NOTICE AND AGENDA

September 23, 2026

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

The Executive Committee of the Minneapolis Public Housing Authority will meet at 12:30 PM at the same date and place. The Resident Advisory Board will meet at 12:00 PM at the same date and place.

COMMISSIONERS:

- Kevin Reich — 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 September 23, 2026
- Minutes of the Regualar Meeting of August 26, 2026

NEW/PROMOTED STAFF INTRODUCTIONS.

MPHA SUCCESS STORY.

CHAIR'S UPDATE.

RESIDENT ADVISORY BOARD CHAIRPERSON'S COMMENTS.

CONSENT ITEMS:

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

DISCUSSION/RESOLUTION ITEMS:

- ITEM NO. 1: ***FY2027 MTW Annual Plan***
  Resolution No. 2026 – 264
  [Rachel Almburg, Director of Policy & Strategic Initiatives]

- ITEM NO. 2: ***LIPH Statement of Policy 2027***
  Resolution No. 2026 – 265
  [Rachel Almburg, Director of Policy & Strategic Initiatives]

RECEIVE AND FILE:

- Executive Director's Update, September 2026
- MPHA 2026 Annual Minneapolis City Council Briefing
- Monthly Performance Report, August 2026
- Community Update, September 2026

NEXT REGULAR MEETING:

- Wednesday, October 28, 2026 at 1:30 PM
  1001 Washington Avenue North
  Minneapolis, Minnesota 55401

NOTICE:

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

MINUTES OF A REGULAR MEETING OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY IN AND FOR THE CITY OF MINNEAPOLIS

August 26, 2026

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a regularly scheduled meeting at 1:30 PM on Wednesday, August 26, 2026, at 1001 Washington Avenue North, Minneapolis, Minnesota; the date, time, and place established for the holding of such meeting.

ROLL CALL:

The chair called the meeting to order; the following members of the MPHA Board of Commissioners being present:

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

The following others also being present:

- Abdi Warsame — Executive Director/CEO, MPHA

MPHA Sr. Executive Assistant, Jocelynne Satnik declared the presence of a quorum.

APPROVAL OF AGENDA:

Commissioner Werder moved approval of the proposed agenda as presented. The motion was seconded by Commissioner Erickson. Upon a voice vote, the chair declared the motion carried.

APPROVAL OF MEETING MINUTES:

The minutes of the Regular Meeting of July 22, 2026, were presented for approval. Commissioner Mohamud moved the minutes be accepted as presented. The motion was seconded by Commissioner Erickson. Upon a voice vote, the chair declared the motion carried.

NEW/PROMOTED STAFF INTRODUCTIONS:

- Tamika Baskin introduced Mona Abdullahi as the new Property Manager at Parker Skyview.
- Mary Boler and Diana Henry introduced Johnika Sims as a newly promoted Senior Property Manager in AMP 6.

MPHA SUCCESS STORY:

- Alissa Sivertsen shared the Planning & Development department's success with turning CHR homes.

CHAIR'S UPDATE:

- The chair reported that the Executive Committee met at 12:30 PM prior to the board meeting of August 26, 2026.

RESIDENT ADVISORY BOARD (RAB) CHAIRPERSON'S UPDATE:

- Chairperson, Belinda Walker, reported that the RAB met at 12:00 PM prior to the board meeting of August 26, 2026. All items were discussed and approved.

CONSENT ITEMS:

- ITEM NO. 1: ***MPHA Property Insurance***
  [Tom Bartl, Controller]

- ITEM NO. 2: ***MPHA General Liability Insurance***
  [Tom Bartl, Controller]

- ITEM NO. 3: ***Security Guard Contract***
  [Mary Boler, Director of Operations]
  [Jake Gateman, Director of Procurement]

- ITEM NO. 4: ***Skylight Replacement at 1505 Park***
  [Laura Dykema, Director of Planning & Development]

- ITEM NO. 5: ***Exterior Façade Restoration at Lowry Towers***
  [Laura Dykema, Director of Planning & Development]

Commissioner Erickson moved approval of all consent items as a group and all recommendations set forth in the reports. Commissioner Mohamud seconded the motion. Upon a voice vote, chair declared the motion carried.

DISCUSSION/RESOLUTION:

- ITEM NO. 1: ***2027 MPHA Property Tax Levy & Proposed Budget***
  Resolution No. 2026 – 263
  [Laura Dykema, Director of Planning & Development]
  [Drew Halunen, Director of Communications & Strategic Partnerships]

After a brief presentation by staff, Commissioner Mohamud moved approval of the recommendation set forth in the report, along with the corresponding resolution attached thereto. Commissioner Erickson seconded the motion.

Upon a roll call vote, 8 commissioners voted "aye". [Chair Reich, Commissioner Arradondo, Commissioner Freeman, Commissioner Erickson, Commissioner Isse, Commissioner Mohamud, Commissioner Nordyke, Commissioner Werder], 0 commissioners voted "nay", and 0 commissioners were absent/abstained. The chair declared the motion carried and the resolution adopted.

