A in the Plan

## Supportive Housing for Youth (2016 – 3)

Approved in 2016, Implemented in 2016

**Objectives:** Housing Choice, Self-Sufficiency, Cost-Effectiveness

### Description/Update

The City of Minneapolis has a significant need for supportive housing for homeless youth. This activity helps MPHA contribute through vouchers or sponsor-based/non-traditional rental subsidies to help meet this need. Case managers help youth navigate the system of community-based adult services such as education, employment, and independent housing. Youth pay 30% of their incomes toward their housing. The youth served come to the program via the Hennepin County Coordinated Entry system for sheltering the homeless, with intake administered by Youthlink.

This activity expanded in 2021 to include additional sponsor-based partnerships, on a similar model. The first is at Nicollet Square, where MPHA funds support forty-two efficiency units for youth between 16 and 22 experiencing homelessness, including those in extended foster care. Youthlink provides onsite services. And at Cedar View, 10 one-bedroom apartments will serve homeless pregnant or parenting youth ages 18 to 22, with services provided by Simpson Housing.

### Changes to Activity/Metrics/Data- Planned (Annual Plan) or Actual (Annual Report)

Downtown View no longer functions under this activity but under our standard Project-Based Voucher terms. Therefore, 2022 was the last year for tracking the metrics for this property under this activity (2016-3). This change also removes metric CE #4 Increase in Resources Leveraged, SS #1 Increase in Household Income, as well as SS #2: Increase in Household Savings as these were unique to the Downtown View operations.

<b>HC #1: Additional Units of Housing Made Available</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase)	0	52	N/A for the Plan	N/A for the Plan

<b>HC #5 Households Assisted by Services that Increase Resident Mobility</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	52	N/A for the Plan	N/A for the Plan

<b>HC #7: Households Assisted by Services that Increase Housing Choice</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase housing choice (increase).	0	52	N/A for the Plan	N/A for the Plan

<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase self-sufficiency (increase).	0	52	N/A for the Plan	N/A for the Plan

<b>SS #8: Households Transitioned to Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	0	2	N/A for the Plan	N/A for the Plan

\* Self Sufficiency Definition: Youth on an education or employment trajectory and able to afford safe and decent housing upon exit from program.



## Activities Not Yet Implemented

None.

## Activities On Hold

None in Plan Year

## Closed-Out Activities

Note: Asset Verification (2018-4) is closed out in this report.

### Asset Verification (Activity 2018 – 4)

Approved and implemented in 2018, closed 2024.

**Why the activity was closed out:** MPHA modified the definition of annual income to exclude income from assets valued at \$50,000 or less in 2018. By eliminating a time-consuming verification process that had only a marginal positive impact on MPHA revenues, there was an overall cost savings. HOTMA has now integrated this as a standard regulation where MPHA no longer requires this initiative.

### Absence from Unit Initiative (2011 - 3)

Approved in 2001, Implemented in 2011, Closed in 2017

**Why the activity was closed out:** The absence-from-unit initiative continues the rent obligation for tenants whose income is temporarily reduced during an absence from the unit for more than 30 days. Under this initiative, tenants who temporarily lose income were required to pay rent as if the income continued. Residents could request a hardship to pay minimum rent during their absence, along with an agreement to repay the difference over the next 12 months. MPHA's resident organization has continually challenged MPHA to end this initiative as it has a disproportionate impact on immigrant families who receive SSI and lose this income if they travel outside the United States. After several years of experience and study of the financial impact of this initiative, MPHA has determined that the administrative burden related to this initiative and the hardship this creates for very low-income immigrant families is not cost-effective.

### Biennial Housing Quality Standards Inspections (2012 - 1)

Approved and Implemented in 2012, Closed out in 2014

**Why the activity was closed out:** This activity gave MPHA the authority to change the HCV Program's annual Housing Quality Standards (HQS) Inspection requirement to a biennial HQS Inspection requirement for units in multifamily complexes of six (6) units or more and where 80% of those units passed HQS Inspections in the prior two years. However, two years later

Section 220 of the 2014 Congressional Appropriations Act allowed “public housing authorities to inspect assisted dwelling units during the term of a HAP Contract by inspecting such units not less than biennially instead of annually.” MPHA’s current MTW initiative under this category is fully compliant with all the allowances under Section 220 of the 2014 Congressional Appropriations Act and the agency closed it when we judged that MTW authority was no longer required.

## **Block Grant and Fungible Use of MPHA Resources (2009 - 1)**

Approved 2009, Implemented in 2009, Closed in 2017

**Why the activity was closed out:** HUD does not require this to be reported in the same format as other initiatives. The MTW Sources and Uses provides the detail of the Combined Fund. This Activity was moved to the “Closed Out” Section of the 2017 MTW Plan per HUD instruction.

## **Combine Homeownership Programs (2009 - 3)**

Approved and implemented in 2009, Closed out in 2012

**Why the activity was closed out:** MPHA discontinued this initiative in 2012 due to funding shortfalls and closed out the program. With the phase-out of MPHA’s Homeownership Made Easy (HOME) program in June 2012, two families received homeowner education and mortgage readiness counseling in 2012. Of these, one family closed on their home in Northeast Minneapolis in June 2012. No families were assisted through the Moving Home program. No families were referred by Twin Cities Habitat for Humanity or Neighborhood Housing Services of Minneapolis for the Section 8 Mortgage Foreclosure Prevention Program.

## **Conversion of Mixed-Finance Public Housing Units to PBV (2010 - 3)**

Approved in 2010, Implemented in 2019, Closed in 2020

**Why the activity was closed out:** MPHA consolidated this activity with another that was fundamentally the same, Conversion of Public Housing Operating Subsidy and Capital Funds for MHOP Units (2018 - 5). One activity pertained to a subset of properties of the other, which was redundant and potentially confusing. The core of both activities was to operationalize subsidy conversion programs for units in the Metropolitan Housing Opportunities Program (MHOP), which are owned and managed by third parties and created under the Hollman v. Cisneros Settlement Agreement. MPHA is continuing the initiative under this activity now under 2018 - 5.

## **Earned Income Disallowance Simplification - HCV (2012 - 2)**

Approved and Implemented in 2012, Closed out in 2016

**Why the activity was closed out:** In the Housing Choice Voucher Program, HUD regulations allow families whose head of household is disabled a full income disregard for one year and a 50% disregard for the second year. As families move in and out of employment, the disregard is postponed; the monitoring is time-consuming and creates administrative hardships that are prone to errors. MPHA created a two-year full income disregard for eligible families and eliminated the administrative hardship and time-consuming monitoring. MPHA eliminated the Earned Income Disregard in implementing its Rent Reform program but permitted current participants to complete their two-year eligibility under this initiative.

## **Foreclosure Stabilization PBV Demonstration Program (2010 - 5)**

Approved in 2010, Implemented in 2011, Closed in 2017

**Why the activity was closed out:** This initiative was a partnership with a local non-profit that purchased and rehabilitated four- and six-unit properties that had gone through foreclosure. MPHA project-based 21 vouchers at these units. Implementation began in May 2011 and was complete by August 2012 when all 21 units were occupied. The units have remained occupied and active in 2016 as preserved units of affordable housing. The activity's objectives have been fulfilled.

## **MPHA - Hennepin County Transitional Housing Demonstration (2013 - 1)**

Approved in 2013, Implemented in 2014, Closed out in 2016.

**Why the activity was closed out:** MPHA partnered with Hennepin County to create a "Transitional Housing with Supportive Services" demonstration program to allow MPHA to utilize up to eight public housing units for low-income individuals who need transitional housing for brief periods from a few days to a few months. These individuals are low-income vulnerable persons who will be exiting the hospital, have no support system and need supportive services to avoid re-hospitalization and who without such services would remain in the hospital costing thousands of dollars which could be significantly mitigated under this initiative. This activity did not live up to its promise. The county medical center ultimately could not secure adequate funding to support the concept. Even though it was more costly to address the repeated health needs of homeless people who visited the hospital, Minnesota Medical Assistance (Medicaid) paid for medical costs and could not reimburse for housing. Since implementation in 2014, only two units were occupied by seven individuals, which fell considerably short of our expectations. The key lesson learned is to continue to work on ways that Medicaid might reimburse for housing related costs.

## **Public Housing Self-Sufficiency Program (2009 - 5)**

Approved and implemented in 2009, Closed in 2012

**Why the activity was closed out:** MPHA discontinued this program in 2012 due to federal funding cutbacks in its housing programs. This program was developed to support MPHA's homeownership initiatives which were also discontinued in 2012.

## **Alternate Income Verifications (2013 - 2)**

Approved in 2013, Not Implemented, Placed On-Hold in 2017, Closed 2023

**Why this activity was closed out:** The purpose of this activity was to enable low-income persons in need of assisted living to receive housing with services that would not be available to them with the current regulatory requirements for verification of income in public housing. MPHA proposed that if an applicant was eligible and has income information that clearly demonstrates eligibility for public housing, MPHA should be able to utilize this information to sign a lease and move the tenant into housing. However, MPHA found in practice that it did not need to implement this initiative to successfully house persons in the agency's new acute assisted living/memory care programs. The activity may, however, be relevant to future efforts.

## **Public Housing Earned-Income Disregard (2009 - 4)**

Approved in 2009, Implemented in 2010, Placed On-Hold in 2017

**Why the activity was closed out:** HUD regulations allow families a full income disregard for one year and a 50% disregard for the second year in certain circumstances (including employment of a previously unemployed household member, participation in a self-sufficiency program, and if the household receives welfare payments). As families move in and out of employment, the disregard is postponed. Monitoring this standard arrangement is time consuming and creates administrative hardships that are prone to errors. MPHA created a full two-year income disregard for eligible families, which eliminated the administrative hardship and time-consuming monitoring.

Since implementing this initiative, 353 MPHA residents have completed MTW EIDs. This number reflects the percentage of elderly and disabled residents in our population. However, households who participated in this program had a meaningful incentive to work and continue working as the EID is targeted to reward families who maintain their employment for a full two years. MPHA also found the initiative reduced staff time and mitigated possible errors as the policy implements EID for two full years without having to deal with the intermittent, cumbersome tracking and communications issues related to the HUD standard 48-month program. Residents reported that they were able to follow and understand this program better.

The activity has been successful. MPHA moved this activity to closed when we judged that we could continue it without MTW authority.

## **Reintegration of Offenders (2016 - 2)**

Approved in 2016, Implemented in 2017, Closed in 2020

**Why the activity was closed out:** We integrated this partnership under another, subsequently- created MTW activity, Goal-Oriented Housing (2018-2). The intentions and execution of the Reintegration of Offenders (also known as Great River Landing) project are a perfect fit for MPHA's Goal-Oriented Housing framework. The authorizations and scope of this earlier activity are entirely contained within the intent and authorizations of Goal-Oriented Housing. Accordingly, Activity 2016-2 was closed in 2020. Great River Landing is a project-based voucher partnership focused on ex-offenders committing to a program of job-training and employment. To date, the initiative took the interim form of a sponsor-based arrangement while the Great River Landing facility was under construction. After it opened, MPHA moved this subsidy into our long-term, project-based voucher program. In addition to stable housing and access to employment resources, the partner organizations (Better Futures Minnesota and Beacon Interfaith Housing Collaborative) will provide social and supportive services that will help the men reunify with their families and establish civic pride and ties to their communities once they enter the program.

## **Shelter to Home - Project-Based Vouchers (2016 - 1)**

Approved in 2016, Implemented in 2016, Closed in 2020

**Why the activity was closed out:** This activity has been superseded by Activity 2018-6 (Local PBV Program). Under its Local PBV Program, MPHA now has a comprehensive, open Request for Proposals (RFP) for PBVs that allows MPHA to establish and accomplish community-driven goals with its PBV allocations (including directing units to serve community priorities such as homelessness, which was the stated original purpose of this activity, 2016-1). Accordingly, MPHA closed this activity as its intentions, potential outcomes, and authorizations are fully encompassed within our approved Local PBV Program Activity 2018-6. Under this activity, MPHA proposed to place up to 50 project-based vouchers (PBVs) with non-profit housing providers, focused on providing housing to formerly homeless families. Families will receive ongoing services from Hennepin County, property owners and/or their services provider partners. MPHA issued an initial request-for-proposals (RFP) in August 2016 and subsequently awarded a housing assistance payments (HAP) contract to one housing provider, Lutheran Social Services, for 12 PBVs. These units have been converted to PBV in the course of natural attrition of units.

## **Replace Form of Declaration of Trust (DOT) with Land Use Restriction Agreement (LURA) to Preserve Public Housing (2019 - 1)**

Approved in 2019, Implemented in 2020, and Closed Out in 2022

**Why the activity was closed out:** MPHA implemented a Strategic Vision and Capital Plan featuring multiple strategies for preserving its portfolio, including RAD and Section 18. However, these HUD programs were infeasible or undesirable in limited cases where properties are nonetheless in need of significant rehabilitation. MPHA has determined other paths toward preserving the in-need properties and is no longer pursuing this initiative.

For these properties, MPHA will replace the form of Declaration of Trust (DOT) that inhibits the agency's ability to leverage needed capital investment, with a Land Use Restriction Agreement (LURA). This action should help MPHA leverage funds locally and move forward with revitalization of these properties. We will do this while maintaining the long-term affordability of this housing for very low-income families via the LURA. In contrast to the DOT, the LURA is a proven framework that is well understood by potential lending/funding partners.

This initiative will contribute to HUD's emphasis on preservation and capital investment and repositioning, while assuring long-term affordability and fully protecting current and future residents. Further, it will establish procedural steps and generate insights that will benefit HUD, MPHA, and other PHAs with a similar desire to preserve their portfolios in the future.

This activity was implemented insofar as MPHA has commenced the process of operationalizing it with HUD. MPHA has submitted a form of LURA to HUD for approval, which would continue to apply applicable public housing requirements to the properties (as modified by any applicable HUD-approved MTW-related changes). The next steps depended upon agreement with HUD on the form of this template LURA. MPHA intended to revive this conversation with HUD in 2021 and to move forward.

If fully implemented, MPHA projected applying the activity to no more than 50 units. Based upon a comprehensive assessment of its property needs and values, MPHA determined that two properties (consisting respectively of six and five contiguous units) might be optimal for this approach (see table below). MPHA would submit to HUD for approval of the replacement of the form of DOT with the LURA in connection with these properties. MPHA will continue to own and manage the properties. No family would need to move or see any change in rent as a result of this action.

HUD staff considered whether HUD can agree to the replacement of the form of DOT with a LURA along the lines described above under applicable regulations (i.e., without MTW), notably 24 CFR 905.700 ("Other security interests") and if necessary 24 CFR 905.108 (definition of "Declaration of Trust", which such a LURA would meet) and 24 CFR 905.318 (requirement to maintain Declaration of Trust). If HUD determined that HUD can approve a LURA under these regulations, MPHA would have used such a HUD-approved LURA and this MTW provision would have become unnecessary.

## **Soft Subsidy Initiative (2011 - 2)**

Approved in 2011, Implemented in 2013, Closed in 2020

**Why the activity was closed out:** We closed and integrated this activity under a subsequently-created MTW activity, Goal-Oriented Housing Initiative (2018-2). Goal-Oriented Housing was designed at the outset to incorporate a broader approach than the narrow program proposed in this activity in 2011. This activity is presently inactive. Its authorizations were absorbed into Goal-Oriented Housing activity, and any potential revival of the program envisioned here would be encompassed by Goal-Oriented Housing. Accordingly, Activity 2011-2 was closed in 2020. Under this activity, MPHA initially entered into a subsidy agreement with a service-provider partner that rehabbed units for participating families. The family would commit to a path toward self-sufficiency and into the workforce, receiving a rent subsidy in return. The rent portion was structured differently than a standard voucher arrangement to incentivize work. MPHA provided a fixed subsidy payment to the partner, who also provided services related to education or job-training. After some successful years, this initial partner experienced funding challenges and discontinued the program at the end of 2017. We continued unsuccessfully to seek another partner.

