



NOTICE AND AGENDA

May 28, 2025

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

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

COMMISSIONERS:

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

GENERAL:

- Roll Call
- Approval of Agenda
- Minutes of Regular Meeting of May 28, 2025

MPHA SUCCESS STORY.

CHAIR'S UPDATE.

RESIDENT ADVISORY BOARD – CHAIRPERSON'S COMMENTS.



DISCUSSION:

ITEM NO. 1 *Authorization to Execute a Deferred Loan Repayment Agreement
Resolution 2025 – 251*
[Laura Dykema, Director of Planning & Development]

ITEM NO. 2 *Authorization to Execute Documents for Springs Expansion Project
Resolution 2025 – 252*
[Laura Dykema, Director of Planning & Development]

RECEIVE AND FILE:

- Executive Director's Update
- Monthly Performance Report for April, 2025
- Community Updates and News Clippings

NEXT REGULAR MEETING:

Wednesday, June 25, 2025 at 1:30 PM
1001 Washington Avenue North
Minneapolis, MN 55401

NOTICE:

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



APPROVAL OF MEETING MINUTES:

The Minutes of the Regular Meeting of March 26, 2025, were presented for approval. Commissioner Mohamud moved the minutes be accepted as presented. The motion was seconded by Commissioner Arradondo. Upon a voice vote, the chair declared the motion carried.

NEW/PROMOTED STAFF INTRODUCTIONS:

- No new/promoted staff introductions.

MPHA SUCCESS STORY:

- Elizabeth Hanson, Manager of HCV Participation Engagement, shared the MPHA Book Rich Environments program. Book Rich Environments is a tri-sector collaboration among nonprofit organizations, national government agencies, and corporate publishers that aims to infuse public housing communities across the country with a vibrant and accessible culture of books.

CHAIR’S UPDATE:

- The chair reported that the Executive Committee met prior to the Board of Commissioners meeting of April 23, 2025.

RESIDENT ADVISORY BOARD (RAB) UPDATE:

- Belinda Walker, RAB chairperson, reported that the RAB met prior to the Board of Commissioners meeting of April 23, 2025.
 - All agenda items were discussed and approved.
 - Resident concerns included federal budget cuts and Social Security benefit cuts.
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CONSENT/DISCUSSION AGENDA ITEMS:

- | | |
|------------|---|
| ITEM NO. 1 | <i>Boiler Replacement at Cedars Midrise</i>
[Laura Dykema, Director of Planning & Development]
[See Document No. 2025 – 21] |
| ITEM NO. 2 | <i>Electrical Systems Replacement at 630 Cedar Avenue South</i>
[Laura Dykema, Director of Planning & Development]
[See Document No. 2025 – 22] |



ITEM NO. 3

Voluntary Employee Benefits Association (VEBA & HRA, Plan and Trust)

Amended Resolution 2025 - 250

[Maria Alvarez, Director of Human Resources]

[See Document No. 2025 – 23]

[See Amended Resolution 2025 – 250]

Commissioner Mohamud moved approval (as a group) of the recommendation set forth in the report, along with the corresponding resolution attached thereto. Commissioner Erickson seconded the motion. Upon a voice vote, the chair declared the motion carried. Upon a roll call vote, nine voted “aye” [Chair Hoch, Commissioner Arradondo, Commissioner Freeman, Commissioner Isse, Commissioner Erickson, Commissioner Mohamud, Commissioner Nordyke, Commissioner Porte, Commissioner Werder], zero voted “nay”, and zero was/were absent. The chair declared the motion carried and the amended resolution adopted.

RECEIVE AND FILE ITEMS:

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

- ***Executive Director’s Update, April 2025***
[See Document No. 2025 – 24]
- ***MPHA Presentation to Heritage Preservation Commission***
[See Document No. 2025 – 25]
- ***Q1 2025 Strategic Plan Quarterly Update***
[See Document No. 2025 – 26]
- ***Monthly Performance Report, March 2025***
[See Document No. 2025 – 27]
- ***Community Update***
[See Document No. 2025 – 28]

ADJOURNMENT:

There being no further business to come before the meeting and upon a motion duly made (Commissioner Nordyke) and seconded (Commissioner Porte), the meeting was adjourned at 2:14 pm.



ALYSSA ERICKSON, SECRETARY OF THE BOARD OF COMMISSIONERS

MAY 28, 2025

DATE THESE MINUTES WERE APPROVED



May 28, 2025

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Authorization to Execute a Deferred Loan Repayment Agreement

Previous Directives: The Board has previously authorized MPHA to enter into deferred loan repayment agreements under this program for multiple other projects. Additionally, the Board authorized MPHA to execute a contract for these referenced electrical improvements at 630 Cedar Avenue South at its April 23, 2025 meeting.

Resident Association Notification: This matter will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's May 28, 2025 meeting.

Impact on MPHA Budget: Provides funding for budgeted activities.

Procurement Review: Not Applicable.

RECOMMENDATION: It is recommended that the Board of Commissioners approve the attached Resolution authorizing the Executive Director or his designee to execute a deferred Loan Repayment Agreement and all related documents with Minnesota Housing for \$1,351,500.

MPHA applied for and was awarded through Minnesota Housing's Publicly Owned Housing Program (POHP) a \$1,351,500 deferred loan, which will provide funding to cover some of the costs related to electrical systems replacement at 630 Cedar Avenue South. The project includes replacement of original apartment load centers and ancillary/distribution electrical panels and replacing/upsizing the generator so it can handle critical building systems during power outages.

Minnesota Housing has offered a non-interest deferred repayment loan for \$1,351,500 to MPHA. The loan has a term of 20 years and is then forgiven and extinguished with no repayment required if MPHA continues to operate and manage the development as public housing for public housing residents. Minnesota Housing requires this resolution be passed within 90 days of loan closing, which will be scheduled for summer 2025, with construction to commence shortly thereafter.

This Report was prepared by Laura Dykema, Director of Planning & Development. For further information, please contact Ms. Dykema at (612) 702-5669 or ldykema@mplspha.org.



RESOLUTION NO. 25- 251

WHEREAS, The Minnesota Legislature authorized Minnesota Housing to make loans for the rehabilitation of public housing; and

WHEREAS, the Minneapolis Public Housing Authority (MPHA) has applied for such loan and has been awarded a \$1,351,500 no-interest deferred payment loan to provide building improvements at Cedar High Apartments located at 630 Cedar Avenue South, Minneapolis, Minnesota; and

WHEREAS, on this 28th day of May, 2025, there has been presented to the MPHA Board of Commissioners, a proposal for MPHA to borrow a zero-interest, forgivable loan from Minnesota Housing, a public body corporate and politic of the State of Minnesota, 400 Wabasha Street North, Suite 400, St. Paul, Minnesota 55102, (the "Agency") in an amount not to exceed \$1,351,500.00, (the "Loan") that will be forgiven in 20 years, which Loan will be evidenced by a Deferred Loan Repayment Agreement. Further, a General Obligations Bond Declaration (the "G.O. Declaration"), Construction Loan Agreement, and a Publicly Owned Housing Program Declaration of Covenants, Conditions and Restrictions (the "POHP Declaration") shall be executed in connection with the Loan, the terms of which require that (i) the MPHA retain ownership of the Development located in the County of Hennepin, State of Minnesota and more fully described in Exhibit A attached hereto and made a part hereof, and (ii) provides public housing for a term of 35 years. The Deferred Loan Repayment Agreement; G.O. Declaration; POHP Declaration; Construction Loan Agreement; and any other Agency-required document are referred to collectively as the "Loan Documents".

NOW THEREFORE BE IT RESOLVED, that Abdi Warsame, Executive Director / CEO of the MPHA is authorized at any time hereafter and without further action by or authority or direction from the MPHA Board of Commissioners, to execute and deliver to the Agency in such form as may be required by the Agency, any and all Loan Documents evidencing the indebtedness.

BE IT FURTHER RESOLVED, by the members of MPHA, that MPHA be and it hereby is authorized to borrow the funds referred to hereinabove from the Agency;

BE IT FURTHER RESOLVED, that the Executive Director of the MPHA is authorized at any time hereafter and without further action by or authority or direction from the Board of Commissioners, to execute and deliver or cause to be executed and delivered, all such other further agreements, assignments, statements, instruments, certificates and documents and to do or cause to be done all such other and further acts and things as they may determine to be necessary or advisable under or in connection with such borrowing, and that their execution of any such agreement, assignment, statement, instrument, certificate or document, or the doing of any such act or thing, shall be conclusive evidence or their determination in that respect;

BE IT FURTHER RESOLVED, that Minnesota Housing be and hereby authorized to rely on continuing force and effect of this Resolution until receipt by the Commissioner of Minnesota Housing at its principal office of notice in writing from the MPHA of any amendments or alterations thereof.



Exhibit A

LEGAL DESCRIPTION

Block 14 except Lots 7 and 8 and the Northeasterly 35 feet of Lots 5 and 6, and Block 15, Atwaters Addition to the Town of Minneapolis including that part of adjacent vacated 17th Avenue South lying Northwesterly of said Block 14 and Southeasterly of said Block 15. Part of which is registered property as evidenced by:

The Northwesterly Half of Lot 11, Block 15, except the rear or Southwesterly 35 feet thereof, Atwaters Addition to the Town of Minneapolis, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County; and

Lot 11 in Block 14 in Atwaters Addition to the Town of Minneapolis, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County; and

Lot 8 in Block 15 of Atwater's Addition to Minneapolis according to the official plat of said Addition on file or of record in the office of the Register of Deeds in and for said Hennepin County; and

The Northwesterly 26.5 feet of Lot 1, Block 15, Atwaters Addition to the Town of Minneapolis, according to the recorded plat thereof; and

Northwesterly 31 feet of Northeasterly 100 feet of Lot 12 in Block 15 in Atwaters Addition to the Town of Minneapolis, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County.