RECEIVE AND FILE ITEMS:

- Executive Director's Update, August 2026
- 2027 MPHA Property Tax Levy & Proposed Budget PowerPoint
- Monthly Performance Report, July 2026
- Community Update, August 2026

PUBLIC HEARING:

- MPHA Draft 2027 Moving-To-Work

Residents and community members attended and were given time to speak.

Public comments were received online prior to the Board of Commissioners Meeting and additional public comments were received by the board during the August 26th Board of Commissioners Meeting. A transcript of the public hearing will be available in the 2027 MTW Annual Plan.

ADJOURNMENT:

There being no further business to come before the board during this meeting and upon a motion duly made by Commissioner Erickson and seconded by Commissioner Isse, the meeting adjourned at 4:54 PM.

_____

ALYSSA ERICKSON, SECRETARY OF THE BOARD OF COMMISSIONERS

September 23, 2026

_____

DATE THESE MINUTES WERE APPROVED

September 23, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Contract – Supportive Social Services

Previous Directives: On February 28, 2024, the Board authorized the Executive Director to enter into a contract with Volunteers of America of Minnesota (VOAMN) to provide supportive social services at MPHA Highrises, Glendale, and CHR properties for an initial two-year period beginning March 1, 2024, with an expiration date of February 28, 2026, which was subsequently extended through December 31, 2026.

Resident Council Review: The process and outcome will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's September meeting.

Budget Impact: Supportive social services impact the MPHA Budgets in each of the agency's Highrises, Glendale, CHR, and FHR properties. The total MPHA 2026 budget for these services was $970,000.

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

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to execute a contract with Agate Housing and Services with a not-to-exceed amount of $1 million per year for the first two years, and a possible annual increase based on the Consumer Price Index thereafter. This will initially be a two-year contract with the option at MPHA's discretion to extend the contract up to 36 additional months, for a total maximum contract period of 60 months.

On May 19, 2026, a Request For Proposals (RFP) for supportive social services was publicly advertised with a proposal due date of June 16, 2026. Three organizations submitted responsive proposals: VOAMN, Agate Housing and Services, and Caring LLC.

Although the current MPHA contract with VOAMN was effective March 1, 2024, their initial contract to provide supportive social services originated over 30 years ago and has been jointly funded by MPHA and Hennepin County (under separate contracts for MPHA and Hennepin County, respectively) since being established. Most recently, MPHA has been funding $970,000 of the services, and Hennepin County has been funding $577,000 of the services provided. Because of the dual funding sources, staggered expiration dates, and overlapping contract requirements, a joint RFP process was conducted with Hennepin County to ensure strategic alignment upon the execution of both organization's respective contracts with the selected firm.

An evaluation committee was also formed to review the proposals. The committee included both MPHA and Hennepin County staff, MHRC staff and residents. The committee ranked each proposal based on the value each would provide to MPHA and the residents. Evaluation criteria included: quality of the submitted proposal including understanding and addressing the requirements of the scope of work, successful past performance and experience providing similar services, ability to perform the services including capacity and number of staff assigned, references including past performance with MPHA and Hennepin County, and proposed fees.

Upon completion of the initial evaluations, MPHA requested "best and finals" offers with all firms that scored at least 70 points. As part of this process, MPHA requested firms review and revise their fees, submit supplemental information related to their company, provide written responses to a list of questions from the evaluation committee, and participate in an interview which included a brief presentation by the proposers.

The Committee reevaluated each firm based on the same criteria. VOAMN and Agate Housing and Services were the top two firms. Agate's Housing and Services' proposed fees are almost $17,000 more than VOAMN. Agate Housing and Services, however, was the top-rated proposer and represented the best overall value to MPHA and its residents. They provided a housing-focused service model that showed dedication to housing stability. In addition to the dedicated staff for the contract, residents of MPHA would have access to the organization's broader services and resources, including health services, established eviction prevention resources, and post-eviction services.

This Report was prepared by Tamika Baskin, Assistant Director of Operations-Management, Low Income Public Housing Division. For further information, please contact Ms. Baskin at 612-342-1957 tbaskin@mplspha.org, Mary Boler at 612-342-1453 mboler@mplspha.org or Jake Gateman, Director of Procurement at 612-342-1423 jgateman@mplspha.org.

September 23, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: FY2027 MTW 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 2027 Annual Plan immediately prior to the September 23, 2026 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 current budget or in future budgets as considered and determined by the Board.

Procurement Review: N/A

RECOMMENDATION: It is recommended that the Board of Commissioners adopt the included resolution approving the MPHA FY 2027 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 the community 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 3rd, 2026. 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 250 households with Housing Choice Vouchers received the flyer through mail with an additional 1,700 sent by email. In addition, the notice ran in both the Star Tribune and Finance & Commerce publications.