## **Targeted Project-Based Initiative (2011 - 1)**

Approved in 2011, Implemented in 2012, Closed in 2020

**Why the activity was closed out:** This activity has been superseded by Activity 2018-6 (Local PBV Program). Under its Local PBV Program, MPHA now has a comprehensive, open Request for Proposals (RFP) for PBVs that allows MPHA to establish and accomplish community-driven goals with its PBV allocations (including leveraging units of non-PBV affordable housing, which was the sole stated original purpose of this activity, 2011-1). The units originally intended for creation under this activity were constructed, and the activity is no longer in active use. Accordingly, MPHA closed this activity as its intentions and potential outcomes are fully encompassed within approved activity 2018-6. Under this activity, MPHA project-based vouchers for the purpose of creating additional affordable housing for low-income families in the City of Minneapolis. MPHA's objective was to expand the locations of PBV programs, and to strategically deploy voucher awards to leverage the creation of additional non-PBV affordable housing (affordable to families with 80 percent of Area Media Income or below). MPHA first awarded vouchers under this initiative in early 2012, ultimately awarding 41 vouchers that facilitated an additional 226 units (a total of 267 affordable housing units) across four developments. This exceeded the goal of 120 units.

## V. Planned Application of MTW Funds

### A. Planned Application of MTW Funds

#### Estimated Sources of MTW Funds

The MTW housing authority shall provide the estimated sources and amount of MTW funding by Financial Data Schedule (FDS) line item.

**Note:** The information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule (FDS).

FDS Line-Item Number	FDS Line-Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$20,310,700
70600	HUD PHA Operating Grants	\$102,443,100
70610	Capital Grants	\$20,733,700
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	
71100+72000	Interest Income	\$400,000
71600	Gain or Loss on Sale of Capital Assets	
71200+71300+71310+71400+71500	Other Income	\$15,535,800
<b>70000</b>	<b>Total Revenue</b>	<b>\$159,423,300</b>

#### Estimated Application of MTW Funds

The MTW PHA shall provide the estimated application of MTW funding in the plan year by Financial Data Schedule (FDS) line item. Only amounts estimated to be spent during the plan year should be identified here; unspent funds that the MTW PHA is not planning on expending during the plan year **should not be** included in this section.

**Note:** The information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule.

FDS Line-Item Number	FDS Line-Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$ 15,462,500
91300+91310+92000	Management Fee Expense	\$ 8,831,800
91810	Allocated Overhead	



92500 (92100+92200+92300+92400)	Total Tenant Services	\$ 1,155,800
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$ 9,038,667
93500+93700	Labor	\$ 558,033
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$ 15,745,000
95000 (95100+95200+95300+95500)	Total Protective Services	\$ 5,402,800
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$ 2,345,200
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$ 5,185,700
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	\$ 258,500
97100+97200	Total Extraordinary Maintenance	\$ 150,000
97300+97350	HAP + HAP Portability-In	\$ 68,593,200
97400	Depreciation Expense	\$ 14,600,000
97500+97600+97700+97800	All Other Expense	\$
<b>90000</b>	<b>Total Expenses</b>	<b>\$ 147,327,200</b>

**Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:**

As presented in the MTW Budget section, MTW Sources are \$12.1 million more than MTW Uses. However, Generally Accepted Accounting Principles (GAAP) classify sources and uses differently from revenues and expenses. The variance in Total Estimated Revenue and Total Estimated Expenses is the result of the classification difference. In 2025, MPHA is estimating spending \$17.6 million in capitalized expenditures and receiving current year revenue to pay for these expenditures. Those current year capitalized expenditures are not classified as an expense but instead depreciation of \$14.6 million on previous years' capitalized expenditures are shown. The difference is actually \$3 million more in Net MTW Sources. Additionally, revenue of \$1.6 million is planned to cover the principal payment on loans owed by MPHA. The payment of the principal amount on the loan is not shown as an expense; only the associated interest as required by GAAP. Because of this, there is actually \$1.6 million more in Net MTW Uses. When both presentation adjustments are factored in, the Net MTW Uses over Sources is \$7.5 million. MPHA intends to transfer \$2.0 million of the Net MTW Sources over Uses to its affiliate CHR for rehab and redevelopment of units serving those at 80% or less than AMI. MPHA also intends to use \$5.5 million for a loan to its affiliate, Springs LP, for redevelopment of units converted under RAD.

**Description of Planned Application of MTW Funding Flexibility**

MTW agencies have the flexibility to apply fungibility across three core funding programs' funding streams - public housing Operating Funds, public housing Capital Funds, and HCV assistance (to include both HAP and Administrative Fees) - hereinafter referred to as "MTW Funding." The MTW PHA shall provide a thorough narrative of planned activities it plans to undertake using its unspent MTW Funding. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (III) or Section (IV) of the Annual MTW Plan. The MTW PHA shall also provide

a thorough description of how it plans to use MTW funding flexibility to direct funding towards specific housing and/or service programs and/or other MTW activity, as included in an approved MTW Plan.

<b>Planned Application of MTW Funding Flexibility</b>
<p>MPHA plans to use approximately \$18.2 million from its HCV HAP Subsidy to augment other programs in accordance with the needs of our local community. Of this amount: \$1.7 million to HCV Administration; \$1.8M to MTW Local Initiatives (primarily as a contribution to Heritage Park for the preservation of non-PHA units on a mixed-finance public housing development), \$3.8 million for public housing capital improvements, and \$10.9 million for public housing operations. Among other things, these transfers respond to insufficient funding for public housing and support a higher level of responsiveness and customer service to Housing Choice Voucher participants and property owners than would not have been possible under prorated HCV administrative funding. In addition, these funds provide resources used to maintain a safe environment for residents and staff in our public housing properties.</p> <p>MPHA serves as a Guarantor on the financing for 84-unit new construction, townhomes serving residents at 80% AMI and on the Elliots LP RAD project. MPHA intends to be the Guarantor on the Springs LP RAD conversion project. MTW Funds may be used to satisfy the guarantee on these projects.</p> <p>In accordance with MPHA's MTW authority and activities, MPHA will use our single-fund flexibility to support development efforts (including Faircloth to RAD development), MTW subsidization on post-conversion of former public housing properties (including MPHA affiliates), and local, non-traditional subsidy programs.</p>

#### ***B. Planned Application of PHA Unspent Operating Fund and HCV Funding***

<b>Original Funding Source</b>	<b>Beginning of FY - Unspent Balances</b>	<b>Planned Application of PHA Unspent Funds during FY</b>
HCV HAP*	\$3,800,000	\$3,800,000
HCV Admin Fee	\$797,928	\$0
PH Operating Subsidy	\$16,315,628	\$0
<b>TOTAL</b>	<b>\$20,913,556</b>	<b>\$3,800,000</b>

#### **Description of Planned Expenditures of Unspent Operating Fund and HCV Funding**

The MTW PHA shall provide a description of planned activities and/or use(s) for unexpended Operating Fund and HCV Funding. The original funding source is defined as the legacy MTW PHA's appropriated Section 8 and Section 9 funding source(s) (HCV HAP, HCV Admin Fee, and PH Operating Subsidy). The MTW agency receives this information in their Annual Renewal Allocation, which provides a breakdown of the annual obligations for HCV HAP. For HCV Admin Fee, the biannual cash management reconciliation includes the HCV Admin Fee that has been earned at two points during the year; midyear at June 30th and end-of-year at December 31st. For the public housing operating fund unspent balance, the MTW PHA may

derive their unspent funds by subtracting current assets from current liabilities in the most recent FDS submission. Current assets are the sums of FDS lines 111, 114, 115, 120, 131, 135, 142, 144, and 145.

Current liabilities are the sums of FDS line 310 and 343. Table XX below represents the applicable FDS lines with definitions that MTW PHA(s) should utilize to calculate public housing operating fund unspent funds. More information on FDS line items can be found at: [https://www.hud.gov/sites/dfiles/PIH/documents/FDSLLineDefinitionGuide\\_vJuly2020.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/FDSLLineDefinitionGuide_vJuly2020.pdf).

Table XX: FDS Line Items Used to Calculate Public Housing Operating Fund Unspent Funds

FDS Line Number	FDS Line Item	Definition
<b>Current Assets</b>		
111	Cash-Unrestricted	This FDS line represents cash and cash equivalents in any form available for use to support any activity of the program or project.
114	Cash-Tenant Security Deposits	This FDS line represents cash in the Security Deposit Fund.
115	Cash-Restricted for Payment of Current Liabilities	This line represents restricted cash and cash equivalents that are only to be expended for specified purposes.
120	Total Receivables	This line represents the total of all receivables less the amounts established as allowances for estimated uncollectible amounts.
131	Investments - Unrestricted	This line represents the fair market value of all investments which can be used to support any activity of a program, project, activity, COCC, or entities.
135	Investments Restricted for Payment of Current Liability	This line represents the fair market value of all investments designated for specific purposes that will be used to liquidate a current liability in the next fiscal year or offset unearned revenue
142	Prepaid Expenses and Other Assets	This line represents all prepaid expenses. These are

		not expected to be converted.
144	Inter-Program-Due From	This line represents amounts due from other PHA projects, programs, and activities of a temporary nature.
145	Assets Held for Sale	This line item represents assets that the entity expects to sell to qualified applicants. This line item is typically used as part of the homeownership program.
<b>Current Liabilities</b>		
310	Total Current Liabilities	This FDS line is the sum of lines 311 through 348 and represents the total of all current liabilities.
343	Current Portion of Long-Term Debt (Capital Projects/Bonds)	This line includes the current portion of debts acquired and debts issued for capital purposes of the PHA/entity.

For HCV funding, the biannual cash management reconciliation for HUD-held reserves includes both HCV and SPV reserves. MTW PHA(s)' accounting records should include sufficient detail to report on the amount that are HCV versus SPV reserves. Where possible, please identify the planned use, the estimated amount, to which funding source the planned use(s) is attributable, as well as the projected timeline or timeline update.

**Note:** The information collected in this section is to fulfill MTW programmatic reporting requirements and does not replace the MTW PHA's obligation to annually complete its audited financial statements through HUD's Financial Data Schedule.

MPHA has planned to use the estimated \$3.8 million of HCV HAP unspent funds from prior years in 2025. These resources are planned in the MTW Sources and Uses schedule and will be used to cover some of the anticipated funding shortfall in the 2025 federal appropriations. Shortfalls are anticipated in HCV administration and public housing operations. MPHA is intending to hold the remaining reserves that represent about 9.2 percent of the estimated MTW Budget and just under 3 months of public housing operating and debt service costs. In comparison for PHA's subject to HUD's assessment system, HUD evaluates the adequacy of a public housing project's reserves by comparing the reserve balance to the number of months of operating expenses it could cover. To receive the highest evaluation score, a public housing project must have at least four months of operating costs in its reserves.

\* Unspent HAP funding should not include amounts recognized as Special Purpose Vouchers reserves.

\*\* HUD's approval of the MTW Plan does not extend to a PHA's planned usage of unspent funds amount entered as an agency's operating reserve. Such recording is to ensure agencies are actively monitoring unspent funding levels and usage(s) to ensure successful outcomes as per the short- and long-term goals detailed in the Plan.

### C. Local Asset Management Plan

**Is the MTW PHA allocating costs within statute?**

No

**Is the MTW PHA implementing a local asset management plan (LAMP)?**

Yes

**Has the MTW PHA provide a LAMP in the appendix?**

Yes

#### **RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION**

#### **Description of RAD Participation**

The MTW PHA shall provide a brief description of its participation in RAD. This description must include the proposed and/or planned number of units to be converted under RAD, under which component the conversion(s) will occur, and approximate timing of major milestones. The MTW PHA should also give the planned/actual submission dates of all RAD Significant Amendments. Dates of any approved RAD Significant Amendments should also be provided.

<b>Rental Assistance Demonstration (RAD) Participation</b>
MPHA has converted one property using RAD Component 1 (PBV): The Elliot Twins (174 units) in 2020. We began renovations in June 2020 and completed work in late 2021. The RAD Significant Amendment for this conversion (to the 2019 MTW Annual Plan) was approved on September 25, 2019; MPHA's MTW Standard Agreement was subsequently augmented by its Third Amendment on April 22, 2020. MPHA had a RAD application approved in 2024 for the conversion of two buildings at 809 and 828 Spring St NE. The RAD Significant Amendment to the 2024 MTW Annual Plan for the Springs Conversion was passed by the MPHA Board on September 25, 2024 and subsequently submitted to HUD. The agency received formal approval of the Amendment on October 15, 2024. The project continues to advance toward a spring 2025 closing, with construction to commence shortly thereafter. If MPHA determines that a RAD application is feasible and in the interest of our mission and our community, MPHA will initiate the processes required by HUD for disclosure, notification, and resident engagement prior to any application.

**Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.**

No

**If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?**

N/A

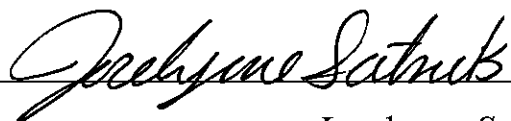


## **CERTIFICATE**

I, **Jocelynn Satnik**, Executive Assistant of the Minneapolis Public Housing Authority in and for the City of Minneapolis, do hereby certify that the attached **REPORT** was duly approved at the Regular Meeting of the Board of Commissioners of said Authority, held on September 25, 2024, and is a true and correct copy of the **REPORT** as approved and on file and of record in the official Minutes of said Authority.

**IN WITNESS WHEREOF**, I have hereunto set my hand and the seal of said Authority this 25th day of September 2024

***I DO HEREBY CERTIFY THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE.***

  
Jocelynn Satnik

**(S E A L)**

# APPROVED



September 25, 2024

## REPORT TO THE COMMISSIONERS

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

**SUBJECT:** MTW FY2025 Annual Plan

**Previous Directives:** On January 6, 2008, MPHA signed a Moving to Work (MTW) Agreement with the US Department of Housing and Urban Development (HUD) making Minneapolis Public Housing Authority (MPHA) a full-status MTW agency. This status requires MPHA to create an Annual MTW Plan. On July 6, 2008, the Board approved MPHA's first MTW Annual Plan. As required by the MTW agreement, the Board must approve and submit to HUD a new MTW Annual plan each year.

**Resident Council Review/Recommendation:** The Resident Advisory Board (RAB) will review and act on its recommendations to the Board regarding the 2025 MTW Annual Plan immediately prior to the September 25, 2024 meeting of the Board of Commissioners.

**Budget Impact:** The MTW Annual Plan identifies how MPHA resources will be spent, but does not itself have a budgetary impact that is not otherwise identified in the budget.

**Affirmative Action Compliance:** N/A

**Procurement Review:** N/A

**RECOMMENDATION:** It is recommended that the Board of Commissioners adopt the included resolution approving the MPHA FY 2025 MTW Annual Plan, allowing staff to submit the Plan to HUD pursuant to the requirements of the MTW Agreement.

Moving to Work (MTW) was enacted by Congress in 1996, and MPHA signed a Moving to Work (MTW) Agreement with the US Department of Housing and Urban Development (HUD) on January 6, 2008. This MTW designation allows MPHA to try things that regular HUD regulations do not allow. This flexibility allows housing authorities to serve residents better within three statutory objectives:

- (1) Achieve greater cost effectiveness in federal expenditures;
- (2) Give incentives for households to become economically self-sufficient; and
- (3) Increase housing choices for low-income families.