AND

Parcel 1:

All that part of Lot 10, Block 26, Atwaters Addition to the Town of Minneapolis lying Northeasterly of the right of way of the Chicago, Milwaukee & St. Paul Railroad, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County.

Parcel 2:

That part of Lot 11, Block 26, Atwaters Addition to the Town of Minneapolis described as follows: Commencing at the Northeasterly corner of said Lot; thence Northwesterly along Northeasterly line of said Lot, 27 feet; thence Southwesterly at right angles to a point which is distant 34 feet Northeasterly measured at right angles from center line of main track of Chicago, Milwaukee & St. Paul Railway Company as originally located and established through said Block; thence Southeasterly parallel to said center line to Southeasterly side of said Lot; thence Northeasterly along line last aforesaid to place of beginning, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County.

Parcel 3:

All that part of Lots 7, 8 and 9 in Block 26 Atwater's Addition to the Town of Minneapolis described as follows to-wit: Beginning at the Northeast corner of said Lot 7 formed by the intersection of the Southwesterly line of Seventh Street South and the Northwesterly line of Seventeenth Avenue South in



the City of Minneapolis; thence Southwesterly along the Southeasterly line of said Lot 7 a distance of 172.84 feet to a point; thence Northwesterly a distance of 197.54 feet to a point on the Northwesterly line of said Lot 9 distant Southwesterly 64.91 feet from the Southwesterly line of said Seventh Street; thence Northeasterly along the Northwesterly line of said Lot 9, 64.91 feet to said Southwesterly line of Seventh Street South; thence Southeasterly along the Southwesterly line of said Seventh Street a distance of 165.45 feet to the point of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Hennepin County.

Those parts of Lot 12, Block 27, and of the adjoining vacated 7th St. and Avon St. (also known as 17th Avenue South) described as beginning at the point of intersection of the center lines of said vacated streets; thence Easterly along the center line of 7th St. to its intersection with the Northerly extension of the Easterly line of said Lot; thence Southerly to a point on the Easterly line of said Lot 75 feet Southerly from the most Easterly corner of said Lot; thence Westerly along a line passing through a point on the Westerly line of said Lot 85 feet from the most Northerly corner of said Lot to the center line of Avon St.; thence Northerly to the point of beginning; all in Atwaters Addition to the Town of Minneapolis, according to the recorded plat thereof.

The Northeasterly 35 feet of Lots 5 and 6 and all of Lots 7 and 8, Block 14, Atwaters Addition to the Town of Minneapolis; and that part of vacated 7th Street South lying Northwesterly of the Southwesterly extension of the Southeasterly line of said Block 14, and Southeasterly of the Northeasterly extension of the Northwesterly line of Block 26, Atwaters Addition to the Town of Minneapolis; and that part of the Northwesterly Half of vacated 17th Avenue South lying Southwesterly of the Northwesterly extension of the Southwesterly line of Block 14, Atwaters Addition to the Town of Minneapolis and Northeasterly of the Northwesterly extension of a line running from a point on the Easterly line of Lot 12, Block 27, Atwaters Addition to the Town of Minneapolis distant 75 feet Southerly from the most Easterly corner of said Lot to a point on the Westerly line of said Lot 12 distant 85 feet from the most Northerly corner of said Lot.

Being both Abstract and Torrens, with the Registered land as is evidenced by Certificate of Title Nos. 332593, 332598, 336735, 339400, 339773, 441110, and 477777.

Address: 630 Cedar Avenue, Minneapolis, MN



May 28, 2025

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Authorization to Execute Documents for Springs Expansion Project

Previous Directives: On March 27, 2024, the Board authorized MPHA to submit a Rental Assistance Demonstration (RAD) conversion application for the Springs, in addition to approving the execution of a General Contractor/Consultant (GC/C) Agreement with Ironmark Construction Company for construction of the Springs Expansion. The Board also authorized MPHA to submit a RAD/Section 18 Blend conversion application for the project on January 22, 2025. Additionally, the Board has previously approved the Capital Fund Program (CFP) Plans and Moving To Work (MTW) Budgets for FY 2024-25 as part of the Agency's 2024-25 MTW Annual Plans. The Springs Expansion Project is included in these plans.

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's May 28, 2025 meeting.

Budget Impact: MPHA's contribution to the development budget (via a Sponsor Loan) will utilize MTW/Capital Funds in the approximate amount of \$13.3 million, as well as Public Housing Levy proceeds in the approximate amount of \$5.8 million. MPHA's contribution includes an anticipated materials sales tax rebate in the amount of ~\$1.2 million, which will provide priority repayment on the MPHA Sponsor Loan.

Procurement Review: Not Applicable

RECOMMENDATION: It is recommended that the Board of Commissioners approve the attached Resolution, authorizing the Executive Director or his designee to execute all agreements, and other documents related to the Springs Expansion with the parties stated therein.

The Springs Expansion project includes the conversion and comprehensive renovation of two adjacent high-rises located at 809 and 828 Spring Street NE as well as the addition of 15 new, fully accessible units. The Springs Manors includes two separate buildings located at 828 Spring and 809 Spring. 828 Spring is a 20-story senior high-rise with 189 apartments, built in 1970. 809 Spring is a 4-story mid-rise with 32 apartments, built in 1967. Together, the Spring Manors have 220 one-bedroom units, and 1 two-bedroom unit. A four-story building addition will be constructed on the 828 Spring parcel that will contain ground floor amenity space for residents, as well as 15 new, Type A accessible units on the upper floors, which will be a mix of 9 one-bedroom units and 6 two-bedroom units. 828 Spring will maintain an elderly preference post-conversion.



The scope of work for the Springs Expansion project includes:

- Replacement and upgrades to building systems, including the addition of in-unit air conditioning and direct fresh air ventilation and exhaust.
- Exterior upgrades, including new energy efficient windows, roofing, and façade updates.
- Comprehensive rehab of existing units.
- Construction of 15 additional units which will be handicapped accessible.
- Enhanced indoor and outdoor community spaces, new resident amenities, and security improvements.

MPHA will complete a RAD/Section 18 conversion at the existing properties, which will allow the agency to obtain new funding sources to complete these major capital investments, as well as receive a higher level of subsidy for most of the units. Additionally, the 15 new units will utilize HUD's Restore-Rebuild Program (previously Faircloth to RAD) to provide subsidy for these units, whereby the units are constructed as public housing and converted to RAD Project-Based assistance post-construction. The total development costs are approximately \$78 million, which is primarily funded through multifamily housing revenue bonds issued through Hennepin County, 4% low-income housing tax credits issued by the City of Minneapolis, and a deferred loan from the City to support the 15 new construction units. Additionally, MPHA will be providing a loan to the project utilizing MTW/Capital Funds and public housing levy proceeds in an approximate total amount of \$19.1 million, and will lease the land and improvements that comprise the project to the Owner (Springs LP) – of which MPHA is the General Partner – for a term of 99 years.

Several provisions in the project ensure long-term affordability, including the RAD Use Agreement and the Housing Assistance Payment (HAP) contracts. MPHA and the Owner will enter into a HAP Contract to provide project-based voucher assistance for the existing 221 units. Post-construction and conversion, the 15 new Restore-Rebuild units will also be added to this contract. This contract has a mandatory renewal requirement. The RAD Use Agreement also mandates long-term affordability, which stays in place even if the HAP contracts are abated or terminated, unless HUD approves otherwise.

MPHA Dev. Co. – a nonprofit wholly owned and operated by MPHA – is acting as the Developer for this project, and MPHA will also serve as the management agent. By serving as Developer and Property Manager, MPHA will provide certain guarantees and indemnifications as required in connection with the financing; e.g. a guarantee of construction completion.

In addition to MPHA acting as Developer and Property Manager for the project to ensure continuity to our residents, the RAD program provides several resident protections including:

- No permanent displacement: although residents may elect to move off-site during construction, tenants have the guaranteed right to return at construction completion. Importantly, MPHA has been



able to offer on-site relocation to all current residents that have elected to stay on-site during construction.

- Rent calculations will continue to be 30% of income.
- Existing residents will not be rescreened, and will not lose eligibility during the conversion.
- RAD retains essential resident processes and rights, including grievance processes and funds for resident organizations.

In addition to these protections, residents have been informed and engaged throughout the nearly two-year planning process of the project, providing feedback on the design and scope of work, as well as meeting one-on-one with MPHA's Relocation Coordinator for relocation support.

MPHA anticipates closing the Springs Expansion project in mid-to-late June or early July 2025, with the projected 14-month construction period commencing shortly thereafter.

This Report was prepared by Laura Dykema, Director of Planning & Development. For further information, please contact Ms. Dykema at (612) 702-5669 or ldykema@mplspha.org.



