NOTICE AND AGENDA

COMMUNITY HOUSING RESOURCES SPECIAL MEETING OF THE BOARD OF DIRECTORS

September 23, 2026

A Special Meeting of the Community Housing Resources (CHR) Board of Directors will be held immediately following adjournment of the Minneapolis Public Housing Authority Board of Commissioners meeting at 1001 Washington Avenue North, Minneapolis, MN.

DIRECTORS:

- Kevin Reich — Chair
- Alyssa Erickson — Director
- Medaria Arradondo — Director
- Gloria Freeman — Director
- Abdullahi Isse — Director
- Tamir Mohamud — Director
- Tom Nordyke — Director
- Danielle Werder — Director

OFFICERS:

- Abdi Warsame — Executive Director
- Heather Pacheco — Chief Financial Officer
- Kevin Reich — Chair

GENERAL:

- Roll Call
- Approval of Agenda, September 23, 2026
- Minutes of the Annual Meeting of January 28, 2026

CONSENT:

- ITEM NO. 1: ***Community Housing Resources Property Insurance*** **[Tom Bartl, Controller]**

NEXT MEETING:

- *To be determined as needed.*



NOTICE:

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

MINUTES OF THE ANNUAL MEETING OF THE COMMUNITY HOUSING RESOURCES BOARD OF DIRECTORS MEETINGS

January 28, 2026

The Board of Directors of the Community Housing Resources of the Minneapolis Public Housing Authority met for the annual meeting on January 28, 2026, at 1001 Washington Avenue North, Minneapolis, MN at the time, date, and place duly noticed for the holding of such meeting.

ROLL CALL:

The chair called the meeting to order at 2:18 PM, the following members of the board being present:

- Kevin Reich — Chair
- Elfric Porte — Vice Chair
- Medaria Arradondo — Director
- Gloria Freeman — Director
- Alyssa Erickson — Director
- Abdullahi Isse — Director
- Tamir Mohamud — Director
- Danielle Werder — Director

The following members being absent:

- Tom Nordyke — Director

The Chair declared the presence of a quorum.

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

The minutes of the Special Meeting of September 24, 2025, were presented for approval. Director Porte moved the minutes be accepted as presented. The motion was seconded by Director Isse. Upon a voice vote, the Chair declared the motion carried.

There being no further business to come before the Board, and upon a motion duly made and seconded, the meeting adjourned at 2:20 PM.

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Secretary of the Board of Directors

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September 23, 2026

COMMUNITY HOUSING RESOURCES

September 23, 2026

REPORT TO THE DIRECTORS

FROM: Abdi Warsame, President

SUBJECT: Community Housing Resources Property Insurance Policy

Previous Directives: None.

Budget Impact: The expenditures for this insurance will be covered under the Community Housing Resources (CHR) Budget for 2027, and those in calendar year 2026 fit within the approved 2026 Budget.

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

RECOMMENDATION: It is recommended that the Board of Directors authorize the President or his designee to enter into an insurance policy not to exceed the amount of $663,585 with Housing Enterprise Insurance Company (HEIC) for real property, personal property, terrorism, and business interruption damage or loss.

Community Housing Resources (CHR) was incorporated in June 2001, as a wholly owned and controlled non-profit affiliate organization of the Minneapolis Public Housing Authority (MPHA). CHR was created to provide affordable housing solutions to low-income residents on behalf of the MPHA. This corporation operates exclusively within the guidelines of Section 501(c)(3) of the Internal Revenue Code.

MPHA sought insurance coverage for all risks of physical damage or loss of approximately $234 million in real and personal property, as well as a loss in business interruption income. We sought this coverage with the assistance of our current insurance provider HEIC. HEIC is an entity under the HAI Group. HAI Group is a member-owned organization founded by, and dedicated to serving, the public and affordable housing communities. For 30+ years, HAI Group has delivered tailor-made solutions designed to protect assets, improve efficiency, empower employees, and move housing strategies forward.

The coverage sought includes all real property owned and operated in CHR's public housing program, as in previous years. CHR sought coverage at the same level and deductibles of $25,000 as the current policy held by HEIC.

The 2026-2027 premium will decrease by at least $5,000 or about 1% from the current premium amount. Total property replacement cost values increased by approximately $6.4M. The decrease in premium is the result of a lower property insurance rate driven by a highly favorable property loss history.

The lower rate more than offsets the premium impact of the increase in replacement cost values. HEIC uses the insurance industry recognized, Marshall Swift Property Valuation, to determine replacement cost values. This valuation provides the replacement value using the cost of labor, cost of materials, and general construction cost which have all increased.

Staff recommends that CHR renew coverage with Housing Enterprise Insurance Company for the policy year beginning October 1, 2026.

This Report was prepared by Tom Bartl, Controller. If you have any questions or need additional information, please contact Mr. Bartl at 612-342-1971 or tbartl@mplspha.org.