As required by HUD, MPHA updates its MTW plan on an annual basis, posts a draft for a thirty (30) day comment period, holds a public hearing, and allows at least fifteen (15) days between the public hearing and board approval. MPHA offered an in-person and online option for individuals to join an informational



meeting where MPHA staff explained the major components of the plan. This year, MPHA published the draft MTW Annual Plan on August 5<sup>th</sup>, 2024. The draft plan has been available both on MPHA's website and upon request at the central office.

Prior to the draft's release, MPHA placed advance notice of the timeline for public comment in the July rent statement for all MPHA-owned and/or managed properties. Also, a random selection of 1,500 households with Housing Choice Vouchers received the flyer. In addition, the notice ran in the Star Tribune and Finance & Commerce. The notices include information on how and where to obtain the draft; dates and times of the upcoming public meetings and public hearing; options and deadline to provide comments by mail, email or on the website; alongside a method for requesting language or other accommodation for these touchpoints.

To begin the drafting process for the FY2025 MTW Plan, MPHA's Resident Advisory Board (RAB) reviewed their priorities in May. The group indicated that the comprehensive list still encapsulates the priorities of MPHA residents. This list included in Section IV Administration outlines items that have the greatest impact on MPHA residents and participants.

MPHA hosted one information meeting; an in-person event with the meeting simultaneously streamed via Zoom. The information meeting was an opportunity to share information about MPHA, including the mission, updates on policy changes, a review of the MTW budget, information about major capital repairs, and potential development activities. MPHA scheduled more than an hour for the meeting for residents to ask questions and provide comment on the MTW Plan at the conclusion of the presentation. At the meeting, MPHA offered simultaneous interpretation in accordance with the agency's Limited English Proficiency Plan.

MPHA held the information meeting on:

- August 7<sup>th</sup>: 11 – 1PM at Cora McCorvey Health & Wellness Center (1015 4<sup>th</sup> Ave N)
- August 7<sup>th</sup>: 11 – 1PM; <https://us06web.zoom.us/j/85450908253>

MPHA's Board of Commissioners received a presentation on the MTW Plan at its June and August meetings. At these meetings, staff reviewed what MTW status means to MPHA, an overview of the plan's components, a timeline of activities, as well as hosted the public hearing. In addition, a special session was held in early September to ensure, among other things, that comments were considered in final edits of the plan.

In the plan, MPHA noted an initial interest to engage the community on potential benefits in pursuing the Direct Rental Assistance (DRA) and Homeownership Program. DRA is in early concept calls with HUD, and MPHA will continue to track in 2025. In addition, a review of community need alongside community partners will help MPHA determine the pathway for a homeownership program at the agency.

The full copy of the Plan is included on MPHA's website (<https://www.mphaonline.org/mtw>), and a hard copy will be available at the Board meeting. A Board Resolution follows this report.





*This report was prepared by Assistant Director of Housing Policy & Strategic Initiatives, Rachel Almburg. All questions can be directed to [MTW@MPLSpha.org](mailto:MTW@MPLSpha.org).*




## **CERTIFICATE**

I, **Jocelynn Satnik**, Executive Assistant to the Executive Director and Board of Commissioners of the Minneapolis Public Housing Authority in and for the City of Minneapolis, do hereby certify that the attached **RESOLUTION** was duly adopted at the Regular Meeting of the Board of Commissioners of said Authority, held on September 25, 2024, and is a true and correct copy of the **RESOLUTION** adopted at said meeting and on file and on record in the official Minutes of said Authority.

**IN WITNESS WHEREOF**, I have hereunto set my hand and the seal of said Authority this 25th day of September 2024.

***I DO HEREBY CERTIFY THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE.***

  
Jocelynn Satnik

**(S E A L)**



RESOLUTION NO. 2024 -246

**WHEREAS**, the Minneapolis Public Housing Authority in and for the City of Minneapolis (MPHA) signed a Moving to Work (MTW) Agreement with the U.S. Department of Housing and Urban Development (HUD) on January 6, 2008, making MPHA a full-status MTW Agency; and

**WHEREAS**, the full-status MTW Agreement requires MPHA to create an annual MTW Plan; and

**WHEREAS**, in compliance with the MTW Agreement, the draft plan was available for public comment between August 4th and September 7th, MPHA held a public hearing, and not less than 15 days elapsed between the public hearing and board approval; and

**WHEREAS**, MPHA is required to submit the MTW Annual Plan in its required form at least by October 15, 2024, unless an extension is granted; and

**NOW THEREFORE BE IT HEREBY RESOLVED**, that the 2025 MTW Annual Plan is approved and that the Executive Director or his designee is authorized to make any necessary or recommended changes and submit it to HUD for approval as required.

**CERTIFICATIONS OF COMPLIANCE****U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT****OFFICE OF PUBLIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:****Board Resolution to Accompany the Annual Moving to Work Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (01/01/2025), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
- (7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)( 2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment, 31 U.S.C. § 1352.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.334 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

Minneapolis Public Housing Authority  
MTW PHA NAME

MN002  
MTW PHA NUMBER/PHA CODE

*I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).*

Tom Hoch  
NAME OF AUTHORIZED OFFICIAL

Chairman of Board of Commissioners  
TITLE

SIGNATURE

DATE

\* Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

## Resident Advisory Board 2024 MTW Annual Plan Priorities

1. Define and maintain high standards of accountability for MPHA staff. Create a protocol for residents to comment and address their concerns. Ensure quality standards are implemented for maintenance and property management to have consistent standards met at all MPHA properties.
2. Create and define a comprehensive security program, to include:
  - Cameras and security measures where it makes the most difference.
  - Assess the security guard contract(s) to ensure MPHA safety and security needs are met.
  - Maintain MPHA's guest/visitor policy to ensure unauthorized people are not entering the buildings.
  - Enforcement of prohibitions on firearms and illegal drugs.
  - Confidentiality for residents and Project Lookout volunteers who report other residents.
3. Use MTW budget flexibility to provide adequate funding for maintenance of properties and prompt attention to all work orders.
4. Advocate for additional dollars from federal, state, and city sources, including the restoration of the full tax levy to address deferred capital needs and building upgrades.
5. Continue to collaborate with MPHA and community residents on development plans to preserve or add public housing units. Uphold protections to keep every resident housed and well informed at each stage of the process.
6. Maintain a policy of one-for-one hard unit replacement of public housing.
7. Do not increase rent over 30% of income for residents in Public Housing and Project Based Vouchers.
8. Explore minimum rent policy and align with HCV and Project Based vouchers.
9. Do not implement housing time limits.
10. Focus on the most needy: homeless, children, elderly, disabled, the mentally ill, veterans and ex-offenders.
11. Create supportive housing opportunities for people exiting homelessness, corrections, rehab, etc.
12. Continue the use of Volunteers of America and continue support for resident programs with future redevelopment structures.
13. Create collaborations that increase affordable housing and/or services for residents.
14. Focus new efforts toward victims of domestic violence, intimate partner or dating violence, sexual assault, and stalking in MPHA buildings, including training for staff and residents.
15. Focus on resident employment opportunities, including Section 3, as part of all MPHA activities, including:
  - a. Create a Section 3 'job bank' that's easily accessible in all buildings.
  - b. Post MPHA job openings and give to resident applications.
16. Explore the implementation of homeownership programs that will contribute to closing the racial gaps in homeownership in the city and help residents of Minneapolis build wealth.
17. Come together to build trust and safety in our communities. Do this by increasing communication that promotes dialogue and respect of all opinions to advocate toward safer more inclusive environments.

## MPHA's Public Process and a Summary of Public Comments

As required by HUD, MPHA updates its Moving to Work Plan on an annual basis. MPHA meets with the Resident Advisory Board (RAB) in June to review and update their priorities. In July, MPHA includes a flyer in the rent statement to each property owned or managed by the agency that details how households can share their voice in the weeks ahead. The insert notes how to access the draft plan, the time and place of each scheduled event in August, how to submit comments, as well as methods to request reasonable accommodation. MPHA mails this same notice to a random selection of 1000 households participating in the Housing Choice Voucher program.

Prior to the draft plan's release, MPHA posts flyers in common spaces and collaborates with the resident counsels to get the word out to residents on how to share their voice. In addition, a notice runs in the Star Tribune and Finance & Commerce to welcome comments from the broader community. This year, MPHA made a copy of the draft 2025 MTW Annual Plan available online and at the central office location from August 5<sup>th</sup> through September 4<sup>th</sup>, 2024.

During this 30-day comment period, MPHA hosted three community engagement sessions, both in-person and virtually. Each information meeting is an opportunity to share information about MPHA, including the mission, vision, MTW budget, information about major capital repairs, and development activities completed and on the horizon. Then more than an hour is reserved at each meeting for residents to ask questions, get answers, and provide comments. At all meetings, MPHA offers simultaneous interpretation in accordance with MPHA's Limited English Proficiency Plan.

### **MPHA Information Meetings Dates, Time, and Location:**

**Session #1** Wednesday, August 7<sup>th</sup> from 11 - 1PM, Cora McCorvey Center (1015 4<sup>th</sup> Ave N)

**Zoom Livestream:** Above meeting simultaneously hosted online at:  
<https://us06web.zoom.us/j/85450908253>

### **Attendance Summary:**

**Session #1** 48 residents signed in for the event, 11 gave verbal comments



## Summary of Public Comments

MPHA logged all comments received during the 30-day public comment period to the Board of Commissioners in early September for review and discussion. The complete log is also included here for transparency.

### Source of Comments:

Minneapolis Highrise Resident Council (MHRC) Letter.....	85
MTW Informational Session.....	88
Public Hearing 8/23 .....	93
Comments Received Through Website or Mail .....	95





**Minneapolis**

**Highrise Representative Council**

## **PRELIMINARY HIGHRISE RESIDENT COMMENTS ON MPHA'S FY 2025 DRAFT MOVING TO WORK PLAN**

Thank you for the opportunity to comment on the proposed 2025 Draft Moving to Work plan.

The MHRC collected resident comments on MPHA's FY2025 Draft MTW Plan through a resident review process that included discussions at our board, executive committee and resident council meeting, as well as at an MTW informational meetings hosted by MPHA. Thank you to MPHA staff who attended these meetings to present information and respond to resident comments and concerns.

The top priorities for residents continue to be resident safety and livability. Many residents commented they want to see more security guards in the highrises as well as additional maintenance staff to help maintain the buildings and highrise grounds. Residents request that additional dollars for these critical services be included in MPHA's 2025 budget.

Theft and vandalism of vehicles in parking lots and drug dealing and drug use in and around the buildings are persistent problems at many highrises and in surrounding neighborhoods. The seriousness of the opioid epidemic and its impact on highrise communities needs to be addressed by MPHA and policy makers.

Residents continue to express concerns that many of the new residents moving into the highrises seem to be lacking the support they need to be successful tenants. Residents say that many are struggling with drug and alcohol addiction which can lead to serious problems in and around the buildings. Others are still dealing with the trauma of having been homeless.

We appreciate that MPHA increased funding for guards in 2024 even though this additional funding went towards increasing pay levels for guards and hiring guards with specialized training, not towards increasing actual guard hours in the highrises. We are glad that MPHA has recently started discussions with Securitas regarding contract performance concerns and hope to see improvements in service as a result of those discussions. Project Lookout volunteers, in some buildings, willingly step up to cover guard shifts when Securitas is unable to fill a post. Well-trained and professional security guards are essential to highrise security and residents' sense of safety.

Regarding resident health, we remain very concerned about the lack of air conditioning and adequate ventilation in many of the highrises. The health-related problems related to excessive heat and poor ventilation are serious and often result in residents being hospitalized. All apartments should have air conditioning and, again, we ask that MPHA not charge residents for this service

because it is so important to our health and wellbeing. It should be considered a right, not a luxury, especially with our warming climate. We also request that MPHA regularly remove the covers from apartment baseboard heaters and thoroughly clean the heating elements. This would improve resident health, the effectiveness of the heaters and help reduce MPHA heating costs. We continue to ask that MPHA make funding for improved ventilation and air conditioning a top legislative priority. MPHA has completed a heating and ventilation study at two sites and we hope that any lessons learned from the study are implemented as quickly as possible. We also ask that MPHA regularly check the roof fans to make sure they are working properly. We would like to see a schedule of this work so it can be shared with residents.

Residents in many highrises complain that their trash chutes are not consistently cleaned which leads to bad odors and pest problems. There are also trash chutes that do not close properly. This should be addressed at all buildings. Other maintenance-related concerns shared by residents include hallway and apartment floors needing to be stripped and waxed. MPHA should consider developing a system for cycle painting of apartments. Many residents have lived in their apartments for 20 plus years and their walls have never been painted.

Enforcement of the non-smoking policy is something many residents say is still a big problem. Hallways are filled with various forms of smoke which gets into all apartments and creates serious health concerns for many residents.

#### **Regarding proposed changes to MPHA Statement of Policies**

- ◆ Residents support MPHA clarifying their trespass procedure and changing it to a policy.
- ◆ Residents request that the allowable time a resident can be away their apartment be changed from 90 to 120 days. This is especially important for residents who have to travel to their countries of origin to address family concerns and personal affairs. There are often unforeseen circumstances that arise and delays or impediments to travel plans.

#### **Regarding Planned Physical Improvements in the Capital Fund Program**

- ◆ Residents recognize and appreciate that MPHA understands that the vast majority of limited capital improvement dollars must go toward maintaining and repairing critical building systems in order to preserve our housing. We continue to ask that MPHA be mindful of the need for space in the highrises for exercise equipment. Many residents are focused on improving their health, and areas for exercise in the buildings, especially in the winter months, are in high demand.
- ◆ We appreciate all of the work that has been done by Abdi Warsame and staff to secure funding to finish the installation of sprinkler systems in all of the highrises. This was a huge accomplishment and provides peace of mind for residents.
- ◆ We request that MPHA reaffirm its commitment to deeply affordable housing and that this commitment carries into all redevelopment efforts.

#### **Regarding MPHA FY2025 Budget**

- ◆ It is clear that MPHA faces continued major funding challenges in FY2025 and beyond. It is very significant that MPHA and residents secured a public housing tax levy from the City, a

guaranteed ongoing funding source to address MPHA capital needs. As MPHA considers how its limited capital funds are expended we urge MPHA to keep these two things in mind:

1) MPHA should avoid cuts to programs and services that directly impact residents including management, maintenance and security as well as resident-run programs. There should be increases in these areas. Additionally, on-site social services need to increase so that MPHA can better address the health and social services needs of residents, especially those transitioning from homelessness. A positive resident perception of our homes and our quality of life in our buildings must be maintained in order to preserve public housing.

2) It is important that MPHA continues to partner with the MHRC and other groups to obtain ongoing local and state support of public housing that has been sorely lacking. Our work together to secure the tax levy and additional state and federal funds has been a great start. For years, residents and the MHRC have brought resident voices to City Hall, the State legislature and Washington DC, and we will continue to do so. We know there is room for more collaboration and new ideas on how to move this important agenda forward.

Thank you.

## MTW Informational Session

**Comment 1: (Maintenance attention & Self-help)** Residents noted the need for better maintenance attention. We hear that there isn't enough staff and so forth. Common rooms, hallways, elevator floors, stairwells, sink rooms, trash chutes need more attention. Garbage chutes are sometimes not able to close because there is so much garbage stuck on the sides, which causes it to start to smell. The buildings windows need to be cleaned, especially the front lobby. Building grounds, landscape need to be given the attention it needs. I had to email staff to get weeds cut down and we had weeds that were covering some of our residents' windows so they wouldn't see.

Why do residents have to call work orders to clean common areas? Why do we have to call work orders for common areas that haven't been cleaned? Shouldn't there be a schedule to automatically be cleaned? My thought, there needs to be more trained maintenance people to keep our buildings cleaned, with oversight. It is essential to maintain a healthy environment for seniors to live in.