RESOLUTION 2025 - 252
OF
Minneapolis Public Housing Authority

WHEREAS, the Minneapolis Public Housing Authority in and for the City of Minneapolis, a public body corporate and politic organized under the laws of the State of Minnesota (the “Authority”) is the owner of multifamily rental housing developments at 809 and 828 Spring St NE in Minneapolis, Minnesota and, collectively, commonly known as Springs Expansion (the “**Project**”);

WHEREAS, pursuant to that certain Conversion Commitment entered into by and among the Authority, the U.S. Department of Housing and Urban Development (“**HUD**”), and Springs LP, a Minnesota limited partnership (the “**Owner**”) issued May 5, 2025, as may be amended, and that certain Section 18 disposition approval issued by HUD on May 6, 2025, the Authority intends to convert the federal assistance that supports the project from public housing subsidy to a long-term, project-based Section 8 voucher assistance pursuant to the Rental Assistance Demonstration (“**RAD**”) program and Section 18 Program (collectively, the “**Conversion**”);

WHEREAS, the Conversion will ensure long-term subsidy for all the units at the Project, and HUD will require that the units be maintained as affordable housing through the recordation of a RAD Use Agreement against the Project;

WHEREAS, the Authority and the Owner will enter into a RAD Housing Assistance Payments (“**HAP**”) Contract to provide project-based voucher assistance for 23 RAD units and the 198 non-RAD project-based voucher units;

WHEREAS, the Project also consists of a building addition to the 828 Spring St NE parcel that will contain amenity space for the Project as well as 15 new Type A accessible units (the “**New Units**”) to be constructed post-closing on the financing for the Conversion; the New Units will be constructed as public housing and post-construction completion be converted to project-based vouchers under RAD pursuant to HUD’s Restore- Rebuild program (“**Restore-Rebuild**”);

WHEREAS, the New Units constructed using Restore-Rebuild will be subject to a Mixed-Finance Amendment to the Annual Contributions Contract, Regulatory & Operating Agreement and a Declaration of Trust and Restrictive Covenants. The Regulatory & Operating Agreement and the Declaration of Trust and Restrictive Covenants will be recorded against the Project, but be applicable only to the New Units. Additionally, the Regulatory & Operating Agreement and the Declaration of Trust and Restrictive Covenants will be released concurrently with the conversion



of the New Units to the RAD program under Restore-Rebuild. The New Units will be added to the then-existing HAP Contract and RAD Use Agreement;

WHEREAS, the Owner is a Minnesota limited partnership, whose General Partner is Springs Mgmt. LCC, a Minnesota limited liability company (the “**General Partner**”); and the sole member of the General Partner is MPHA Hold. Co., a Minnesota nonprofit corporation (“**Hold. Co.**”);

WHEREAS, to support its plans for the Project, the Authority has secured funding from financing sources that require the Project be transferred to a single purpose tax credit entity controlled by a for-profit entity, which will own and operate the Project post-Conversion;

WHEREAS, the Authority will lease the land and improvements that comprise the Project to the Owner for a term of 99 years;

WHEREAS, the Owner will undertake the rehabilitation and operation of the Project and the construction of the 15 new units post-closing (collectively, the “**Development Work**”);

WHEREAS, the Owner intends to finance the Development Work with the following sources (collectively, the “**Financing**”):

- (i) a first priority leasehold mortgage loan from Hennepin County Housing Redevelopment Authority (“**HRA**”) to the Owner (the “**Development Loan**”) using proceeds from a loan (the “**Funding Loan**”) from Orix Public Finance, LLC (“**Orix**”) to the HRA in the approximate amount of \$39,200,000 consisting of approximately \$25,800,000 construction financing and approximately \$13,400,000 permanent financing, which Funding loan shall, subject of certain conditions be reduced to approximately \$13,400,000 as permanent financing and such financing shall subject the Property to a regulatory agreement entered into by the Borrower, Orix, and the HRA (the “**Regulatory Agreement**”). The Borrower Loan will be secured by that certain Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Financing Statement (the “**Security Instrument**”);
- (ii) a combined second-priority leasehold mortgage loan from the Authority, comprised of MTW Funds and MPHA Levy proceeds in the approximate amount of \$19,182,003 (together, the “**Sponsor Loan**”). The debt from the MTW Funds and MPHA Levy proceeds will be evidenced by separate promissory notes made by the Owner for the benefit of the Authority. The Sponsor Loan is expected to be repaid by approximately \$1,200,000 when the sales tax rebate is received. The Sponsor Loan, as evidenced by



the MTW Funds and MPHA Levy promissory notes, will be secured by a Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement;

- (iii) a third-priority loan from the City of Minneapolis (the “**City**”) of Community Development Block Grant funds in the approximate amount of \$1,300,000 (the “**City Loan**”). The City Loan will be secured against the Project by a Mortgage, Security Agreement, and Fixture Financing Statement and impose affordability restrictions upon the Project pursuant to a Declaration of Affordable Housing Restrictions;
- (iv) equity in the approximate amount of \$23,773,415 (the “**Equity Investment**”) from RBC Community Investments, LLC, an Illinois limited liability company or its affiliates (the “**Investor**”), which has obtained through the syndication of certain low income housing tax credits (the “**Tax Credit Allocation**”) issued by Minneapolis/Saint Paul Housing Finance Board as suballocator for the Minnesota Housing Finance Agency (the “**Tax Credit Issuer**”), and such financing shall be Subject to a regulatory agreement and/or tax credit restrictive covenant. As a condition of the Tax Credit Allocation, the Project will be operated and maintained as qualified low-income units under Section 42 of the Internal Revenue Code of 1968, as amended (“**Section 42**”), for a period of not less than the Tax Credit Compliance Period (as defined in Section 42) and any applicable extended use period;
- (v) a deferred developer fee in the approximate amount of \$682,710;
- (vi) a General Partner contribution (the “**GP Contribution**”) in the total anticipated amount of up to \$364,134 from Springs Mgmt., LLC, intended to be inclusive of funds originating from a Hennepin County Environmental Response Fund grant by the City of Minneapolis (the “**EFR Grant**”); and
- (vii) interim income from the Project’s operations;

WHEREAS, MPHA Dev. Co., a Minnesota nonprofit corporation (“**Dev. Co.**”) will serve as the developer of the Development Work, earning a total developer fee in the approximate amount of \$4,551,404 of which approximately \$682,710 will be deferred (the “**Developer Fee**”);

WHEREAS, the Authority previously entered into a construction contract with Ironmark Construction Company (the “**General Contractor**”) to serve as general contractor for the Development Work, and such contract will be assigned to the Owner at closing;



WHEREAS, the Authority previously entered into a contract with Kass Wilson Architects (the “**Architect**”) for the architectural and engineering services for the Development Work, and such contract will be assigned to the Owner at closing;

WHEREAS, the Authority will serve the management agent for the Project, responsible for ongoing operations of the Project (the “**Operations**”);

WHEREAS, the Authority will provide certain guarantees and indemnification as required in connection with the Equity Investment, the Construction Loan and Permanent Loan, including without limitation completion and repayment guarantees, nonrecourse carve out guarantees and environmental indemnities;

WHEREAS, the Owner will seek property tax exemptions from the City; and

WHEREAS, in connection with the Conversion, transfer of a leasehold interest in the Project, the Development Work, and the Financing, the Board of Directors of the Authority now wishes to authorize such further action as may be necessary to advance the purposes set forth in the foregoing recitals.

Resolved, The Authority authorizes its Executive Director/CEO or his designee to form, file and execute any and all requisite applications or other documentation with any appropriate governmental authority agency necessary for purposes of carrying out the authorizations described in this Resolution;

Resolved, The Executive Director/CEO or his designee is authorized to negotiate and execute any documents with HUD and the Owner to effectuate the Conversion and Restore-Rebuild, as may be necessary or desirable to codify the authorizations described in this Resolution;

Resolved, The Executive Director/CEO or his designee is authorized to negotiate and execute certain agreements, certificates, approvals, waivers, notices, instruments and other documents as may be required by Orix in connection with the Development Loan, including but not limited to a Completion Guaranty Agreement, a Payment Guaranty Agreement, and Environmental Indemnification Agreement, as may be necessary or desirable to codify the authorizations described in this Resolution, including without limitation all documents required on or around the decrease in the Development Loan for permanent period financing;

Resolved, The Executive Director/CEO or his designee is authorized to negotiate and execute any documents with the HRA relating to the issuance of the Governmental Note, the Borrower Loan and the Funding Loan, as may be necessary or desirable to codify the authorizations described in this Resolution;

Resolved, The Executive Director/CEO or his designee is authorized to negotiate and execute any documents with the Owner and the City to effectuate the City Loan, as may be necessary or desirable to codify the authorizations described in this Resolution;



- Resolved,*** The Executive Director/CEO or his designee is authorized to negotiate and execute documents with the Investor to effectuate the Equity Investment, including but not limited to a guaranty of the performance of the obligations of the General Partner under the Owner's Amended and Restated Agreement of Limited Partnership and the obligations of Dev. Co. under the Development Agreement for the benefit of the Investor and a Purchase Option and Right of First Refusal, as may be necessary or desirable to codify the authorizations described in this Resolution;
- Resolved,*** The Executive Director/CEO or his designee is authorized to negotiate and execute any documents with the Owner to effectuate the Sponsor Loan, as may be necessary or desirable to codify the authorizations described in this Resolution;
- Resolved,*** The Executive Director/CEO or his designee is authorized to negotiate and execute any documents with the Owner and the City to effectuate the ERF Grant, as may be necessary or desirable to codify the authorizations described in this Resolution;
- Resolved,*** The Executive Director/CEO or his designee is authorized to negotiate and execute any documents with the Owner to effectuate the Authority's services as management agent for the Project, including but not limited to a property management agreement as may be necessary or desirable to codify the authorizations described in this Resolution;
- Resolved,*** The Executive Director/CEO or his designee is authorized to negotiate and execute any documents with the Owner and the City related to property tax exemption for the Project, as may be necessary or desirable to codify the authorizations described in this Resolution;
- Resolved,*** The Executive Director/CEO or his designee is authorized to negotiate and, following receipt of all other required approvals, execute conveyance documents with the Owner to transfer a leasehold interest in the Project from the Authority to the Owner and is further authorized to negotiate and execute such additional agreements with the Owner as may be necessary or desirable to codify the authorizations described in this Resolution, including but not limited to the HAP contracts, the assignment of the construction contract, and the assignment of architectural contract;
- Resolved,*** The Executive Director/CEO or his designee is authorized to negotiate and execute any documents with Hold. Co. and Dev. Co., including but not limited to a shared services agreement, as may be necessary or desirable to codify the authorizations described in this Resolution;
- Resolved,*** The Executive Director/CEO or his designee is authorized to negotiate and execute any documents or contracts with third parties that the Executive Director/CEO deem necessary or desirable to effectuate the Conversion and transactions contemplated herein and transfer a leasehold or related interests in the Project, including any access agreements with



adjoining landowners, provided however that such agreements or contracts are consistent with the authorization described in this Resolution;

Resolved, The Executive Director/CEO or his designee is authorized to perform any and all activities that the Executive Director/CEO determines are necessary or desirable to codify the authorizations described in this Resolution; and

Resolved, Any and all actions previously taken by the Authority and the Executive Director/CEO or his designee in connection with the provisions and resolutions set forth herein, are hereby ratified.