If hiring individual's is an issue, then give incentives. Like higher starting wages after completing a certain amount of training. Hire from within the highrise population. Reinstate the \$100 self-help incentive, they lowered it to \$50 at our building. Make a list of things that are expected to be cleaned or accomplished by the self-help individual, along with oversight. This is important.

Thank you for acknowledging resident leaders when we advocated at city hall. When we asked for funding for public housing, for preservation and maintenance. We need preservation and maintenance in our buildings. Take care of us please. We shouldn't have to live in filth. Sanitary, clean homes are what we need.

**Comment 2: (Security)** Laura Dykema said something today about MTW, let's get on that box. Let's get MTW more focused on some stuff that residents need in the highrise - like exercise machines, stuff like that. Why can't we do that? Let's focus more on the needs of residents. But my big number one thing is security.

Security in ever building, everybody needs that. Elliot twins used to be a beautiful neighborhood. We have had so much crime there, it is unreal. We've had break ins. We had an incident Saturday where people broke into our storage locker. This is unacceptable. I am waiting for something to happen where a resident is going to get hurt by somebody. I am sure everyone else is having this issue too.

We need to step up on our security. We need more funding for this. We need more security guards. We need them for more hours. We need that peace of mind that when we go into our apartments that nothing is going to happen.

**Comment 3: (Maintenance & Security)** At first, I would like to agree with Shirley and Mary as they have stated. We are asking the sanitation of lobbies, floors, to be cleaner. (Something to be installed)

I would like to request, maintenance order to be provided on this issue. MPHA to change its key policy and change it to keypads.

**Comment 4: (Maintenance, Security, & Self-help)** I am a part of the resident council at 1314 44<sup>th</sup> Ave N. Mainly, everything that I wanted to say has already been said. I want to emphasis Shirley and Mary's concerns of security and cleanliness.

I think it is good to possible hire residents and have training and stipends, or some financial incentive. Something really needs to be done because we have had similar problems with people leaving garbage near the chutes. Sometimes clogging it up and not bringing it down to the dumpsters. I think sometimes this is because individuals may be disabled and not be able to do that. But for whatever reason, it is a problem. We need more help with those things.

Also, to make sure that security is more available to us. There are situations where young men in the parking lots and there are break-ins and also bring in other people in the early hours. And sometimes security has not been available, even when residents have called. Please think about these considerations.

**Comment 5: (Maintenance, Security, Self-help, and energy)** I do want to follow up on Shirley's, with maintenance and cleaning. One way we can do it is to expand the number of self-help that can be down by residents where there clearly isn't maintenance housing staff able to do it.

And the security brought up by Mary - to increase the project lookout coverage and responsibilities. So, again, that is something that can be picked up by residents. I'd like to make sure that we are on roof replacements right now.

We want to be doing solar panels, wind turbans, and contributing to our own energy generation. Start to do those things at all buildings. We want wind turbans and solar panels. In parking lots, make sure to have plug ins for hybrid and electric vehicles.

We need to improve the lights and upgrading cameras. Invest more in recycling. We need to no longer contribute to landfills. Reduce - people, don't use plastic. Use reusable and paper bags. Don't get your groceries with plastic bags. We need more recycling bins. People who get food boxes, break them down because the cardboard is recyclable. Most laundry detergents containers are recyclable. Wash them out and put them in the recycling bin. We need to be more sustainable on yard and ground maintenance as well. If you see stuff on the ground, pick it up.

**Comment 6: (Security & Cleaning)** I guess I will be repeating what everyone else has been saying.

The security cameras, we definitely need them. There are a lot of people that have been sharing key cards. A memo has since come out about that - that's one of the things.

I am a senior just like you all. I have never been to a place where their public housing staff is doing what they can, but we have to do what we can do. I come down a lot of the times and there is trash on the ledge – I take it out. People say, “well I didn’t put it there” and just walk away. Well, what you’re going to have it is bugs are gonna be in there. People say, “Oh they left a cart on the floor”, I go up to the floor and get those carts. It ain’t my job. People say “Oh, I didn’t take the cart up there”.

People don’t realize that there are some people that may use that cart that are elderly, and it took a lot of energy to bring the cart up there and they can’t bring it right back down. Some of us who still have the ability that God gave us, it ain’t gonna hurt you to pick it up.

People think that I work at the building. I don’t work here, I live here. They think I do the laundry. I go inside that laundry room and pick up the laundry jugs out of the trash can. I put them in the recycle. I see the boxes that people leave in there – I break those boxes down. People say “I wouldn’t do that” – See something do something.

They should be doing more, but we got to do more for ourselves.

I also want to talk about the elevators and the sanitation rooms that they keep locked. I understand that they keep chemicals in there and people steal them. But I am going to try to propose that they put the chemicals elsewhere, so we still have access to the mop room. Because there have been several times where someone spilled milk and it wasn’t cleaned up. But what if there is someone elderly who comes on their walker and it stays there all weekend. They see the dog urinate and don’t clean it up – no one is gonna clean it up, but I will do that. Because the mop rooms are locked, I don’t have access to the mops.

The maintenance guy who is on call. Well, the guy who is on call isn’t coming to clean, he’s coming to see if there are any major problems to deal with. Like I said it is on us. If you see something, do something. Just throw it away. It isn’t gonna hurt to just throw it away, recycle the box. If it stays there, there are flies. Flies don’t discriminate. They are gonna go in my apartment, your apartments, everyone’s apartment.

**Comment 7: (Inquiry about screening)** My question is a part of the security. What are the regulations for accepting new residents that are coming into public housing?

**Response:** You’re asking about screening? What part of it are you asking about?

**Resident:** We get people that come in. They will be okay for awhile – for the first month or so. But then they go back to their old ways and now they will get out of hand. They will be upset, and problems will start occurring from that individual.

So, I am wondering if there is a way that some of the regulations can be tightened up a bit or I am not sure how you guys are approaching this?

**Response:** This is a difficult one because there are a lot of regulations regarding screening. And not only do we have the federal regulations, but now the city of Minneapolis has now gotten into how landlords can screen applicants. So, in many cases they have shortened the look back time period. So, where we used to say “we want to see 5 years of your residential

history. And we're gonna look at 10 years of criminal history", now those regulations have been shortened to 3 years.

So unfortunately, we don't have all the tools we used to have. But we do try to do a really good job how to be a good leader. Unfortunately, not everybody is able to or is listening to that. So that is where we then have to unfortunately work with them to being a good neighbor. If they don't improve their behavior, then we go to a termination.

**Comment 8: (Inquiry about trespassing)** I was looking over the trespass list - We are having so much trouble at the Elliot Twins with the trespass list. There are a few people that have been added with another year on their trespass and they are still getting in.

**Response 1:** So one thing with the trespass list, If Heidi is here. When we have people who are trespassed and repeatedly violating that trespass - if their behavior is such as they are really doing some serious stuff in our buildings, we can get the city involved and they will do geographic trespass and trespass people from a whole area. When that happens, then the police will get involved and arrest the person for violating that.

**Response 2:** The best thing to do is if there is a trespasser, I know a lot of the buildings don't have security during the day. So, if someone is coming in, call the command center. We have a dispatcher now, during the day. So she can send somebody over there. We also have a supervisor and what we call a power rover that is on until noon. So he is helping from 4 in the morning.

Someone else mentioned that early in the morning, it has been harder to get security. So now we have a power rover from 4AM until noon. So that individual can help respond to some of these calls when we don't have a lot of our officers on.

Most of our officers are on in the mid-afternoon to early morning, about 1 AM. So that's why we wanted to make sure we have coverage over those overnight hours. So we do have somebody working.

But when it comes to trespasses, call the command center. We can take a picture from the camera, of that individual and we can make a report on 311. We have to continuously do that and build a case for the city attorney to step in and actually charge with a trespassing order.

But if we don't know that person is coming to the property because we don't have an officer there, and if residents aren't calling it in to us, then we can't make that report. Then that person is not gonna get charge.

So what has to happen, if there is a repeat offender, call it in to the command center so we can follow that process.

**Comment 9: (Security)** I have the same problem most of the others have, the security. At night, from 9 - 5 when the property managers are there, no problem. But as soon as they get off the scene, they come over here and disrupt. That's what they need, a property manager 24 hours. They need a 24-hour solution. I stay in southeast, the bums migrate over there. But a bum is a bum. They come and destroy. They come and break in.

When I moved over there 8 years ago, it was a great place. Cars, kids, and senior citizens. We didn't have to worry about at night. But now, everybody got one apartment. Okay, there's an apartment as big as this table but there is mad people in that one and mad people in that one.

Why don't y'all review these cameras and help us. Give us some housing, us senior citizens. Give us a house. We don't need to be in a unit, unless you need help. I feel safe. And some of us have to retreat now cause of criminals. The law is coming out and now I have to retreat. I have been a member of this organization for 25 years this year.

**Comment 10: (Inquiry about pet policy):** What about visitors who bring big dogs into the building?

**Response:** MPHA does not allow visiting pets, so visiting dogs. But if it is a service animal, we have to let it in. So, it's kind of hard to determine that, but we don't want -

**Resident:** They didn't have a service jacket on, and security let the people in without questioning them.

**Response:** Thank you for that. We will talk to security about not letting dogs in unless they are a certified service animal.

**Comment 11: (Inquiry about domestic violence procedure)** I have a question about domestic violence. What is the procedure? Because I have witnessed this, and this person is still in our building. And not just one time, but I have witnessed it several times. Why is this person still here?

**Response:** I am not quite sure if you are talking about a perpetrator or a victim?

**Resident:** I am talking about a victim and the person that committed the crime. They are both residents. Domestic violence is domestic violence.

**Response:** So, it is a lease violation, and I will have to follow up with you privately to figure out who it is, and I can work with the property manager.



## Public Hearing 8/28

**Comment 1:** Flo Castner, Art Love Manor, 805th Avenue North. Chair Hoch, commissioners, staff, guest. I want to add to my recycling comments and recommend the service commitment here.

I have been drug and the alcohol free since Cinco De Mayo, this May, this year, 38 years. Many, I'd say maybe 95% of all people incarcerated, are incarcerated as a result of conduct arising out of alcoholism and drug addiction. Fractured families, loss of child custody, unemployable. And as you know, we have a First Amendment which prohibits any public money, any tax money, to anything that talks about God and spiritual principles, which are really the core piece of recovery programs. And Alcoholics Anonymous and a pink can clan. And I am actively involved in that.

I saved the pop tops from a can for the Ronald McDonald House and children's hospital. And revenue from the can, which I rinse out and flatten, goes to the pink can to purchase recovery materials for those incarcerated and enabling them to sober up on the inside. I recommend that all administrative agencies and all public housing properties have a separate bin for cans only, with a separate attached container on the side that's popped out. And we can assist our residents who may face these problems. And the important service by adding that piece to recycling.

**Comment 2:** Good afternoon, Chairman Hoch, commissioners, Director Warsame.

I have some visuals for you - I do want them back. Okay, so my name is Shirley Brown. Some of you know me. I live at 616 Washington Street, Northeast Minneapolis. I serve on MHRC Executive Committee. My role there is chairman, of chairperson of the bonding Project Steering Committee, also Highrise Health Alliance and active living committee. I'm also the president of my resident Council, and that's why I'm here for my residents, my building, and other buildings throughout the city have asked me to speak up, and so that's what I do.

Okay, so last year, MHRC board members met and made signs for from MPHA and it's pushed to get the tax levy to get reinstated. Resident leaders from across the city attended meetings with Director Warsame, recommending advisory committees supporting housing with the collective voice, spoke before the city council and the mayor, Jacob Frey, to show support for the tax levy. Resident leaders showed up, spoke up, the mayor and city council approved, as you know, 5 million a year in the mayor's budget.

On Minneapolis Public Housing's website, it says, Minneapolis Public Housing provides safe sanitary housing. A lot of our buildings, MPHA is not living up to its saying, sorry to say. Unclean and unsanitary conditions can be found in many of our highrise buildings. My building is one of those buildings. When floors, elevators and stairwells are not cleaned for long periods of time, it affects residents' health, physical and mental health. When you're a senior citizen and you're ashamed your living conditions to the point of not wanting to invite family and friends over, that can cause isolation.

When your common areas are not cleaned. Many residents have asthma and [unsure]

Last year, I stood before you and stressed the importance of hiring and training more maintenance staff and others like electricians. My 80 something neighbor has been waiting for an electrician to come and fix her outlet in her kitchen so she can plug in her coffee pot and in her special spot on her counter for going on three months. Our dignity is being chipped away. Seniors should be able to live their remaining years with dignity.

We need MPHA to maintain and preserve housing stock fast. Commissioners, high rise resident leaders always stand with and support MPHA. Please stand with and for us.

**Comment 3:** I'm a resident, and the president of the Elliot Twins high rise. We've had a lot of trouble over there, and I'm really concerned about our residents and. Since there is an entity that opened up in our neighborhood, we've had a lot of drug dealing, a lot of car stealing, a lot of break in, a lot of break ins.

Two weekends ago, somebody got into our building and broke into our storage locker and had a big garbage bag of MPHA equipment. A big bowl cutter, and you name it, they had it. Thank God, one of our maintenance people had come in to switch something in a residence apartment and caught him. Whatever and they called the police and whatever management and whatever.

One of my biggest fears is a lot of our residents bring over their grandchildren. We have a smoking area, and there's a table here and chairs, whatever. We can go out there and find aluminum foil out there. We can find dust of something on the tables. If our grandchildren will come in there and touch it with their little hands and stick it in their mouth, that child would be gone very quickly. We need additional guard watch over at Elliott twins, plain and simple. I fear, for the senior citizens, the residents there. They can't walk around the neighborhood anymore because of the drug usage, and the people. You know, they get accosted by these, these people. These are all homeless people that are living in this entity in our, in our neighborhood, and we need to address this.

## Received through Website or Mail

### Comment 1:

MPHA received a letter through the mail highlighting the need of better communication and action from management, non-compliant lease actions from resident, more maintenance attention and general updates to the buildings, and more security measures.

### Comment 2:

MPHA MTW Office,

Dear Elected Officials of Minneapolis / Minnesota, MPHA board members, and HUD reps:

MPHA has a history of being non-transparent and unaccountable to residents and the public. The 2024 MTW Strategic Plan continues that trend, chrome extension://efaidnbmnibpcjpcglclefindmkaj/https://mphaonline.org/wp-content/uploads/2023/08/Draft-2024-MTW-Annual-Plan-.pdf.

MPHA is drafting public documents that are UNREADABLE to Non-English Speakers.

During the 2024 MTW Presentation at Elliot Twins on August 8, 2023, MPHA announced that translated copies of the day's handouts were unavailable. More than 40% of the MPHA tenants do not speak or read English. During this meeting, MPHA's presentation was abstract and focused. In contrast, questions from residents were about immediate tangible needs (such as trespassing and repairs). MPHA's response was bureaucratic, pointing to the process for submitting a work order, which residents already do. From experience, the majority of the work orders are ignored because it's public housing.

The strategic plan itself raises many red flags, including but not limited to:

Residents were not included in key informant interviews. MPHA staff were surveyed and interviewed at a much higher rate than MPHA residents in constructing the plan.

The plan is dense and confusing, using abbreviations without explaining them and referring to documents that are not included or linked. It is clearly written for HUD and not the public.

While only three (3) units of public housing will be added during the plan year, 306 units will be removed during the plan year.

There is a lack of protections for tenants in privatized housing (such as under Sect.18).

The plan names that housing will have "other private funders" with no further information about who these funders are or what their role in owning, managing, or developing properties will be, the interest they are charging on loans, or what will happen if they default.

Every activity in the plan lists "N/A" for both benchmarks and outcomes. This is hugely problematic - there should be no activities conducted by MPHA that do not have benchmarks and outcomes. Where is the funding going?

\$2 million will go into new developments for housing people making at 80% or less than AMI, rather than for poor, very poor, unemployed, or disabled households that are on social security or fixed income as this the population public housing should be housing.

**Comment 3:**

A campaign from Action Network resulted in a number of form letters. In total, MPHA received 9 Form Letters, in summary:

- 1 letter sent from MPHA residents or current voucher holders
- 14 received from individuals with an address in the Twin Cities



September 4th, 2024

## DG&PHC Public Comments: MPHA's 2025 MTW Annual Plan

- 1. Homeownership (Page 5):** MPHA claims on their [MPHA 2025 MTW Annual Plan](#) to expand homeownership opportunities, but this is misleading. During the [Section 18 privatization conversion](#) in 2019, Mayor Frey and the City Council actively lobbied HUD to approve this plan. [In HUD's approval letter MPHA](#), HUD offered MPHA the option to allow current families living in the homes to purchase the single-family Section 9 homes among the 736 units rather than selling the homes to CHR (Community Housing Resource), a non-profit MPHA created for \$1 per house. However, as stated on page 5 of the letter, MPHA chose not to give families the option to buy the homes, opting instead for CHR to purchase them. MPHA never presented the option for homeownership to tenants during any public meetings, policies, or MTW Plans. As a result, the low-income families living in these homes were unaware that homeownership was an option. MPHA failed to be transparent and misled the tenants. As a result, tenants have contacted MPHA, asking for the opportunity to buy the homes. However, MPHA has responded that they no longer have a homeownership program. MPHA should immediately transfer the homes from CHR to the families rather than misleading the public. On page 47, MPHA states that the last time they implemented the homeownership program, also known as the rent-to-own program, was from 2010 to 2012. They claim the program was unsuccessful, primarily because they chose to end it after just two years. MPHA needs to stop engaging in corrupt and deceptive practices.
- 2. Direct Rental Assistance (Page 5):** Due to the lack of **rent control**, MPHA claims on [page 5](#) of the MTW plan that they will provide rental assistance for Section 8 families. HUD and MPHA are currently working on a pilot project, but they must explain why this initiative is being introduced. The issue arises because Section 8 tenants are paying rent that exceeds 30% of their actual monthly or yearly income, which contradicts the original purpose of the Section 8 program. The mission of the Section 8 Program is to provide rental subsidies for low-income families renting in the private market. However, the Section 8 subsidies managed by MPHA do not increase to shield low-income families from economic hardship when landlords raise rents without regulation. At the same time, private landlords and nonprofit housing corporations receive additional affordable housing subsidies from the City, State, and HUD for Section 8, which protects the private market rather than imposing rent control. The average income for a low-income family of four in public housing or on Section 8 in Minneapolis is between \$20,000 and \$30,000 per year. This means their yearly rent would be between \$6,000 and \$9,000. However, the MET Council, MPHA, HUD, and the City of Minneapolis use [the Area Median Income \(AMI\)](#) to calculate market rents, including for the Section 8 Program. In 2024, the AMI for a family of four is \$124,200, which is based on the income of upper-middle-class, predominantly white families from Minneapolis and its inner-ring suburbs ([see history of Median Income](#)). **This discrepancy highlights the true meaning of "deeply affordable housing," causing Section 8 families to face eviction when rents increase yearly or when landlords and nonprofits sell the buildings or go into foreclosure.**

3. **MPHA's Family Housing Expansion Project (Page 6):** The true nature of this project is the expansion of privately owned Section 8 and "Deeply Affordable Housing" units. Initially, 16 Section 9 single-family public housing homes for large families were demolished through the Section 18 Demolition & Disposition plan approved by the City of Minneapolis. The Family Housing Expansion Project is not Section 9, and the rents are not set at 30% of the tenants' actual income. There is no accountability regarding what happened to the large displaced families, and it's uncertain whether these families will return since they likely won't qualify under the new terms.

The new rents are set above the income levels of these families because they are based on the Area Median Income (AMI) market rate rather than Section 9 guidelines, which require rents to be 30% of actual income. Additionally, the sizes of the new units are deliberately small, effectively disqualifying large families from returning. As a result, MPHA is removing these families from the housing system and lease agreements. The waitlist for housing is currently 5 to 7 years long.

4. **Renovation Program for Scattered Site Homes (Page 7):** This claim is nothing more than PR. MPHA is not renovating the scattered site homes privatized through Section 18, especially those still occupied by families. Despite receiving more funding from the City of Minneapolis and HUD for Section 18 conversion, it needs to be clarified where these funds are going, as the homes are not being renovated or repaired. Tenants continue to report issues like black mold and neglected wear-and-tear repairs, putting the health of children at risk, and as usual, MPHA ignores them.

5. **Additional Highrise RAD Applications (Page 7):** [The disastrous](#) conversion of Elliot Twins through the (RAD) [Rental Assistance Demonstration](#) ( program saw MPHA and the City of Minneapolis sell the two buildings to the [Royal Bank of Canada](#).

As a result, many tenants, including elderly individuals on fixed incomes and people with disabilities, were displaced or offered Section 8 vouchers in a tight rental market with rents beyond their means. Despite these issues, [page 7](#) of the MTW plan reports that MPHA and the City of Minneapolis applied and approved two more RAD applications to convert two Section 9 public housing buildings in Northeast Minneapolis. These two buildings are Spring Manor (809 Spring St NE), a medium-sized building with 32 apartments, and Spring Manor II (828 Spring St NE), a high-rise with 189 apartments.

MPHA does not specify why it is pursuing RAD conversion for Spring Manor I and II. Many questions need to be addressed, such as which investors or banks will purchase the buildings with free deeply affordable housing funds and when the displacement of current tenants will begin. Where will these tenants go? Will there be legally binding documents to ensure tenants will not pay more than 30% of their income, including utilities and fees?

6. **Long-Term Privatization Plans for the Glendale Townhomes (Page 7):** Despite residents winning the battle and continuing to fight against the privatization, demolition, and displacement of Glendale Townhomes, MPHA still has its sights set on the city's largest remaining Section 9 public housing development. MPHA plans to demolish and privatize the Glendale Townhomes. The MTW plan mentions the forthcoming initiation of long-term planning for Glendale, which follows MPHA's use of the DGPHC's exhibit as a reason for denying historic designation. Glendale residents have already endured significant uncertainty and upheaval. At the very least, MPHA owes them transparency.
7. **Exploring New Development Opportunities (MPHA:** On page 8, [MPHA 2025 MTW Annual Plan](#), MPHA says, "[\*Faircloth-to-RAD \(FTR\) is a new HUD initiative enabling Housing Authorities to expand\*](#)

affordable housing. MPHA can leverage this tool to develop up to 892 additional units, thanks to increased Faircloth authority from the Section 18 disposition, that moved over 700 units to MPHA's non-profit affiliate Community Housing Resources (CHR). “ Here, MPHA fails to disclose to the public that both the U.S. Department of Housing and Urban Development (HUD) and the City of Minneapolis have deregulated MPHA as a government agency, granting it greater autonomy under the **Moving to Work Status (MTW)**. This status allows MPHA to make decisions with minimal oversight, further distancing itself from public accountability. Currently, MPHA has the opportunity to construct additional Section 9 public housing because of the MTW status they have. Currently, MPHA is 892 units below its Faircloth limit. This gap is largely due to the privatization of over 700 scattered-site single-family public housing units and 189 units at the Elliott Twins through Section 18 and the Rental Assistance Demonstration (RAD) program.

Instead of selling the scattered sites to the current tenants, MPHA transferred these properties to a nonprofit corporation it created, Community Housing Resources (CHR), for just \$1 each. MPHA acknowledges that CHR is a legally separate entity. As usual, MPHA's transparency is lacking. Despite the urgent need for Section 9 public housing, MPHA, under the leadership of the City of Minneapolis, chooses to allocate funds to nonprofits, banks, and for-profit developers under the misleading narrative of “*deeply affordable housing*.” This approach fails to increase Section 9 public housing because these developers prioritize profit over public need. It is clear that building more Section 9 public housing is less expensive than giving public funds to developers, banks, and nonprofit corporations for “*deeply affordable housing*.” This practice allows these entities to profit millions while contributing to the ongoing housing crisis rather than alleviating it.

#### 8. **Evolution of the Twin Cities Section 3 Collaborative (Page 9):**

**Section 3** is a HUD statute that requires housing authorities to hire public housing tenants within their agencies and award contracts to minority-owned businesses. However, MPHA fails to hold public meetings to educate tenants about the availability of these job opportunities and minority contracts. MPHA does not actively hire public housing tenants, and the few tenants who are aware of these opportunities, like those available under Section 3, often find themselves ignored when they reach out to MPHA.

#### 9. **Digging Deep on Agency Culture (including Diversity, Equity, and Inclusion) (Page 9):** The agency's culture is deeply rooted in white supremacy, as seen in its long-standing board members who are predominantly wealthy, aligned with the Minneapolis Police Department (MPD) and developers, and who support the elimination of Section 9 public housing. These board members have held their positions for decades, further entrenching these views. To genuinely promote diversity, equity, and inclusion, replacing these board members with individuals who bring new perspectives and are committed to anti-gentrification efforts, anti-racist culture, community building, and support the expansion of Section 9 public housing. Additionally, there is an urgent need to replace executive staff, including department directors and their legal team, who have consistently shown racist behavior toward tenants, particularly Black mothers. Many of these directors, who are primarily white women, look down on public housing tenants and do not believe these residents deserve to live in public housing. These executives have overstayed their tenure and should have retired long ago. The leadership of MPHA, including the board, is overwhelmingly upper-class, creating a significant disconnect from the communities they are supposed to serve.



## 10. RAD Expansion: Properties for which MPHA May Apply for Housing Preservation Programs in 2025 aka-RAD (Page 10) :

The below chart on page 10 shows that MPHA plans to privatize 421 units of Section 9 public housing through the RAD program, affecting four sites at Heritage Park Properties in North Minneapolis and two properties, Manor and Manor II, in Northeast Minneapolis. However, contrary to what the chart suggests, there are no legally binding contracts in place to protect tenants' rights. All of these tenants will be displaced, and it is unlikely they will be able to return because the rents will be too high. There are no legal protections ensuring that tenants will pay only 30% of their income for rent, fees, and utilities, no guarantees that tenants will be allowed to return, and no assurances that they will be relocated to other public housing.

practice agency norms that help the team meet its strategic goal of making MPHA an employer of choice for all.

**Properties for Which MPHA May Apply for Housing Preservation Programs in 2025**

The purpose of this MTW Annual Plan is to forecast for HUD and the public, MPHA's possible actions in the short- and long-term. In consideration of the agency's strategic vision, the properties listed below may be considered in 2025 or 2026 for repurposing, redevelopment, and/or recapitalization. These activities include federal programs (Title 24 RAD and Section 18), federal/state/local grants, and other opportunities.

Development	AMP	Units
Heritage Park - Summer Phase IA	MN020200008, Heritage Park AMP	60
Heritage Park - Bassett Creek	MN020200008, Heritage Park AMP	45
Heritage Park - Summer II	MN020200008, Heritage Park AMP	57
Heritage Park - Heritage Park III	MN020200001, Heritage Park AMP	38
Spring Manor	MN020200004, Northeast AMP	189
Spring Manor II	MN020200004, Northeast AMP	32

If RAD is identified as the best program to meet development needs, as with any RAD conversion, the process must strictly adhere to federal requirements to protect residents, including:

- Residents are not evicted and do not lose eligibility during a RAD conversion.
- The rent calculation after RAD is 30 percent of adjusted income, as it was before.
- RAD retains essential resident processes and rights, including the grievance process and funding for resident organizations.
- In the event of construction requiring temporary relocation, residents have a right to return to the property after work is complete.
- If return relocation is necessary, residents must have comparable housing throughout the process.

If MPHA determines that RAD or another preservation process is feasible and in the interest of our mission and our community, MPHA will initiate the process required by HUD for disclosure, notification, and resident engagement prior to any application.

## 11. MPHA Budget (Pages 11 to 13):

MPHA needs to be audited. They claim to receive \$159 million annually in federal, state, and city funds, plus an additional \$20 million from tenant rent, while spending \$149 million yearly. Despite this, MPHA's budget has increased by \$40 million over the past couple of years, even as they have reduced the amount of Section 9 public housing and displaced hundreds of tenants. Additionally, despite receiving extra funds from the city, MPHA needs to make necessary repairs to scattered-site housing and high-rises.

## 12. The Current Public Housing Waitlist is Questionable Page 24

On page 24, MPHA states that the current waiting list for Section 9 public housing is only **1,900 family households**.

**Waiting List Information**

**Waiting List Information Anticipated**  
Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

Waiting List	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Public Housing Elderly/Disabled	Disabled persons between the ages of 18 and 49, Near Elderly and Elderly persons age 50 or over	5,580	Open	Yes
Public Housing Family	Families with at least one dependent	1,900	Closed	No
Housing Choice Voucher Program	Income eligible households	500	Closed	No

**Please describe any duplication of applicants across waiting lists:**

Families and individuals may apply to multiple lists if they meet the eligibility criteria.

**Planned Changes to Waiting List in the Plan Year**  
Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

Waiting List Name	Description of Planned Change to Waiting List
Heritage Park (Site-Based)	MPHA may explore and, if feasible, implement a site-based waiting list for the 200 MHOP public housing units at Heritage Park. MPHA would establish such a waiting list consistent with all applicable civil rights and fair housing laws and regulations, including the marketing, analysis, and reporting requirements in 24 CFR 903.7(b)(2).



- On page 25 of the 2024 MPHA MTW Annual Plan, it states that there are **2,743 family households** on the waiting list for Section 9 family public housing. [Draft-2024-MTW-Annual-Plan-.pdf](#)

**Waiting List Information Anticipated**  
Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

Waiting List	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Public Housing Elderly/Disabled	Disabled persons between the ages of 18 and 49, Near Elderly and Elderly persons age 50 or over	3,827	Open	Yes
Public Housing Family	Families with at least one dependent	2,743	Closed	Yes
Housing Choice Voucher Program	Income eligible households	1780	Closed	Yes

**Please describe any duplication of applicants across waiting lists:**

Families and individuals may apply to multiple lists if they meet the eligibility criteria.

**Planned Changes to Waiting List in the Plan Year**  
Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

Waiting List Name	Description of Planned Changes to Waiting List
Heritage Park (Site-Based)	MPHA may explore and, if feasible, implement a site-based waiting list for the 200 MHOP public housing units at Heritage Park. MPHA would establish such a waiting list consistent with all applicable civil rights and fair housing laws and regulations, including the marketing, analysis, and reporting requirements in 24 CFR 903.7(b)(2).
Housing Choice Voucher Program Waiting List	MPHA anticipates opening the HCV Waiting List in Spring or Summer of 2024. There are currently no anticipated changes to the policies related to preferences.

- On page 23 of the 2023 MPHA MTW Annual Plan, they state that the Section 9 public housing family waiting list includes **3,123 family households**. [2023 MPHA MTW Annual Plan](#)

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**WAITING LIST INFORMATION**

**Waiting List Information Anticipated**  
Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR
Public Housing Elderly/Disabled	Disabled persons between the ages of 18 and 49, Near-Elderly and Elderly persons age 50 or over	7,352	Open	Yes
Public Housing Family	Families with at least one dependent	3123	Closed	Yes
Housing Choice Voucher Program	Income eligible households	2,450	Closed	TBD

**Please describe any duplication of applicants across waiting lists:**

Families and individuals may apply to multiple lists if they meet the eligibility criteria.