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May 28, 2025

MEMORANDUM TO: MPHA Board of Commissioners
FROM: Abdi Warsame, Executive Director / CEO
SUBJECT: Executive Director's Report, May 2025

This past month has been marked by numerous partnership milestones, starting with MPHA Deputy Executive Director Dominic Mitchell joining the Native American Community Clinic and Wellington Management to celebrate the groundbreaking of a new mixed-use development bringing 83 affordable housing units to the American Indian Cultural Corridor. MPHA is supporting 16 of the 83 units through project-based vouchers (PBVs). Of the 16 MPHA-supported units, nine are three-bedroom and seven are four-bedroom units for families.

A few weeks later, we had another opportunity to showcase the power of partnership. Dominic joined staff from the City of Minneapolis to receive the National Association of Local Housing Finance Agencies (NALHFA) 2025 Award of Excellence for the Belfry Apartments. MPHA supported 26 of the 41 deeply affordable units with PBVs.

Both projects are great examples of MPHA bringing its strategic plan to life – leveraging partnerships to build at least 150 new deeply affordable homes in Minneapolis every year. Last year, MPHA awarded 189 PBVs to projects, while 202 previously awarded project-based units came online. And since 2019, MPHA PBVs have accounted for more than half of all deeply affordable homes built in our city.

We also achieved two major project milestones in our Spring Manor redevelopment project. Earlier this month, the Hennepin County Board approved up to \$41.2 million in Minnesota Management and Budget housing revenue bonds for the project. This followed the U.S. Department of Housing and Urban Development (HUD) issuing the RAD Conversion Commitment earlier this month as well. The project is nearing its financial closing, and I look forward to a groundbreaking celebration later this summer.

More recently, I joined Mayor Frey, Councilmember LaTrisha Vetaw, Comcast Regional Senior Vice President Kalyn Hove, MPHA Chair Tom Hoch, and MPHA staff and residents at Hamilton Manor last week to announce an estimated \$1.8 million investment from Comcast aiming to make all MPHA's nearly 5,000 high-rise units Wi-Fi ready over the next several years. Twenty-five percent of all high-rise units are scheduled to be completed by the end of June 2025. Comcast will also install modems in resident units as well as free public Wi-Fi and internet-connected TVs in all high-rise common spaces and community rooms.



Finally, much of my time this past month has been on advancing work at Glendale. That includes hosting another resident meeting on May 3, where staff reviewed FAQs, detailed resident rights and commitments, and outlined a sample construction timeline so residents know what to expect with any possible construction/redevelopment at Glendale.

Outside of resident engagement, I have also spent a lot of time working to stop the Minneapolis City Council from designating Glendale historic. On April 22, the Heritage Preservation Commission voted 7-1 to advance Glendale for historic designation. This vote came despite MPHA's opposition, the city's Community Planning and Economic Development staff recommendation against designation, and the State Historic Preservation Office stating Glendale does not merit local historic designation.

The designation traveled to the City Council's Business, Housing, and Zoning (BHZ) committee. The item was discussed during the committee's May 6 meeting, where it was initially moved for approval by Councilmembers Osman and Ellison, but later rescinded as it became clear the committee's chair and vice chair did not have the necessary votes to approve the resolution. Ultimately, the committee advanced the resolution to the full council without recommendation, a win for MPHA.

Since before the May 6 BHZ committee meeting, I have been having regular discussions with nearly every member of the City Council. Staff and I have presented, answered questions, and forcefully made the case for how harmful historic designation would be for nearly 600 Glendale residents along with shutting current and future residents out of the generational investment they deserve.

Prior to the measure being considered at the Minneapolis City Council's May 15 meeting, Councilmember Robin Wonsley, the applicant, announced that she would postpone the vote until the council's June 5 meeting. This work remains very fluid, but we are continuing to fight this misguided effort. I am in constant contact with Chair Hoch as this issue unfolds at city hall and I will continue to keep board members informed.



Monthly Performance Report

Minneapolis Public Housing Authority
Board of Commissioners
For the month ending April 30, 2025

Contents

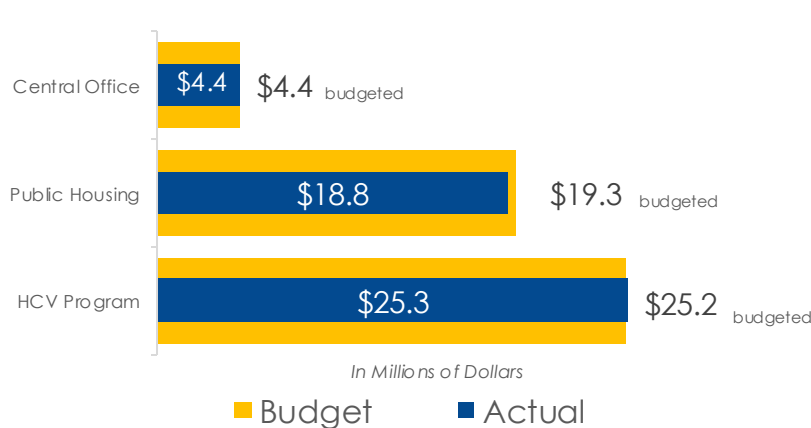
1. Financials
2. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
3. Building Improvement and Development Projects

Operating Sources and Uses

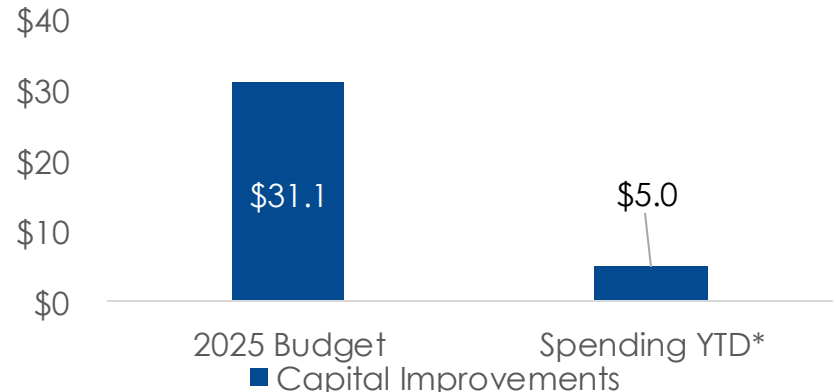
MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable	Variance %
			(Unfavorable) Variance	
Tenant Revenue -Rents & Other	\$ 6,671,140	\$ 6,746,720	\$ 75,580	1%
Public Housing Operating Subsidy	\$ 6,906,576	\$ 7,245,775	\$ 339,199	5%
HCV HAP Subsidy & Admin Fees	\$ 24,560,178	\$ 24,768,756	\$ 208,578	1%
Other Revenues, Fees, & Grants	\$ 1,090,952	\$ 1,184,256	\$ 93,304	9%
Transfers-In	\$ -	\$ 50,123	\$ 50,123	n/a
Total Sources	\$ 39,228,846	\$ 39,995,630	\$ 766,784	2%
Uses				
Public Housing Operations	\$ 19,286,379	\$ 18,778,817	\$ 507,562	3%
Housing Choice Vouchers	\$ 21,063,842	\$ 21,116,295	\$ (52,453)	0%
MTW Initiatives and Other Services	\$ 146,904	\$ 16,814	\$ 130,090	89%
Total Uses	\$ 40,497,125	\$ 39,911,926	\$ 585,199	1%
Net Sources/(Uses)	\$ (1,268,279)	\$ 83,704	\$ 1,351,983	107%

Year to Date (YTD) Expenses



MTW Capital Fund Program

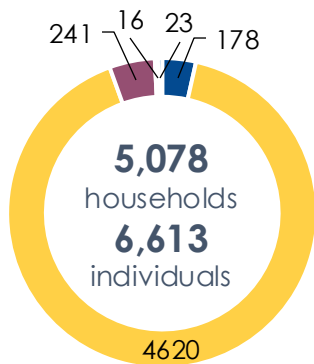


*An additional \$8.9 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*

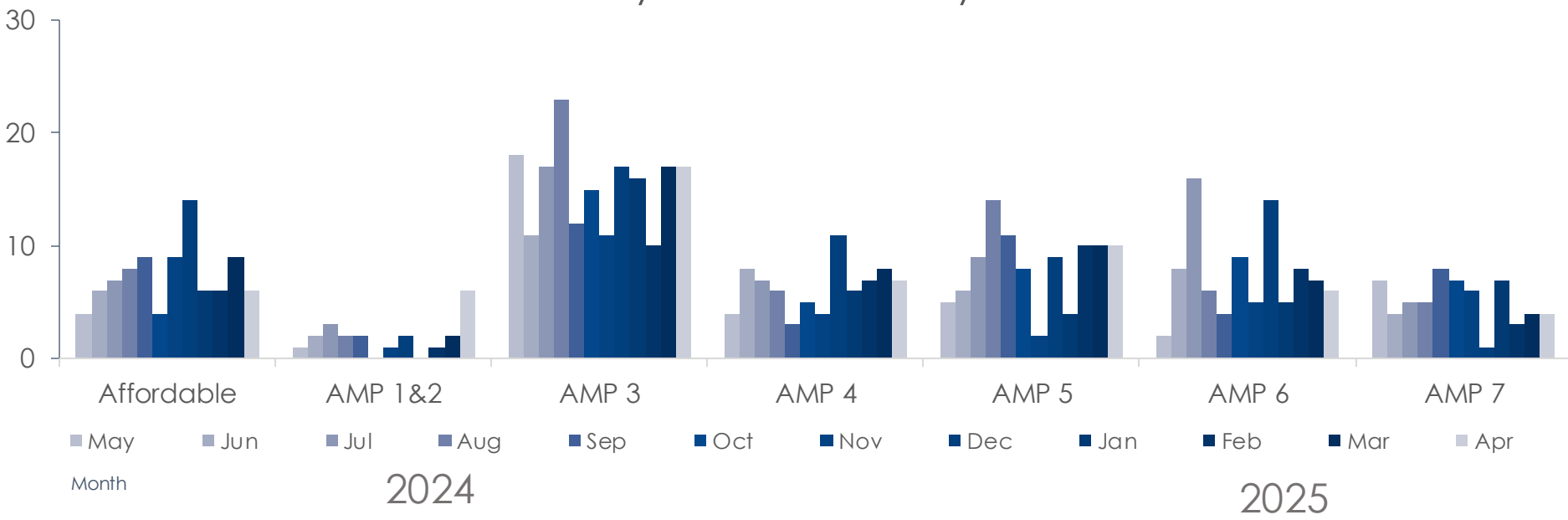


56
new units leased during month

98%
occupancy

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

Monthly Units Leased by AMP



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

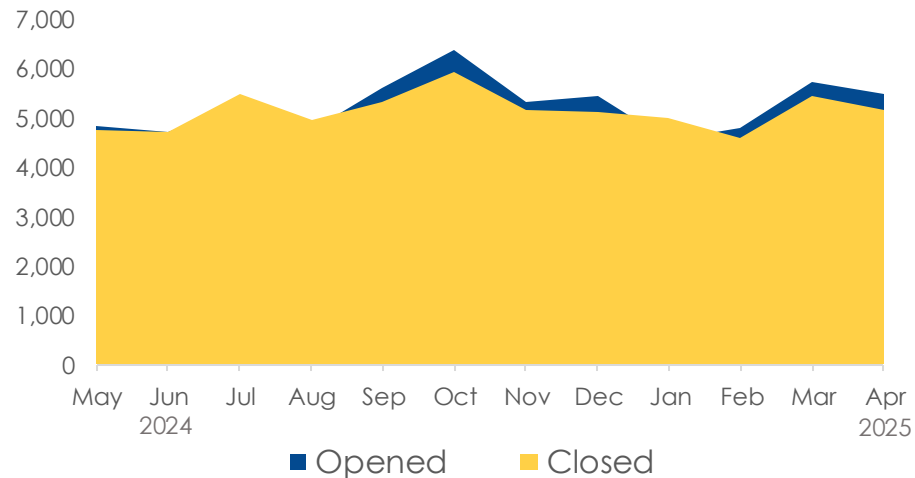
**Metropolitan Housing Opportunities Program (Hollman consent decree units owned and operated by third-parties)

Public Housing Programs

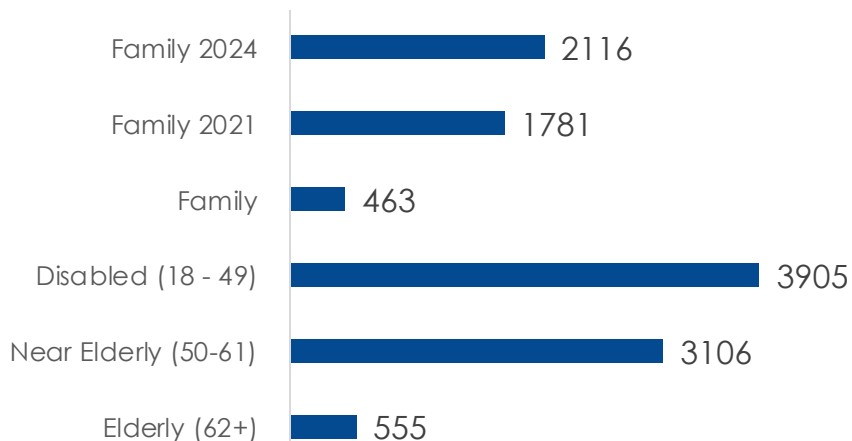


Reason for Vacating Unit	Count
Found Alternative Housing	10
Evicted - Non Payment	7
Moving in with or closer to Family	6
Death	4
Illness	3
Left Country	2
Mutual Agreement	2
Other	1
To Nursing Home	1
Moving Out of Town	1
Dislikes Neighborhood	1
Evicted - Other	1

Work Orders Opened and Completed by Month

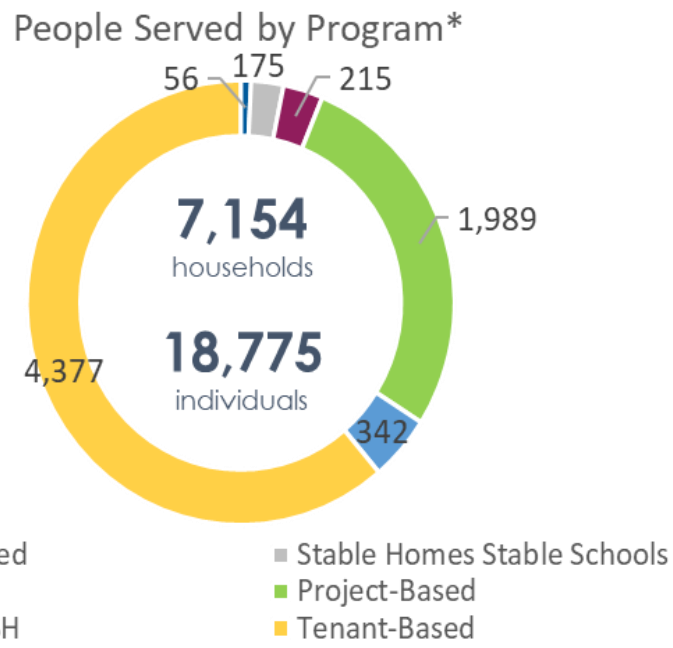


Applicants on Waiting List



Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	112	88%	1
Urgent: 1 Day	927	86%	0
After Hours Non-Emergency: 2 Days	1	100%	2
Important: 3 Days	1212	72%	3
Routine: 10 Days	772	86%	4
Non-Routine: 20 Days	111	90%	8
Pest Control	703	100%	12

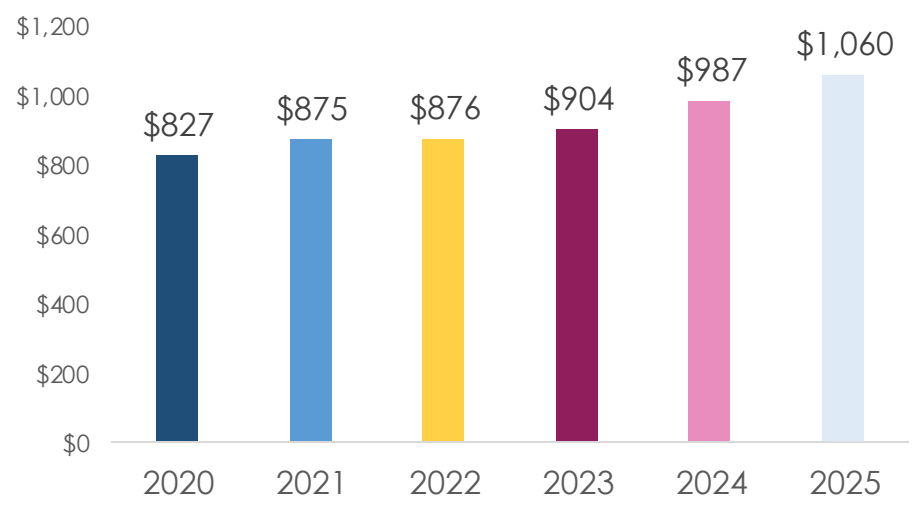
Housing Choice Voucher Programs



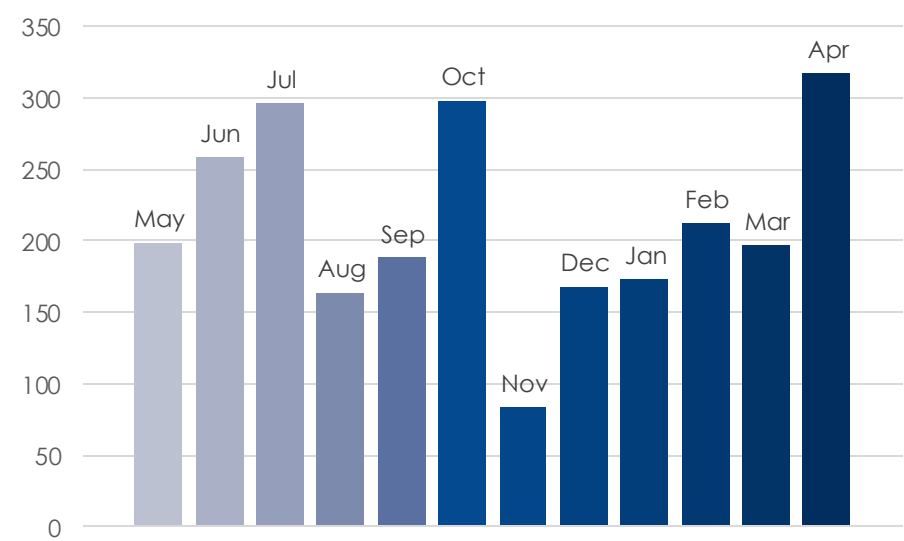
Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