**Planned Changes to Waiting List in the Plan Year**  
Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
Heritage Park (Site-Based)	MPHA may explore and, if feasible, implement a site-based waiting list for the

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- The final waitlist number MPHA reported in their 2017 MTW Annual Plan for Section 9 public housing was **8,156 family households**. [2017 MPHA MTW Annual Plan](#)

**B. Discussion of Any Actual Issues/Solutions Related to Leasing**  
Discussion of any actual issues and solutions related to the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
MTW Public Housing	None
MTW Housing Choice Voucher	Minneapolis has a tight rental market with a vacancy rate of less than 2%. MPHA's efforts include investing in dedicated resident mobility and owner outreach positions to create new housing opportunities, initiating a study of our local rental market, and partnering with the city on an owners incentive fund.
Local, Non-Traditional	None

**C. WAITING LIST INFORMATION**

**i. Actual Waiting List Information**  
Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	WAS THE WAITING LIST OPENED DURING THE PLAN YEAR
Public Housing Elderly/Disabled	Disabled persons between the ages of 18 and 49, Near-Elderly and Elderly persons age 50 or over	7,627	Open	Yes
Public Housing Family	Families with at least one dependent	8,156	Partially Open (open for 2, 4, & 5-bedroom units)	Yes
Housing Choice Voucher Program	All households who applied	1,075	Closed	No

Please describe any duplication of applicants across waiting lists:

Households who are eligible for more than one MPHA program may apply to each program when its waiting list is open and thus may be active on multiple MPHA waiting lists.

**B. Actual Changes to Waiting List in the Plan Year**  
Please describe any actual changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF ACTUAL CHANGES TO WAITING LIST
Minneapolis Public Housing Authority	2017 MTW Annual Report

Page 10

- From the 2017 MTW Annual Plan draft, MPHA states that **9,195 family households** were on the family Section 9 public housing waitlist.

**C. WAITING LIST INFORMATION**

**i. Actual Waiting List Information**  
Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	WAS THE WAITING LIST OPENED DURING THE PLAN YEAR
Public Housing Elderly/Disabled	Disabled persons between the ages of 18 and 49, Near-Elderly and Elderly persons age 50 or over	7,627	Open	Yes
Public Housing Family	Families with at least one dependent	9,195	Partially Open (open for 2, 4, & 5-bedroom units)	Yes
Housing Choice Voucher Program	All households who applied	524	Closed	No

Please describe any duplication of applicants across waiting lists:

Households who are eligible for more than one MPHA program may apply to each program when its waiting list is open and thus may be active on multiple MPHA waiting lists.

According to MPHA's own records, the waitlist was 9,195 households in 2017 and 1,900 households in 2024. This means MPHA removed 7,295 families from the waitlist over the past seven years. Given that MPHA has reduced Section 9 public housing by 892 units annually, as stated in their current plan, there is no way to accommodate the tenants on the waitlist. Over the last decade, MPHA has been criticized for not building more Section 9 housing, with wait times consistently ranging from 5 to 7 years. MPHA cannot house 7,295 households from the waitlist when the Section 9 public housing vacancy rate is effectively zero. Additionally, the waitlist for low-income housing across Minneapolis is at least five years long or often closed altogether. It appears that MPHA may be manipulating the waitlist numbers to avoid embarrassment, especially given the \$40 million increase a year in its budget since 2017, alongside a decrease in the number of available Section 9 public housing. This is yet another indication of the city's lack of accountability and MPHA's questionable use of public funds.

**13. Displacement Chart Pages 51/52:** On the bottom of page 51, MPHA says,

*“ and may rely on increased fair market rents without rent reasonableness studies to authorize rent increases during interim periods that will facilitate the transition to staggered dates”.*

It appears that MPHA (Minneapolis Public Housing Authority) has admitted to using a different method for calculating rent, known as "rent reasonableness," which is not based on the standard 30% of a tenant's actual income. Instead, they reportedly use fair market rates to determine rent. This practice raises concerns because, as a public housing agency, MPHA is expected to charge low-income tenants under Section 9 public housing rates, which typically cap rent (including utilities and fees) at 30% of the tenant's income. However, due to deregulation and a lack of oversight from the City of Minneapolis, MPHA seems to be deviating from these guidelines. This situation suggests potential violations of both MPHA's own policies and the federal Department of Housing and Urban Development (HUD) standards. As a result, there may be questions about transparency, accountability, and adherence to public housing policies designed to protect low-income residents.

The chart on page 52 indicates that there are zero available public housing units, this discrepancy leads to serious questions about the status and well-being of the 7,295 households that were removed from the waitlist.

- **Waitlist Removals:**\*\* If MPHA has removed 7,295 households from the waitlist but reports no available public housing units, it raises a critical question: what happened to those households? Were they offered alternative housing options, or were they removed without a clear plan or communication?
- **Current Housing Situations:**\*\* The lack of available public housing units suggests that many of these families may still be waiting for housing or updates from MPHA. Without proper housing, a significant number of these families may be living in shelters, temporary accommodations, or unstable housing situations, often for extended periods. This can lead to prolonged periods of instability and uncertainty for families, especially those with children.
- **Transparency and Accountability:**\*\* The discrepancy between reported availability and actual conditions points to potential issues with transparency and accountability within MPHA. If families were removed from the waitlist without clear communication or alternative housing options, it would be a violation of their responsibilities as a public housing authority.
- **Policy and Oversight:**\*\* This situation might reflect broader systemic issues, including inadequate oversight by the City of Minneapolis or other regulatory bodies, as well as possible policy changes that have led to deregulation or shifts in how public housing resources are managed and allocated.
- **Clarification and Communication:**\*\* MPHA should provide clear communication to the public about the status of the waitlist and the availability of housing units. Families who have been removed from the waitlist deserve transparency about their status and any potential housing opportunities.
- **Investigation and Oversight:**\*\* There may need to be an investigation into how MPHA is managing its public housing resources, including how families are selected from the waitlist and the criteria for removal.

- Support for Affected Families:\*\* Immediate support should be provided to families who are currently without stable housing. This could include building more Section 9 public housing, emergency housing assistance, and access to supportive services to ensure they are not left out.

#### **14. Resident Advisory Board (RAB)----2024 MTW Annual Plan Priorities (Page 82):**

There are serious concerns about the governance and transparency of the Minneapolis Public Housing Authority (MPHA) and its relationship with the Resident Advisory Board (RAB). The fact that MPHA states they follow policies adopted by the advisory board, while RAB members are reportedly handpicked by MPHA staff rather than elected by the public housing communities, raises questions about the legitimacy and representativeness of the RAB. RAB members are not directly connected to or accountable to the majority of public housing tenants, particularly families. Residents' needs and priorities are not addressed. Additionally, it seems that MPHA is not adhering to key priorities listed by the RAB on page 82, including:

\*\*Priority #5\*\*: Ensuring that rent does not exceed 30% of income for residents in Public Housing and those with Project-Based Vouchers. This is false. MPHA is increasing rents beyond 30% of income and it is based on market rates. This contradicts both the RAB's recommendations and traditional public housing policies aimed at maintaining affordability for low-income residents.

There needs to be improved representation, accountability measures, and increased oversight and transparency.

#### **15. MPHA Planned Capital Expenditures:** On the bottom of page 89, MPHA states: "At the time of this publication, MPHA's physical-needs data indicates it has a current unmet need of approximately \$260 million that will grow to over \$680 million over the next 20 years."

These figures are questionable because MPHA is not currently using its surplus funds to repair and maintain homes, and it is also decreasing its Section 9 public housing stock each year. Additionally, in the 2018 MPHA (MTW) Annual Report, MPHA stated that it would need [\\$500](#) million over 20 years, but now it claims it will need \$680 million over the same period.

- ❖ How can MPHA claim it needs more funds under these circumstances?
- ❖ Where is this money going if homes are not being repaired and no new Section 9 public housing is being built to address the housing crisis?
- ❖ Will the City hold MPHA accountable by requiring them to submit quarterly reports detailing how their funds are being spent?
- ❖ Will the City of Minneapolis enforce the legal charter with MPHA [Chapter 420](#) and hold MPHA [accountable](#)?
- ❖ Why is the City not holding MPHA accountable?
- ❖ Will any of these surplus funds be used to build more Section 9 public housing or to make necessary repairs to protect the health and safety of families?
- ❖ Why is the City not stopping Section 18, RAD, and building more Section 9 public housing?
- ❖ Why is the City not ensuring the safety and well-being of public housing tenants when MPHA violates its own policies by increasing rents above 30% of income, including fees and utilities?
- ❖ Why is the City failing to protect children, the elderly, and disabled individuals when MPHA neglects necessary repairs?

Regardless of MPHA's deregulation, the City of Minneapolis remains the primary entity responsible for overseeing MPHA, including appointing its Board of Commissioners.  
The City must address these issues by replacing outdated leadership and working to create safe, supportive communities for all public housing tenants.

### **Defend Glendale & Public Housing Coalition**

<https://linktr.ee/defendglendale>  
[defendglendale@gmail.com](mailto:defendglendale@gmail.com) | [www.dgphc.org](http://www.dgphc.org) |  
<https://glendaleexhibit.wixsite.com/70th-anniversary/>  
P.O. Box 14616, Minneapolis, MN 55414  
612-389-8527

## **Planned and Ongoing Evaluations**

MPHA has no planned or ongoing MTW PHA-directed evaluations of the MTW demonstration and/or of any specific MTW activities.

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

## Minneapolis Public Housing Authority

Program/Activity Receiving Federal Grant Funding

## Publicly owned housing and housing choice voucher program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Abdi Warsame


Title

Executive Director/CEO

Signature



Date (mm/dd/yyyy)



## Local Asset Management Plan (LAMP)

The Minneapolis Public Housing Authority (MPHA) follows HUD's asset management program including project-based management, budgeting, accounting, and financial management. HUD consultants completed an on-site review of MPHA's asset management conversion in 2008 and found that MPHA demonstrated a successful conversion to asset management.

### LOCAL DETERMINATION ON FEES:

In programs where it applies, 2 CFR Part 200, Subpart E allows PHAs to use a fee-for-service in lieu of allocation systems for the reimbursement of overhead costs. MPHA has elected to use a fee-for-service approach.

The Changes in Financial Management and Reporting for Public Housing Agencies Under the New Operating Fund Rule (24 CFR part 990) Supplement to HUD Handbook 7475.1 REV., CHG-1, Financial Management Handbook states that a PHA may charge up to a maximum 10 percent of the annual Capital Fund grant as a management fee. While current program rules (§ 968.112) allow PHAs to charge up to 10 percent of the Capital Fund grant for "Administration," these administrative costs must be specifically apportioned and/or documented. Under a fee-for-service system, the PHA may charge a management fee of 10 percent, regardless of actual costs.

The Capital Fund Program management fee covers costs associated with the Central Office Cost Center's oversight and management of the Capital Fund Program. These costs include duties related to general capital planning, preparation of the Annual Plan, processing of e-LOCCS, preparation of reports, drawing of funds, budgeting, accounting, and procurement of construction and other miscellaneous contracts.

The Moving To Work Agreement permits MPHA to combine funding awarded to it annually pursuant to Section 8 (o), Section 9 (d), and Section 9 (e) of the 1937 Housing Act into a single, authority-wide funding source ("MTW Funds"). MPHA has elected to combine all MTW Funds and use the MTW Funds with the full flexibility permitted by the Moving To Work Agreement.

As permitted under the First Amendment to Moving To Work Agreement, MPHA may design and implement a local asset management program which allows fees that exceed the levels set forth by HUD's asset management requirements. Because MPHA may utilize MTW Housing Choice Voucher (HCV) program funds for public housing capital expenditures, MPHA's local asset management plan would permit a management fee chargeable to the HCV program to cover the Central Office Cost Center's oversight and management of HCV-funded capital improvements. The costs the Central Office will bear include, but are not limited to, duties related to general capital planning, processing and reporting of VMS capital expenditure reimbursements, preparation of reports, budgeting, accounting, and procurement of construction and other miscellaneous contracts. The management fee charged will be 10% of the HCV-funded capital improvement costs and consistent with the fee amount permitted if the capital improvements were funded by the Capital Fund grant.



## LOCAL DETERMINATIONS ON THE ASSIGNMENT OF COSTS:

As permitted under the First Amendment to Moving To Work Agreement, MPHA may apply local determinations with respect to front line, prorated, and shared resources, fee costs, and other aspects of such requirements, to meet the objectives of the MTW program. Major building systems; like elevators, heating, electrical, and mechanical systems require specialized expertise to maintain. The MPHA employs operating maintenance engineers and other specialized staff that are assigned to the projects and charged directly in accordance with HUD's asset management requirements. However, supervision and daily work inspection and direction as well as contract administration and contractor oversight for such systems are performed by a central manager. The expertise required to oversee this work is not a function that on-site staff can typically provide. MPHA will reasonably prorate the actual labor costs for the central manager when performing work related to those tasks previously described.

MPHA employs pest control specialists to treat properties in prevention and response to pests. In particular the coordination of treatment schedules, treatment of surrounding units, documentation of methods and chemicals applied, scheduling out treatment machines, ordering and controlling distribution of chemicals, determining and insuring proper training, etc. is best done by centralized administration. MPHA will reasonably prorate the actual labor costs for a central supervisor when performing work related to those tasks previously described.

The Changes in Financial Management and Reporting for Public Housing Agencies Under the New Operating Fund Rule (24 CFR part 990) Supplement to HUD Handbook 7475.1 REV., CHG-1, Financial Management Handbook states that "Where it is not economical to have full-time personnel dedicated to a specific AMP, the PHA may establish a reasonable method to spread these personnel costs to the AMPs receiving the service. Shared resource costs are distinguished from front-line prorated costs in that the services being shared are limited to a few AMPs as opposed to being prorated across all AMPs. MPHA implemented a new preventive maintenance program in 2019. The Quality Maintenance Program (QMP) delivered an improved approach to grounds, janitorial, pest control, and major systems maintenance through the establishment of scheduled work tasks that includes modest repairs and replacements due to wear-and-tear. The QMP prioritized care and servicing of equipment, unit interiors, common areas, and other building components for the purpose of maintaining satisfactory operating condition, by providing systematic inspection, detection, and correction of issues either before they occur or before they develop into major defects. MPHA may use maintenance crew(s) that work across properties within and across asset management projects to perform QMP work. MPHA will consider these costs as shared costs and charge the fully burdened labor costs for these crews based on actual hours work at a project. Materials and other directly related costs for this work; i.e. auto insurance, cell phones, etc., will be prorated to the projects on a reasonable basis.

When staff encounters units with severe bed bugs, cockroaches, and mice, the common barrier to treatment is a cluttered unit. In most cases, tenants are willing but unable to perform decluttering due to physical or mental health issues. Property management staff do not have the capacity or physical ability to readily perform unit decluttering and social service providers

will not permit their staff to work in infested units. MPHA's solution is to utilize a pest control assistant who will timely provide service to help those vulnerable tenants prepare for treatment by removing infested furniture and other necessary items across MPHA's portfolio so that treatment can occur timely. MPHA will consider actual labor costs for pest control assistants as front line costs chargeable to the applicable MTW Program where the services are performed.

MPHA employs Information Technology (IT) staff that provide direct services to MTW Programs for technology related program improvements. The work includes project management, consultation, and business analysis services, software customization and specialized data reporting, and new hardware/telecommunication installment and reconfiguration beyond traditional "help-desk" functions. MPHA will consider actual labor costs for IT staff when performing these types of direct services for MTW Programs and properties as front line costs chargeable to the applicable MTW Program.

MPHA reserves the right to employ full MTW Single Fund flexibility across properties and programs.

The additional HCV-funded capital improvement fee, the central management of specialized maintenance staff, major building systems, pest control program administration, the QMP crews, and the IT services beyond "help-desk" services would be the only deviations from HUD's asset management guidelines.