Average Housing Assistance Payment per Unit, Year to Date



Annual Inspections Conducted



Applicants on Waiting List



Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
CHR scattered site units	State-funded improvements	Exterior rehab underway; finalizing additional scope
1717 Washington St NE	Roof replacement	Planning
1515 Park Avenue South	ADA shower replacement	Planning
350 Van White Memorial Blvd	Boiler replacement, elevator modernization	Planning
800 5 th /315 Lowry/1815 Central	Fire alarm system upgrades	Planning
Cedars Mid-rises	Main electrical switch gear & generator replacement	Planning
2415 North Third Street	Main electrical switch gear replacement, generator install	Planning
Horn Towers/314 Hennepin/Fifth Aves	Apt electrical panel replacement	Planning
Fifth Avenue Highrises	Entry vestibule upgrades	Planning

Development Projects - Planning

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

Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
CHR units – various scattered sites	2025 improvements: unit modernization at turn	Ongoing
1515 Park/1920 4 th /1710 Plymouth/710 2 nd	Main electrical switch gear & generator replacement	Complete
314 Hennepin & Hiawatha Towers	Main electrical switch gear & generator replacement	Underway
2121 Minnehaha	Window replacement	Substantially complete
1707 3 rd Avenue South	Façade repairs	Underway
630 Cedar Avenue	Boiler replacement	Complete
1710 Plymouth & 1900 3 rd Street NE	Elevator modernization	Underway
Hiawatha Towers	Façade repairs	Underway
800 5 th /3116 Oliver/1717 Wash/2533 1st	Main electrical switch gear & generator replacement	Under contract; fall '25 start
Elliot Twins & Cedars	Site security fencing	Substantially complete
1717 Washington St NE	Window replacement	Under contract; June start
Glendale Townhomes	Site security improvements	Under contract; May start
1515 Park Avenue South	Roof replacement	Under contract; June start
Cedars Mid-rises	Boiler replacement	Under contract; May start
630 Cedar Avenue South	Electrical systems replacements	Under contract

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Family Housing Expansion Project	Development of 84 new family housing units	Perm loan conversion 5/20

Scattered Site/CHR Rehab



- Continue to pursue various funding options to complete major repairs/replacements
- **\$1.3M SHORP: All funds expended**
- **\$3.65M City of Mpls funds: Complete**
- **\$5M POHP grant: exterior rehab underway; finalizing additional scope/improvements**
- **Deep turns ongoing; 21 complete YTD**



Family Housing Expansion Project



84-unit new scattered site construction



- 84 new deeply affordable family units in 16 small apartment buildings throughout the City
- Financing includes project-based vouchers, 4% bonds and Low- Income Housing Tax Credits, Soft Sources, and Debt
- **All buildings fully occupied**
- **Perm loan conversion scheduled 5/20**
- **Project has received multiple awards & national recognition for innovation in affordable housing**

Timeline (subject to change)



809/828 Spring Conversion, Preservation & Expansion



- MPHA's next comprehensive renovation utilizing HUD's RAD conversion program; will serve as agency's Faircloth to RAD pilot
- Will address short- and long-term capital needs for both buildings; other potential improvements includes but is not limited to enhanced resident amenities, energy improvements, and adding new units
- **Debt/equity partners selected; agreement negotiations underway**
- **Finalizing construction pricing**
- **RAD financing plan approved; RAD Conversion Commitment (RCC) issued**

Timeline (subject to change)



Public Housing Tax Levy – 2024



Project	Description	Levy Budget	Funds Expended
Highrise Preservation & New Unit Production – 809/828 Spring St NE	Comprehensive rehab/preservation of two highrises that house over 220 residents. Scope of work will address short- and long-term capital needs for both buildings; other potential improvements includes but is not limited to energy improvements and enhanced resident amenities and community spaces; anticipates new unit production with up to 15 new units. Estimated closing – spring 2025.	\$2,371,666*	\$1,125,000
Three-Unit Scattered Sites Infill Demonstration Project	Replacing a long-term vacant, high needs 1920's era single family scattered site home with a three-unit development with at least one fully accessible unit, in an Opportunity Area (SW). Summer/fall 2025 construction.	\$750,000	\$77,000
Two-Unit Scattered Sites Infill Demonstration Project	Replacing a single-family scattered site home recently lost to a fire with a two-unit development featuring at least one fully accessible unit in a non-ACP50 area. Summer/fall 2025 construction.	\$500,000	\$0
Highrise Elevator Modernization – 600 18 th Avenue North	Comprehensive elevator modernization at an elderly-designated building housing over 200 residents. Construction substantially complete.	\$700,000	\$700,000
Highrise Elevator Modernization – 1314 44 th Avenue North	Comprehensive elevator modernization at an elderly-designated building housing over 200 residents. Construction underway.	\$550,000	\$550,000

Receipt of levy proceeds expected in two installments – mid-year and year-end 2024.

*Revised/reduced to reflect actual collection amount.

Public Housing Tax Levy – 2025



Project	Description	Levy Budget	Funds Expended
Highrise Preservation & New Unit Production – 809/828 Spring St NE	Comprehensive rehab/preservation of two highrises that house over 220 residents. Scope of work will address short- and long-term capital needs for both buildings; other potential improvements includes but is not limited to energy improvements and enhanced resident amenities and community spaces; anticipates new unit production with up to 15 new units. Estimated closing – spring 2025.	\$3,500,000	\$0
Highrise Window Replacement – 1717 Washington Street NE	Replacement of high-rise windows of 1980's vintage with energy efficient and code compliant assemblies that include fall protection safety features, at an elderly-designated building. Spring 2025 construction start.	\$1,500,000	\$0

Receipt of levy proceeds expected in two installments – mid-year and year-end 2025.

Community Update

Prepared for the MPHA Board of Commissioners



May 2025 Community Update

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Agency Press Releases/Blog Posts

MPHA Helps Deliver Deeply Affordable Homes in the American Indian Cultural Corridor

April 29, 2025

Last Friday, MPHA staff joined the [Native American Community Clinic](#) (NACC) and Wellington Management to celebrate the groundbreaking of a new mixed-use development bringing 83 affordable housing units to the American Indian Cultural Corridor. MPHA is supporting 16 of the 83 units through [project-based vouchers](#) (PBVs), making the units available exclusively to residents making no more than 30 percent of Area Median Income (AMI), otherwise known as “deeply affordable.” Of the 16 MPHA-supported units, nine are three-bedroom and seven are four-bedroom units for families.

“MPHA is proud to be supporting this innovative project through project-based vouchers,” **said Dominic Mitchell, Deputy Executive Director of the Minneapolis Public Housing Authority.** “Addressing our region’s affordable housing crisis requires partnerships like the Native American Community Clinic to build the deeply affordable units Minneapolis needs.”

This South Minneapolis project integrates on-site housing with a robust clinic, ensuring families have both stable housing and healthcare access. The 83-unit development will offer most units to households making up to 50 percent of AMI with 33 units designated for households making under 30 percent AMI. The remaining units will be available to households making up to 60 percent of AMI. Additionally, 20 units will be reserved for individuals with disabilities or those who have experienced homelessness.

The housing development is made up of one-, two-, three-, and four-bedroom units. Building amenities include a 30,000 square feet of health clinic offering medical, behavioral health, dental, substance use and administrative services, a community plaza for ceremony and cultural use, a rooftop garden, a children’s play area, and outdoor gathering spaces.

“This is a first-of-its-kind project that brings together deeply affordable housing and comprehensive health care in a way that is unapologetically Indigenous,” **said Antony Stately, Executive Officer of the Native American Community Clinic.** “We’re creating a space rooted in belonging and wellness, where families can access stability and care in one location. The Minneapolis Public Housing Authority’s early support and commitment of project-based vouchers made this vision possible and laid the foundation for long-term sustainability. This partnership ensures the development will remain a resource for our community for generations to come.”

Project-based vouchers are among the most effective tools MPHA has to help build new and sustain deeply affordable housing in Minneapolis. The PBV program is a HUD-funded housing subsidy program that ties the federal rental assistance directly to a specific unit. This differs from the traditional tenant-based Housing Choice Voucher (HCV) program, which is connected to an eligible household. Since 2019, MPHA project-based vouchers have accounted for more than half of all deeply affordable homes built in our city. Last year, MPHA awarded 189 of these vouchers to projects, while 202 previously awarded project-based units came online.

In 2003, the NACC, a Federally Qualified Health Center (FQHC) and 501(c)(3) non-profit, opened to address the health disparities experienced by the urban American Indian community of the Twin Cities. Now, NACC is expanding its culturally focused health clinic and increasing supply of affordable housing at a range of incomes, from homeless populations to working families.



The agency welcomes interested builders or developers to contact (pbvrfp@mplspha.org) to inquire about the benefits of PBVs, the RFP and bidding process, as well as how PBVs are awarded. MPHA's Project-Based Voucher Request for Proposal is currently closed but the agency encourages questions and comments year-round.