## MPHA Planned Capital Expenditures

Across the nation, Public Housing Authorities have been chronically underfunded over the past 30 years. HUD reports the backlog of repairs grows at a rate of \$3.4 billion each year, starting from a baseline 2010 when a deferred need of \$26 billion was reported. In 2010, HUD funded approximately 10% of the reported backlog; in 2018, only 4% was funded. One percent of public housing units in the United States— 10,000 homes—go offline each year because there is not enough money for repairs and maintenance. Despite our housing's capital needs and declining federal funding, MPHA intends to implement innovative strategies to ensure the agency's housing stock remains viable for the long-term.

### MPHA Capital Needs

Minneapolis Public Housing Authority's (MPHA) housing stock - which includes PBV-assisted Elliots LP and Community Housing Resources (CHR) and Family Housing Resources (FHR) properties - is comprised of 42 high-rise buildings, 799 scattered site homes, 184 rowhouse units, a 16-unit townhome development, and three maintenance, administrative, and service facilities. Forty of the 42 high-rise buildings in MPHA's inventory were built in the 1960s and early 1970s; the age range of MPHA's family housing/scattered sites is 1 - 100+ years old, and our 184-townhouse development is over 70 years old. MPHA completed its comprehensive physical needs assessment process (PNA) in 2020/21, which was conducted by a third party vendor. Utilizing field data collection tools, inspectors gathered needs data on all property components including current ages and conditions. Life-cycle profiles and replacement or repair costs were established for each building component, and needs related to life-safety/code compliance, security, and energy savings were noted as such and all repair/replace actions were assigned a priority level relative to all MPHA capital needs. MPHA updates this data on an annual basis to reflect completed work and any changes to building conditions. Additionally, each year an inflation factor is applied to repair/replacement costs, to reflect current market conditions. Due to historic inflation rates and high construction costs, the Consumer Price Index (CPI) applied in recent years has been 3-4% higher than historically applied. Further, the construction industry continues to struggle with material and labor shortages, which has made addressing our capital needs increasingly difficult. MPHA will initiate and complete its next comprehensive needs analysis in 2025/26.

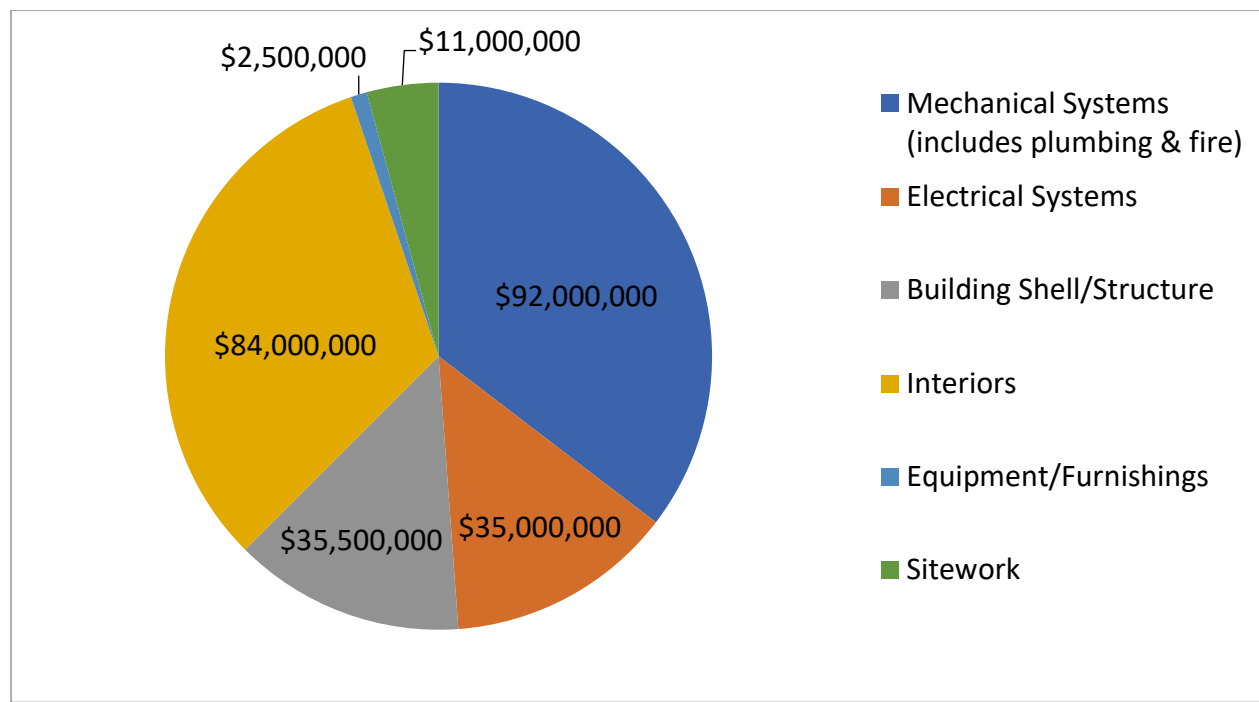
At the time of this publication, MPHA's physical-needs data indicates it has a current unmet need of approximately \$260 million that will grow to over \$680 million over the next 20 years. These figures do not take into account applied capital funding, as it is difficult to predict future funding levels and availability. Additionally, these numbers do not include property enhancements or betterments, improvements that have more significant impacts on livability and quality of life for our residents. This estimate of unmet need simply represents building components that have reached or exceeded their estimated useful life. When formulating its annual capital plan, MPHA is forced to make difficult decisions between competing needs due to continual insufficient funding. To aid in capital planning with limited resources MPHA considers several factors including, but not limited to:

The type of need:

- Building Systems/Infrastructure (e.g., mechanical systems, plumbing and electrical systems, security systems, fire protection systems, roofs/façades, windows, elevators). These are components that are required to keep the building functioning and safe.
- Building Site Work, Interiors & Equipment/Furnishings (e.g., apartment kitchen and bath rehab, landscaping/site improvements, community room furnishings, building amenities). These are components that address livability and resident quality-of-life.
- The remaining useful life of the building component (generally ranges from 0 - 20 years).
- The urgency of action relative to other competing capital needs.
  - Low: This action is not currently impeding building functionality or safety and may be deferred. Quality-of-life may be affected by deferment.
  - Medium: This action is not currently impeding building functionality or safety but should be done within the next two to five years. Quality-of-life may already be affected, and manageable component failure may occur by deferment.
  - High: This action is of high urgency, necessary to address building functionality and livability, and should be done within the next one to two years. Quality-of-life is likely affected, and component failures will become more frequent by deferment.
  - Urgent: This action should not be deferred and must be done as soon as possible. Building functionality or safety is currently compromised.

## Physical Needs Assessment Breakdown

MPHA's immediate capital needs are illustrated below:



As shown above, a large portion of our immediate capital needs are infrastructure/building systems. Aging systems and infrastructure at many of our properties have exceeded their life expectancy and have started to fail. MPHA deems a portion of these items as high or urgent needs that could become life/safety needs if left unaddressed. Additionally, as building codes have evolved, we need to address increased life/safety requirements such as retrofitting our high-rise buildings with sprinkler systems. In 2020, MPHA made the goal of retrofitting all high-rise properties with this critical life-safety system by 2025. At the time of this publication, MPHA just recently completed this important work at its final high-rises - nearly one year ahead of the 2025 goal - with the aid of City of Minneapolis and State of Minnesota funds, as well as a direct federal appropriation via HUD's Community Project Funding Grant Program. MPHA has made infrastructure/building systems a priority and will target these types of improvements with its limited Capital Fund resources until major reinvestment opportunities materialize. Details on MPHA's portfolio strategy are covered in Section I of this plan.

### FY2025 Significant Capital Expenditures By Development

MPHA bases its capital activities on an expected Capital Fund Program (CFP) allocation of \$20 million for 2025, as well as previously secured resources to support our work including Public Housing Tax Levy proceeds, and the recent Publicly Owned Housing Program (POHP) funds awarded by MN Housing, for electrical systems work at MPHA's 630 Cedar high-rise. Capital activities that were initiated under previous funding cycles, but not fully completed in prior

years, will carry over and experience expenditures in 2025. Additionally, a portion of the activities slated for 2025's \$20 million CFP budget will not be fully expended in 2025 and will carry into 2026. MPHA has estimated approximately \$33.5 million in capital expenditures for FY2025 targeting specific projects in seven Asset Management Projects (AMPs).

AMP	PROJ	ADDRESS	WORK ITEMS	BUDGET	2025 EXPENDITURES
N/A	N/A	N/A	Administration	\$2,055,000	\$2,056,256
N/A	N/A	N/A	Audit fee	\$10,000	\$10,000
<b>DEVELOPMENT INITIATIVES</b>					
4	21.6/33	809/828 Spring Street NE	Highrise preservation & new unit production	\$19,200,000	\$9,000,000
N/A	N/A	5656 Blaisdell Avenue South	Redevelopment/construction of 3-unit development	\$2,070,000	\$1,910,000
N/A	N/A	4516 Portland Avenue South	Redevelopment/construction of 2-unit development	\$1,065,000	\$1,005,000
N/A	N/A	Scattered Sites	30-Unit Scattered Site Infill Project	\$500,000	\$500,000
TBD	TBD	Highrises - TBD	Highrise conversion & preservation	\$100,000	\$100,000
<b>CAPITAL INVESTMENTS</b>					
3	3	800 5th Avenue North	Main electrical switch gear & generator replacement	\$1,055,000	\$1,020,000
3	3	800 5th Avenue North	Fire alarm system replacement	\$180,000	\$180,000
3	3	800 5th Avenue North	Window replacement	\$1,170,000	\$170,000
3	20.4	2415 North Third Street	Main electrical switch gear replacement	\$100,000	\$100,000
3	20.5	3116 Oliver Avenue North	Main electrical switch gear replacement	\$370,000	\$335,000
3	23	315 Lowry Avenue North	Fire pump controller replacement	\$185,000	\$185,000
3	26	1710 Plymouth Avenue	Elevator modernization	\$325,700	\$75,000
3	37	1314 44th Avenue North	Elevator modernization	\$565,000	\$65,000
3	42	314 Hennepin Avenue	Main electrical switch gear & generator replacement	\$1,600,000	\$1,000,000
3	50	350 Van White Memorial Blvd	Elevator modernization	\$50,000	\$50,000
3	50	350 Van White Memorial Blvd	Boiler plant replacement	\$100,000	\$100,000
4	21.5	1900 3rd Street NE	Elevator modernization	\$229,200	\$75,000
4	32	1717 Washington Street NE	Main electrical switch gear & generator replacement	\$1,470,000	\$1,400,000
4	32	1717 Washington Street NE	Window replacement	\$2,950,000	\$2,900,000
4	32	1717 Washington Street NE	Roof replacement	\$1,600,000	\$1,500,000
4	35	1815 Central Avenue NE	Fire pump controller replacement	\$185,000	\$185,000
5	9	Hiawatha Towers	Main electrical switch gear & generator replacement	\$1,600,000	\$1,000,000
5	9	Hiawatha Towers	Exterior façade restoration	\$1,050,000	\$500,000
5	18.5	2533 1st Avenue South	Main electrical switch gear & generator replacement	\$925,000	\$885,000
5	19	1920 4th Avenue South	Main electrical switch gear & generator replacement	\$900,000	\$100,000
6	16	1515 Park Avenue South	Main electrical switch gear & generator replacement	\$1,125,000	\$100,000
6	16	1515 Park Avenue South	Roof replacement	\$1,500,000	\$1,400,000
6	6	Cedars Midrises	Main electrical switch gear & generator replacement	\$150,000	\$150,000
6	6	Cedars Midrises	Corridor flooring abatement & replacement	\$740,000	\$185,000
6	6	Cedars Midrises	Boiler plant replacement	\$2,475,000	\$2,175,000
6	30	630 Cedar Avenue South	Boiler plant replacement	\$2,800,000	\$200,000
6	30	630 Cedar Avenue South	Electrical systems upgrades	\$1,931,500	\$925,000
6	Varies	AMP 6 highrises	Security camera replacements	\$400,000	\$75,000
7	36	2121 Minnehaha Avenue	Window replacement	\$2,400,000	\$400,000
AW	AW	Multiple highrises	Security camera replacements & additions	\$2,229,000	\$1,100,000
AW	AW	Multiple highrises	Physical needs assessment - highrise envelopes & MEP systems	\$400,000	\$100,000
AW	AW	Multiple highrises	Priority HVAC equipment replacements	\$200,000	\$200,000
AW	AW	All properties	Smoke detector replacement	\$450,000	\$50,000
AW	AW	Contingency	TBD	\$1,000,000	
<b>TOTAL</b>					<b>\$33,466,256</b>

This plan and projected spending are subject to change as the agency goes through its annual budgeting process for 2025 including budget approval by the MPHA Board of Commissioners. MPHA also continues to pursue additional, non-federal resources to support its work, including state and other local funding; the plan and expenditures may also be impacted if additional resources are made available in 2024/25. Additionally, capital activities and expenditures are based on these assumptions:

- Final formula amounts at the 2024 levels and receipt of grant by the end of March 2025;
- MPHA's ability to complete identified improvements at its properties within noted budgets despite challenges associated with construction and commodity markets in historic fluctuation.

Since these variables are subject to change, expenditures and activities may vary significantly. MPHA will modify its capital activities as it deems suitable based on different outcomes.

## Five-Year Capital Needs

The five-year Capital Needs table illustrates total funding needed to address all capital needs at MPHA properties between 2025-2029, in today's dollars. The table includes amounts needed to address today's needs (those identified for 2024) within the 2025 numbers.

**Minneapolis Public Housing Authority**  
**2025 Five-Year Schedule of Capital Needs**

					FY25	FY26	FY27	FY28	FY29
<b>AMP 1 - Rowhouses</b>									
AMP	Project	Address	Bldgs	Units					
1	1	Glendale	28	184	22,123,533	62,208	510,867	152,190	162,182
<b>Total AMP 1</b>			<b>28</b>	<b>184</b>	<b>22,123,533</b>	<b>62,208</b>	<b>510,867</b>	<b>152,190</b>	<b>162,182</b>
<b>AMP 2 - Scattered Site/Single Family</b>									
AMP	Project	Address	Bldgs	Units					
2	Various	Various		37	1,617,004	76,753	46,210	203,168	199,324
<b>Total AMP 2</b>			<b>0</b>	<b>37</b>	<b>1,617,004</b>	<b>76,753</b>	<b>46,210</b>	<b>203,168</b>	<b>199,324</b>
<b>AMP 3 - North</b>									
AMP	Project	Address	Bldgs	Units					
3	3	800 North Fifth Ave	1	66	2,149,773	411,687	0	218,650	269,706
3	20.4	2415 North Third Street	1	62	4,644,859	93,743	362,433	245,120	63,057
3	20.5	3116 North Oliver Ave	1	31	1,377,364	46,780	362,399	82,877	0
3	23	315 North Lowry Ave	1	193	11,181,869	0	82,981	0	132,604
3	25	600 North 18th Ave	1	239	12,161,991	1,319,314	0	519,332	434,002
3	26	1710 North Plymouth Ave	1	84	8,495,018	649,506	116,029	135,002	0
3	28	901 North 4th Ave	1	48	357,307	241,679	0	0	0
3	37	1314 North 44th Ave	1	220	7,214,564	87,836	0	41,439	0
3	42	314 Hennepin Ave	1	299	14,563,548	814,418	0	0	311,527
3	50	350 Van White Memorial Blvd	1	102	4,489,448	559,769	920,254	41,975	649,079
<b>Total AMP 3</b>			<b>10</b>	<b>1,344</b>	<b>66,635,741</b>	<b>4,224,732</b>	<b>1,844,096</b>	<b>1,284,396</b>	<b>1,859,975</b>
<b>AMP 4 - Northeast</b>									
AMP	Project	Address	Bldgs	Units					
4	10	311 NE University Ave	1	49	1,550,842	749,680	20,719	0	429,977
4	15.4	710 NE Second Street	1	35	2,315,392	90,494	0	0	0
4	15.5	616 NE Washington Ave	1	35	2,104,821	176,958	0	41,728	0
4	21.4	1206 NE Second Street	1	57	2,614,458	444,268	90,374	224,734	0
4	21.5	1900 NE Third Street	1	32	2,729,515	587,225	0	214,100	0
4	21.6	809 NE Spring Street	1	32	2,583,742	1,084,810	353,880	0	0
4	32	1717 NE Washington Street	1	182	10,221,531	2,924,783	34,532	963,193	125,698
4	33	828 NE Spring Street	1	189	5,761,458	3,813,920	0	164,374	130,532
4	35	1815 NE Central Ave	1	333	13,171,680	2,949,256	0	46,702	41,439
<b>Total AMP 4</b>			<b>9</b>	<b>944</b>	<b>43,053,439</b>	<b>12,821,394</b>	<b>499,505</b>	<b>1,654,831</b>	<b>727,646</b>