###

Stable Homes Stable Schools' Emergency Prevention Helped 5,333 Children Avoid Homelessness

May 7, 2025

[Stable Homes Stable Schools](#) (SHSS) is a pioneering partnership between MPHA, the City of Minneapolis, Hennepin County, and Minneapolis Public Schools (MPS) to help reduce homelessness among families with elementary-aged kids in Minneapolis. The program offers both prevention (emergency short-term assistance) and intervention (multi-year rental assistance) services. Since 2019, SHSS has served more than 2,200 families, benefiting more than 6,200 children.

Of the families supported by SHSS, 1,938* have received emergency short-term assistance through SHSS' housing stability program. Housing stability helps families avoid homelessness with emergency short-term assistance which could include back pay of rent, helping pay for fixing a car needed to get to work, or other forms of assistance to keep families in their current housing. This tool is key to preventing homelessness before it happens and has helped 5,333* children avoid homelessness since SHSS' inception.

Asking for Help When the Paychecks Stopped: Danecha Gipson

Danecha Gipson had always been an advocate for organizations like SHSS, providing struggling families the help they need. Always the advocate, Danecha never expected she'd need this kind of help for her own family. However, when her employer suddenly cut her community organizing position last summer, Danecha found herself suddenly unable to pay rent.

“It was stressful when funding at my job ran out,” said **Danecha Gipson, a Stable Homes Stable Schools participant**. “I was wondering how long the stand still was going to be and whether I'd ever get another paycheck.”

That's when she decided it was time to ask for help. Danecha connected with a social worker at her son's school, Lucey Craft Laney, and started the SHSS process to receive housing stability support.

“I felt ashamed asking for help. But all the Stable Homes Stable Schools staff I worked with really reassured me that it is okay to ask for help,” said **Danecha**.

The program helped Danecha and her two kids get back on their feet with emergency short-term assistance, paying a month's rent. This support prevented Danecha's family from falling further behind on rent or facing a potential eviction. Today, Danecha is back on track, paying her rent each month and keeping her family stably housed.

“I'm so thankful to have gotten the help I needed,” said **Danecha**.

Getting Help Securing Reliable Housing: Shaylah Osborne

Two years ago, Shaylah Osborne had a traumatic experience that had a domino effect: Shaylah lost her job, couldn't pay rent, and was evicted leaving her and her kids facing homelessness. With two kids and another on the way, Shaylah was facing housing instability. After six months living in a shelter, Shaylah

was able to get back into an apartment of her own but struggled to pay the upfront costs of her new lease.

A social worker at her kids' school, Lucy Craft Laney, told her Stable Homes Stable Schools could help her get over the hurdle of the move-in costs to help get her family into reliable housing. Shaylah was able to receive one month's rent through the housing stability program.

“SHSS helped us and now my kids won't have to experience the shelter or bouncing from house to house again,” **said Shaylah Osborne, a Stable Homes Stable Schools participant.** “Now, my kids have their own space. We have a real home.”

Today, Shaylah's family is thriving in a three-bedroom apartment. And with their housing stabilized, her two elementary-aged kids can focus on school and just being kids again.

**As of March 31, 2025*

SHSS is a referral-based program. Anyone interested in learning more about participating in SHSS should contact their MPS social workers to determine eligibility.

###

Committed to the Mission: MPHA’s Rashid Issack

May 13, 2025

More than 20 years ago, Rashid Issack heard about MPHA through two Somali community members who were longtime MPHA employees. They encouraged him to apply to join the team. After doing some internet research, Rashid decided to pursue a role as an eligibility technician processing applications for Housing Choice Vouchers. Being hired for this role kicked off a decades-long career at MPHA.

A year and a half later, Rashid was promoted to property manager – a role he held for nearly a decade. In this role, Rashid directed staff, managed building operations, and addressed resident concerns at several different buildings through the decade, include the Elliot Twins, Park Center, The Atrium, and Hiawatha Towers.

“I really enjoy listening to resident’s stories,” said **Rashid Issack, Director of Affordable Property Operations for the Minneapolis Public Housing Authority**. “When you show interest in people, they open up to you. You can gain so much from just listening.”

In 2014, Rashid decided to leave MPHA to start a small family business. But it didn’t take long, and within a year, he was ready to get back to helping people receive stable, affordable housing. So, he took the first MPHA job he could find, returning to the agency as a quality control specialist in MPHA’s leasing department. He was in the role for less than six months before becoming the property manager for the Horn Towers and The Pentagon buildings.

Not long thereafter, Rashid was promoted to regional property manager. He spent the next six years leading a team of property managers and overseeing the operations of eight high-rise buildings in South Minneapolis.

In 2022, MPHA created a new role to oversee the newly RAD-converted high-rises ([Elliot Twins](#)) and the [more than 700 scattered site family homes](#) the agency had recently converted from public housing to the housing choice voucher program via the agency’s Community Housing Resources (CHR) nonprofit. With a long history of property management and the ability to tackle new strategic challenges, Rashid was promoted into this position.

In his current role as the Director of Affordable Property Operations, Rashid oversees more than 40 employees managing a growing portfolio of family housing and RAD-renovated high-rises. Since starting this role, MPHA has added the [Family Housing Expansion Project](#) to his portfolio, bringing the number of scattered site family homes to nearly 800, now serving almost 3,300 residents. The agency also announced the [\\$65 million RAD renovation of Spring Manor](#), which will be managed by the affordable property operations team once construction is complete.

“I have a great career at MPHA,” said **Rashid**. “I was able to land promotions with the help of incredible leaders who advised and believed in me throughout my career. And I’m excited to continue to fine tune the department in the coming years.”

Rashid knows his career success is not attributable to him alone; he has had a team of advocates helping him along the way. He credits Director of Operations [Mary Boler](#) for being his biggest cheerleader,

believing in his abilities and trusting him with new responsibilities with each promotion. He has Regional Property Manager [Laurie Aylward](#) to thank for helping shape his technical understanding of managing properties. And sees MPHA Executive Director/CEO [Abdi Warsame](#) as an inspiration for his community for being the first Somali-American to both to win a municipal election and lead a government agency in Minnesota.

For Rashid, this work is deeply fulfilling. MPHA is a housing safety net for very low-income individuals and families who might be facing homelessness without it. Working at MPHA, Rashid gets to be part of improving the lives of those in MPHA housing.

As part of his responsibility overseeing MPHA's family housing, Rashid gets to witness families transformed once they have a solid foundation of stable housing. Many families increase their social economic status and reach milestones that wouldn't be possible for them without reliable, affordable housing.

Nowhere is this truer than the scattered site family housing portfolio. Of the current scattered site heads of household, 24 percent were employed when entering their new home. On average, these residents earned \$26,039 a year in income. Today, 55 percent of these residents are employed, earning an average of \$43,594 a year, with more than 56 percent of these residents' earned income increasing while in these homes.

And these homes are often only a temporary stop in a family's journey to economic independence, with families living in CHR homes for an average of six years before moving to new housing. Better yet, since 2020, nearly 14 percent of all families leaving scattered site homes have gone on to purchase their own homes – a number that jumped to 29 percent for the first quarter of 2025.

With a wealth of agency knowledge from 20 years working across five different roles, Rashid is excited to encourage and mentor his team members looking to grow their own careers at the agency. And together, Rashid is looking forward to serving more families with life-altering force of stable housing at MPHA.

###

MPHA Announces Technology Partnership with Comcast

May 20, 2025

Today, Minneapolis Mayor Jacob Frey, City Councilmember LaTrisha Vetaw, and Comcast Regional Senior Vice President Kalyn Hove joined MPHA staff and residents at Hamilton Manor in North Minneapolis to announce a technology partnership with Comcast aiming to make all MPHA high-rise units Wi-Fi ready over the next several years, with 25 percent of all high-rise units scheduled to be completed by the end of June 2025. The partnership will install modems in resident units as well as free public Wi-Fi and internet-connected TVs in all high-rise common spaces and community rooms. The total investment is estimated at \$1.8 million.

“Internet access is not a luxury, it is a core need in today’s world,” **said Abdi Warsame, Executive Director/CEO of the Minneapolis Public Housing Authority.** “MPHA residents need fast, affordable, reliable internet to access healthcare and educational services, stay connected with friends and family, and keep up to date with what’s happening in their community. This partnership equips MPHA residents with everything they need to stay connected, I am thankful to Comcast for this major investment.”

"Connecting public housing to the internet is about more than technology, we’re providing opportunity,” **said Minneapolis Mayor Jacob Frey.** “This partnership between the Minneapolis Public Housing Authority and Comcast will empower our residents with the tools they need to succeed. Together, we’re building a more connected and prosperous community.”

“As a council member, I know how crucial it is for our senior community to stay connected, especially in today’s world where so much happens online,” **said Minneapolis City Councilmember LaTrisha Vetaw.** “Pre-installing Wi-Fi in all public housing units is a huge step forward in ensuring our seniors have the tools they need to access healthcare, stay connected with loved ones, and engage with important services. This partnership with Comcast is not just about technology; it’s about improving quality of life and making sure our seniors aren’t left behind. I’m incredibly proud to be part of this important initiative.”

"Installing our Xfinity Wi-Fi in public housing units is a transformative step towards ensuring digital opportunity for all residents,” **said Kalyn Hove, Regional Senior Vice President, Comcast Midwest.** “This partnership with Minneapolis Public Housing Authority will provide essential connectivity, enabling access to educational resources, job opportunities, healthcare services, community engagement and more. We are committed to empowering residents to thrive in today's interconnected world.”

To date, Comcast has finished work at three of MPHA’s 42 high-rises, including recently finishing work at Hamilton Manor, the host location for the day’s event. Work to complete installations at additional MPHA high-rises is planned to occur over the next several years.