**Minneapolis Public Housing Authority**  
**2025 Five-Year Schedule of Capital Needs**

FY25	FY26	FY27	FY28	FY29
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**AMP 5 - Hiawatha**

AMP 5	Project	Address	Bldgs	Units					
5	9	Hiawatha Towers	3	281	14,459,573	1,534,128	2,084,281	0	76,657
5	18.5	2533 South First Ave	1	42	1,859,744	492,371	84,231	61,101	26,521
5	19	1920 South Fourth Ave	1	110	3,254,220	585,283	69,065	0	145,138
5	24	1707 South Third Street	1	199	4,067,424	274,641	683,539	0	103,597
5	34	2419/33 South Fifth Ave	2	254	10,009,955	2,166,864	210,018	26,548	368,391
<b>Total AMP 5</b>			<b>8</b>	<b>886</b>	<b>33,650,916</b>	<b>5,053,287</b>	<b>3,131,134</b>	<b>87,649</b>	<b>720,304</b>

**AMP 6 - Cedars**

AMP 6	Project	Address	Bldgs	Units					
6	6 & 30	Cedars Community	4	539	16,412,223	2,337,039	1,027,540	1,271,371	2,416,542
6	16	1515 South Park Ave	1	182	7,123,631	0	291,914	0	762,314
<b>Total AMP 6</b>			<b>5</b>	<b>721</b>	<b>23,535,854</b>	<b>2,337,039</b>	<b>1,319,454</b>	<b>1,271,371</b>	<b>3,178,856</b>

**AMP 7 - Horn**

AMP 7	Project	Address	Bldgs	Units					
7	14	1415 East 22nd Street	1	129	5,185,599	82,197	645,970	0	400,159
7	17	2728 East Franklin Ave	1	151	3,692,157	108,078	0	104,288	32,437
7	18.4	3755 South Snelling Ave	1	28	2,090,431	35,905	0	50,682	524,941
7	22	3205 East 37th Street	1	28	1,464,453	0	139,668	141,756	41,776
7	31	Horn Towers	3	491	31,403,886	632,990	298,461	225,151	2,335,704
7	36	2121 South Minnehaha Ave	1	110	2,782,451	377,627	19,541	0	0
<b>Total AMP 7</b>			<b>8</b>	<b>937</b>	<b>46,618,977</b>	<b>1,236,797</b>	<b>1,103,640</b>	<b>521,877</b>	<b>3,335,017</b>

**Management, Maintenance, and Other Facilities**

	Project	Location	Bldgs	Units					
	N/A	Elliot Twins	2	184	0	0	0	110,503	0
	N/A	Family Housing Resources	16	84	0	0	0	0	0
	N/A	Scattered Sites		694	57,562,444	3,407,003	3,125,454	1,866,799	1,088,834
	29	1015 North Fourth Ave	1		1,208,740	202,265	0	0	0
	93	1301 Bryant Maintenance Off.	1		1,662,678	256,671	167,479	97,195	4,696
	96	1001 Washington Main Office	1		4,776,892	0	0	352,230	0
<b>Total MM&amp;O</b>			<b>21</b>	<b>962</b>	<b>65,210,754</b>	<b>3,865,939</b>	<b>3,292,933</b>	<b>2,426,727</b>	<b>1,093,530</b>
<b>GRAND TOTAL</b>					<b>6,015</b>	<b>302,446,218</b>	<b>29,678,149</b>	<b>11,747,839</b>	<b>7,602,209</b>

## Asset Preservation & Creation Strategies

As an MTW agency, MPHA can utilize fungible authority to increase the amount of funds allocated to capital improvements above the Capital Fund allocation from Congress/HUD. However, given a long- standing trend of federal underfunding our ability to dedicate additional funds to capital investments will become increasingly difficult. Due to our funding challenges, MPHA must consider additional tools and funding sources to ensure our properties remain viable for the long-term. There is no stand-alone solution available; rather, we must take a multi-pronged approach as we consider reinvestment strategies.

### Roadmap for MPHA's Portfolio Preservation

In 2018-19, MPHA initiated an in-depth portfolio analysis to determine the best way preserve its long-term viability. Our preliminary plan served as the framework to guide our path into the



future but, as things such as property needs, funding opportunities, and the priorities of MPHA and its stakeholders have evolved since that time, the agency decided to re-visit its strategic vision in late 2022. The updated, Board-adopted plan describes MPHA's five-year vision to preserve and expand our public housing portfolio, while elevating the individuals and families we serve today and tomorrow. Our approach focuses on these priorities:

- Serve the people of our community;
- Preserve housing opportunities by investing in system upgrades & maintenance;
- Produce additional units where appropriate; and,
- Partner to ensure our work is contributing to long-term impact for our community.

As we've completed construction at the Elliot Twins and the Family Housing Expansion project, MPHA has carefully analyzed which property we will next apply these or other tools to ensure our housing assets remain viable for the future. As noted in Section I of this plan, MPHA is advancing a RAD/Section 18 conversion at 809 & 828 Spring Street NE, and may pursue a RAD conversion at properties that comprise the Heritage Park AMP, a mixed income development.

Regardless of the strategies we employ now or moving forward, MPHA will continue to honor its commitment of collaboration and partnership with our residents and other various community stakeholders.

### *Resident & Community Engagement*

In keeping with its Guiding Principles for Redevelopment and Capital Investments, when utilizing these or other tools, MPHA has and will continue to engage with its residents and community partners to ensure our stakeholders have a clear understanding of our path, are actively involved and collaborate with us through the entire process and, most importantly, that residents' rights are protected along the way.

In addition to the pledges MPHA has made to its residents with the Guiding Principles for Redevelopment and Capital Investments, MPHA worked in conjunction with residents and the Mid-Minnesota Legal Aid to develop a relocation rights contract that outlines tenant protections should residents need to temporarily relocate due to MPHA's redevelopment activities. Additionally, in April 2019, the Minneapolis City Council adopted a Memorandum of Understanding (MOU) between the city and MPHA which expresses our shared commitment to investing in public housing, long-term public control, and protecting the rights of every resident. The MOU closely reflects MPHA's own Board-approved Guiding Principles and protections built into the RAD Program.

## **HUD Tools**

As a starting point, MPHA considers how it can further its flexibility under MTW, as well as pursue special programs offered by HUD.

### *The Rental Assistance Demonstration (RAD) & Section 18 Programs*

The Rental Assistance Demonstration (RAD) and Section 18 Programs have been utilized around the country to preserve and reinvest in more than 100,000 units of deeply affordable housing. The RAD Program converts the traditional Operating and Capital Fund streams to more reliable Section 8 project-based funding, which allows housing authorities to create new partnerships and open themselves to opportunities for greater investment in the housing. Section 18 of the 1937 Housing Act allows access to Tenant Protection Vouchers (TPVs), which carry a higher subsidy thereby allowing the properties to leverage more debt for improvements. Under some conditions, HUD allows these tools to be used in tandem, offering even greater opportunities for long-term preservation. HUD's PIH Notice 2021-07 issued in 2021 provides expanded opportunities for RAD "Blend" conversions which MPHA is considering as we look to future preservation projects. MPHA will also look to the latest RAD Supplemental Notice 4B to determine how we can maximize this tool for our portfolio preservation efforts.

#### *Moving to Work (MTW) Enhancements*

As an MTW agency, MPHA has funding and regulatory flexibility to enhance our development activity. For example, enhancing rents using our MTW "single-fund flexibility" allows MPHA greater borrowing capacity, which in turn equates to additional building improvements. Resident rents remain unaffected while their homes benefit from greater enhancements.

#### *Energy Performance Contracting*

In 2010, MPHA contracted with Honeywell International, Inc. to implement \$33.6 million of energy conservation measures throughout MPHA's properties. The contract was financed under HUD's Energy Performance Contracting (EPC) program incentive to borrow private capital to fund energy improvements. Although this project allowed MPHA to replace 40-to-50-year-old boilers and complete other energy-related improvements, MPHA needs to satisfy the EPC debt in order to utilize HUD's RAD and Section 18 Programs or other creative financing strategies. In 2020, MPHA worked with Honeywell and Bank of America to address outstanding debt issues at the Elliot Twins and our scattered sites portfolio. As we consider our next redevelopment projects, MPHA will once again work to satisfy this debt.

#### *Choice Neighborhoods Program*

The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and stakeholders, such as public housing authorities, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a revitalization plan for a neighborhood.

### *Faircloth to RAD*

Faircloth to RAD (FTR) is a new HUD initiative that authorizes Housing Authorities to create additional affordable housing in their communities. MPHA, under HUD's Faircloth limit, could develop additional housing units over its current stock and receive additional subsidy through RAD conversion. MPHA expanded its total Faircloth Authority through the disposition of its Scattered Sites portfolio through Section 18 and conveying these units to MPHA's non-profit affiliate Community Housing Resources (CHR). The additional opportunity to create more housing units throughout Minneapolis is now possible, with MPHA's total Faircloth Authority now at 892 units. MPHA intends to "pilot" this program at its Springs Conversion, Preservation and Expansion project, which will provide subsidy for the 15 new/additional units planned for this site. This pilot could help inform how MPHA could utilize this program for its own future development initiatives and/or how we may partner with other affordable housing providers to accomplish new unit creation goals.

### **Financing Tools**

In conjunction with the flexibility and programs available through HUD, MPHA will continue to pursue a variety of funding sources to augment HUD's tools.

#### *Traditional Debt*

MPHA would borrow money from banks or other financial institutions to complete major improvements at its properties, much like homeowners and other housing providers do to finance improvements.

#### *Soft Funding Sources/Grants*

MPHA has had success securing grants and soft loans from the state, county, city, and Federal Home Loan Bank for capital and development activities. In 2020, the City of Minneapolis provided a \$2.3 million soft loan to help fund the energy improvements at the Elliot Twins. The City of Minneapolis also provided over \$5M in soft sources to help close the financing gap on its Family Housing Expansion Project. MPHA has also received multiple rounds of state bond financing from the state for affordable housing preservation, including the 2024 POHP allocation of \$1,351,500 from MN Housing, for electrical systems work at MPHA's 630 Cedar high-rise, which will also be supported by \$580,000 in MTW/Capital Fund resources. In 2024, MPHA will continue pursuing local and other resources for its redevelopment and preservation efforts.

### *Low-Income Housing Tax Credits (LIHTC) Program*

The LIHTC program is a key resource for creating and preserving affordable housing in Minneapolis and around the country. LIHTCs allow for creation of new partnerships to access tax credits that fund significant capital improvements at existing properties or help create new communities while offsetting investor tax basis. In 2020, MPHA utilized this program to successfully carry out the RAD conversion at the Elliot Twins where \$27 million in improvements. This significant investment allowed MPHA to address all deferred needs, complete energy improvements and other property enhancements, add ten fully handicapped accessible units at the site, as well as construct a single- story community building that houses increased resident amenities. A modernization of this magnitude had not been possible at our properties in the past and therefore we believe the program is an essential tool for our housing preservation and creation strategy. MPHA also secured LIHTC financing for the construction of 84 new units of family housing across the city, which is now complete and fully occupied. MPHA will again pursue LIHTC financing for its Springs Expansion project, which will fully renovate two high-rises comprised of 221 units, replace aged building systems, provide opportunities for expanded community spaces and additional amenities for residents, and allow for the construction of 15 additional, fully accessible units.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0157  
Expires 1/31/2027

"Public reporting burden for this collection of information is estimated to average 2.2 hours including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

PHA Name  Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	MN46P00250121 )	FFY of Grant: FFY of Grant Approval:  2021
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Type of Grant

- ☐ Original Annual Statement    ☐ Reserve for Disasters/Emergencies  
☒ Performance and Evaluation Report for Period Ending: 12/2023

- ☐ Revised Annual Statement (revision no:  
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration	16,438,062	16,438,062	16,438,062	16,438,062
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				


<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report  
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U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0157  
Expires 1/31/2027

Part I: Summary					
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		MN46P00250121    FFY of Grant: FFY of Grant Approval:  2021	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/2023 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	16,438,062	16,438,062	16,438,062	16,438,062
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date		Signature of Public Housing Director                      Date	
		8/19/24			

\* I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 5802)

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OMB No. 2577-0157  
**Expires 1/31/2027**

[illegible]

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Expires 1/31/2027

[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



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PHA Name  Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	MN46P00250122    )	FFY of Grant: FFY of Grant Approval:  2022
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Type of Grant

- ☐ Original Annual Statement    ☐ Reserve for Disasters/Emergencies  
☒ Performance and Evaluation Report for Period Ending: 12/23

- ☐ Revised Annual Statement (revision no:  
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
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4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
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7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

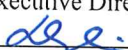
<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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OMB No. 2577-0157  
Expires 1/31/2027

<b>Part I: Summary</b>					
PHA Name: <b>Minneapolis Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>MN46P00250122</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: <b>2022</b>	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/23 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	20,119,039	20,119,039	20,119,039	14,591,252
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date		Signature of Public Housing Director	
		<b>08/19/24</b>		Date	

\* I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 5802)

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Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0157  
**Expires 1/31/2027**

[illegible]

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0157  
Expires 1/31/2027

[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
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PHA Name  Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: MN46P00250123 ) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2023
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Type of Grant

- ☐ Original Annual Statement    ☐ Reserve for Disasters/Emergencies  
☒ Performance and Evaluation Report for Period Ending: 12/23

- ☐ Revised Annual Statement (revision no:  
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration	20,137,253	20,137,253	8,358,901	0
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

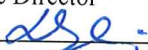
<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0157  
Expires 1/31/2027

<b>Part I: Summary</b>					
PHA Name: <b>Minneapolis Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>MN46P00250123</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: <b>2023</b>	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/23 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	20,137,253	20,137,253	8,358,901	0
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date		Signature of Public Housing Director	
		<b>08/19/24</b>			

\* I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 5802)

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U.S. Department of Housing and Urban Development  
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PHA Name  Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: MN46P00250124 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval:  2024
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Type of Grant

- ☐ Original Annual Statement    ☐ Reserve for Disasters/Emergencies  
☒ Performance and Evaluation Report for Period Ending: 12/23

- ☐ Revised Annual Statement (revision no:  
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration	20,562,562	20,562,562	0	0
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0157  
Expires 1/31/2027

<b>Part I: Summary</b>					
PHA Name: <b>Minneapolis Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>MN46P00250124</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: <b>2024</b>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/23 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	20,562,562	20,562,562	0	0
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date		Signature of Public Housing Director	
<i>dsr</i>		<i>08/19/24</i>			

\* I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 5802)

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PHA Name Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	MN46P00250125 )	FFY of Grant: FFY of Grant Approval: Est. 2025
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Type of Grant

- ☐ Original Annual Statement    ☐ Reserve for Disasters/Emergencies  
☒ Performance and Evaluation Report for Period Ending: 12/23

- ☐ Revised Annual Statement (revision no:  
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
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1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) <sup>3</sup>				
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Type of Grant					
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