All MPHA residents are eligible for Xfinity’s contract-free [Internet Essentials](#) plan, providing low-cost internet access, discounted computers, and free access to hundreds of hours of digital skills training. Should MPHA residents use Xfinity, their upgraded unit is service ready, meaning they do not need a technician visit and can connect all their devices to the unit’s modem by calling Xfinity or using the Xfinity App at their convenience. Further, should residents need the support of a technician, service

requests will be coordinated by MPHA's property management staff, saving residents the time and expense of a technician visit.

Importantly, MPHA residents are not required to use Xfinity services and can continue to use the internet service provider of their choice with their unit's new and/or improved internet connectivity.

###

Media Clips

Glendale Townhomes face historic status debate in Minneapolis (Finance & Commerce)

By Dan Netter

May 8, 2025

The Glendale Townhomes community finds itself at a crossroads. The Prospect Park Association, a neighborhood group, is advocating that the complex be designated as a historic district, which Glendale's owner, the Minneapolis Public Housing Authority, opposes.

Glendale, at 2709 Essex St. SE in Minneapolis, consists of 184 units across 28 buildings, according to Minneapolis planning documents. It was built in the post-war era though it was renovated in the 1970s and 1980s.

The property houses 600 residents, according to MPHA, half of which are children and nearly 90% are Black. The median income is around \$31,000. MPHA maintains that a historic designation would curtail any hopes for building further on the 13-acre property.

At its Tuesday meeting, the city of Minneapolis Business, Housing and Zoning Committee voted to move the designation forward to the full council on May 15 without a recommendation, so that the body can have the chance to discuss the designation before deciding.

This is not the first attempt by the Prospect Park Association to make the Glendale Townhomes a historic district. In 2019, the Heritage Preservation Commission voted to designate it as a district against the recommendation of city staff. Momentum was lost when the city council tabled the item in meeting after meeting before being deleted from the agenda altogether, never receiving a formal vote.

The most recent attempt was nominated by Ward 2 Council Member Robin Wonsley. The Heritage Preservation Commission voted 7 to 1 on April 22 to forward the proposal with a recommendation, again, going against the recommendation of city staff.

The MPHA has maintained fierce opposition to the designation. The 13-acre property represents the largest holding by the MPHA, which is the largest landlord in Minneapolis. In a statement written to the committee, the agency's Executive Director Abdi Warsame said Glendale represents the "single-greatest opportunity" for expansion.

At the BHZ committee hearing, members were split on the historic designation with Chair Jamal Osman, Vice Chair Jeremiah Ellison and Council Member Aurin Chowdury voicing their support for such an action, while Council Members Andrea Jenkins, Michael Rainville and Katie Cashman signaled opposition.

Ellison originally put forward a motion to advance the item to the council with support, though he eventually withdrew the motion because of the likely split vote. The body voted 5-1 to forward the proposal to the city council without a recommendation, with Jenkins dissenting.

In explaining his support for the designation, Ellison said he felt there was a strong case made for either side of the debate, though he feels like the MPHA’s plans for future development on the property are not likely to happen. The MPHA, he said, which developed and built 84 units of housing throughout 2023, did not include the Glendale Townhomes in its expansion plans.

“There was ample opportunity to be a part of that, and it wasn’t a part of that,” Ellison said. “We saw other MPHA housing renovations occur and we know the MPHA is totally capable of it.”

Warsame said in an interview after the meeting on Tuesday that the timeline for developing additional housing in Glendale would take years and require engagement with the residents to find out what is needed in the community. In previous meetings, MPHA officials have said discussions with Glendale residents are underway, having had listening sessions since 2024.

In earlier meetings of the HPC, Warsame and others at the MPHA called the designation an attempt at “modern-day redlining.” In a public comment submission, Prospect Park Association President Eric Amel called Warsame’s comments “slanderous” and a “rhetorical gambit.”

Staff, when probed by Chowdury, said if the designation was adopted and the MPHA still wanted to pursue development at Glendale, it would have to go in front of the Heritage Preservation Commission for approval. Though Warsame said that the burden of proof on the MPHA would change.

“It becomes much more cumbersome. ... We have to prove above and beyond that we are conforming to this historic designation criteria,” Warsame said. “We know from other cities across the country that historic designation has damaged public home units and public housing. We know it makes it much more difficult.”

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Residents again seek historic designation for Glendale Townhomes. But it's not all about history. (Star Tribune)

By Susan Du

May 12, 2025

For the second time in a decade, the city of Minneapolis is considering historic designation for Glendale Townhomes, a postwar public housing development located in the Prospect Park neighborhood.

Some residents, led by the organization Defend Glendale, have doggedly lobbied their Second Ward City Council representative — first Cam Gordon in 2019 followed by Robin Wonsley last year — to recognize the property as a historic district.

But the real issues at play are about more than historic preservation.

Testifying to the Heritage Preservation Commission last month, tenants — many of whom [signed a petition](#) for historic designation — expressed fears of displacement should changes come to Glendale.

“[Minneapolis Public Housing Authority] wants to build high-rises. They want to sell the land, to lease the land to a private developer like Royal Bank of Canada,” Defend Glendale co-founder Ladan Yusuf said. “There’s no chance of any of us coming back.”

MPHA is pushing back just as strongly.

According to the agency, historic designation would prevent redevelopment to create more housing for other families on MPHA’s waitlist, and block federal repositioning options.

“Residents can clearly see the reality that a growing number of things need to be repaired and replaced in their homes,” said MPHA staffer Anthony Rowe. “However, more recently, there’s been an effort by some residents and outsiders to scare and mislead residents.”

Staff have fielded numerous complaints about canvassers knocking on tenants’ doors and telling them they would lose their homes if they didn’t support historic designation.

“I can’t pretend to understand what motivates someone to threaten vulnerable residents,” Rowe said. “Residents at Glendale, by and large, do not want historic preservation.”

City staff have twice recommended against the historic designation, finding Glendale’s character-defining historic features had been altered long ago. The Minnesota State Historic Preservation Office [also said in 2020](#), “None of the buildings resemble their historic appearance.”

To grow or not to grow

Glendale Townhomes was built in 1952 to mirror the affluent neighborhood of Prospect Park, with one- and two-story buildings, sprawling lawns and playgrounds along curving streets.

Glendale’s diverse, intergenerational families love it, many have said in recent months. But the buildings are sliding into disrepair, with a capital backlog \$22 million deep.

Tenant Malik Abdiaziz said at a recent Heritage Preservation Commission meeting that he's called maintenance repeatedly about a broken sink, and other residents have mold problems.

"One of the most confusing things that I've heard is the idea that historic preservation would prevent the interior renovation of the homes," he said. "I believe this is just completely wrong."

MPHA Executive Director Abdi Warsame said the agency's main challenge is the \$260 million maintenance backlog spread across its full portfolio, compounded by the federal government's disinvestment in public housing over the decades.

Most of the nation's public housing was built between 1930 and 1970. Historically, the U.S. Department of Housing and Urban Development only provides MPHA 10% of the funding required for maintenance each year.

"There is no money available to address this," said Warsame.

Last year, MPHA started hosting listening sessions with Glendale residents to [gather feedback on their renovation priorities](#). Residents desired modern amenities, larger family units and accessibility features for seniors to age in place.

MPHA also views Glendale as the portfolio's single-best opportunity to add density. While zoning code would basically cap buildings to four stories or fewer, there's room to build 100 new units on top of the existing 184, Warsame said.

The agency is proposing to accomplish that by using one of HUD's repositioning tools, such as [Rental Assistance Demonstration](#). Public housing authorities across the country have used the tool to completely make over aging properties.

But the part that inspires fear among some residents is that MPHA would transfer building ownership to a private nonprofit in order for it to be eligible for private debt financing products and tax credits.

Elliot Twins redevelopment

In 2020, MPHA created a nonprofit wholly owned by itself, [Community Housing Resources](#), to take control of more than 700 units of scattered family housing across Minneapolis. The government continued to subsidize rents at about 30% of tenants' income. Buildings will remain affordable in perpetuity.

"The goal is to preserve and improve these units and keep them deeply affordable," said Sunia Zaterman, executive director of the Council of Large Public Housing Authorities. "It is not to sell it off. It is not to lease to higher-income people."

MPHA completed a [\\$27 million redevelopment of downtown's Elliot Twins](#) towers in 2022 using RAD, bringing residents accessible units, new air conditioning, kitchens, bathrooms and common areas.

Mary McGovern, an Elliot Twins resident and president of the Minneapolis Highrise Representative

Council, said construction happened so smoothly it was “unreal.” Nobody got displaced who didn’t want to move.

Glendale resident Kayla Pittman, who opposes historic designation, said she is more concerned that, without major renovation, Glendale will deteriorate to the point of obsolescence.

“We all have humble beginnings,” she said. “A poverty mindset says, ‘These are my crumbs, you’re not going to take them away from me.’ So I can understand why [other residents] are scared that we’re going to be displaced.”

Defend Glendale did not respond to requests for comment. The organization previously said it has a policy against speaking to the Star Tribune.

City Council’s call

The Heritage Preservation Commission voted to recommend historic designation last month. Its [first finding](#), that Glendale is “the first affordable housing project in Minneapolis and thus its social and community planning qualified as landmarkable,” is erroneous.

[Sumner Field in north Minneapolis](#) was built in the 1930s.

When the City Council’s housing committee debated the nomination last week, Chair Jamal Osman said he was moved by residents’ fears of change and density.

“It kind of makes sense for us to keep at least a small portion of MPHA public housing for this kind of setting,” he argued.

Council Member Andrea Jenkins noted that historic properties are “extremely expensive to maintain.”

“I don’t see how this historic designation will help residents,” she said. “It boggles my mind that Defend Glendale would be advocating for this action.”

The council is scheduled to vote on Thursday.

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