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 deadlines to provide comments by mail or email; alongside a method for requesting language or other accommodation for these touchpoints.

MPHA hosted one information meeting, an in-person event with the meeting simultaneously streamed via a Teams Webinar. At the meeting staff shared information about MPHA, including: the mission, updates on policy changes, a review of the initial MTW budget, information about major capital repairs, and potential development activities. More than an hour of the meeting was reserved for residents to ask questions and provide comments. MPHA offered simultaneous interpretation in accordance with the agency's Limited English Proficiency Plan.

MPHA held the information meeting on:

- August 6th, 2026 from 11 AM –1 PM
    - Cora McCorvey Health & Wellness Center (1015 4th Ave N)
    - Simultaneously streamed via a Team's Webinar (https://tinyurl.com/mt9682d)

The public hearing was held at the Board of Commissioners meeting on:

- August 26th, 2026 from 1:30 – 3:30PM
    - Central Office (1001 Washington Ave N)

MPHA's Board of Commissioners received a recap of the MTW timeline as well as a presentation that reviewed what MTW status means to MPHA, an overview of the plan's components, and a recap of initial community input in August as a part of the public hearing.

The full copy of the Plan is available on MPHA's website (https://mphaonline.org/about/moving-to-work/), and a hard copy will be available at the Board meeting. A Board Resolution follows this report.

This report was prepared by Director of Housing Policy & Strategic Initiatives, Rachel Almburg. All questions can be directed to MTW@MPLSpha.org.

RESOLUTION NO. 2026 - 264

***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 3rd and September 3rd, 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, 2026, unless an extension is granted; and

***NOW THEREFORE BE IT HEREBY RESOLVED*,** that the 2027 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.

MOVING TO WORK
ANNUAL PLAN
2027

Fiscal Year January 1 – December 31, 2027

Approved by the MPHA Board of Commissioners:

Submitted to HUD:

Revised and submitted to HUD:

EQUAL HOUSING OPPORTUNITY – EQUAL EMPLOYMENT OPPORTUNTY

MINNEAPOLIS PUBLIC HOUSING AUTHORITY BOARD OF COMMISSIONERS

Kevin Reich, Chair
Elfric Porte, Vice-Chair
Alyssa Erickson, Secretary
Medaria Arradondo, Commissioner
Danielle Werder, Commissioner
Abdullahi Isse, Commissioner
Gloria Freeman, Commissioner
Tamir Mohamud, Commissioner
Tom Nordyke, Commissioner
Abdi Warsame, Executive Director/CEO

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 Annual Plan outlining its intended use of 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 follow the criteria of HUD form 50900.

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

MINNEAPOLIS PUBLIC HOUSING AUTHORITY

MPHA 2027 MTW Annual Plan

Table of Contents

I. Introduction 4
- Notable MTW-Specific Updates 5
- Housing Preservation and Creation 6
- Education, Employment, and Health 9
- Operational Excellence 10
- Properties for Which MPHA May Apply for Housing Preservation Programs in 2027 11
- Information on the MPHA MTW Budget 12

II. General Operating Information 14
- Housing Stock Information 14
- Leasing Information 25
- Waiting List Information 27

III. Proposed MTW Activities 28

IV. Approved MTW Activities 28
- Implemented Activities 29
- Activities Not Yet Implemented 59
- Activities On Hold 59
- Closed-Out Activities 59

V. Planned Application of MTW Funds 66

VI. Administrative 73
- Board Resolution and Certification of Compliance: 73
- Documentation of Public Process 91
- Resident Advisory Board 2027 MTW Annual Plan Priorities 75
- HUD Form 50071 (Lobbying Disclosures) 78

Appendix A: MPHA Planned Capital Expenditures 79

Appendix B: Local Asset Management Plan (LAMP) 89

Appendix C: HUD-50075.1 Form 92

I. Introduction

The Minneapolis Public Housing Authority houses the state's most vulnerable. Both residents and participants face systemic barriers that greatly affect their quality of life. From financial constraints, health disparities, social isolation, and more. Leveraging partnerships to address needs beyond housing is crucial for creating communities where people can thrive.

The agency's current strategic plan outlines MPHA's five-year vision through 2027 to allow for the preservation and expansion of affordable housing while uplifting its current and future clients. When shaping this plan, surveys were distributed to every resident, program participant, MPHA employee, and commissioner. To further make meaning of 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.

In 2027, MPHA will embark on a process to identify what is ahead for the next five years for the agency. A review of the plans successes and challenges faced will allow for a healthy balance between innovation and maintaining core business functions. Building on the agency's decade-long reputation of being a high-performer, MPHA is committed to being an employer of choice and to upholding a high standard of customer service, both internally and externally.

In 2026, MPHA built fifteen new accessible units as part of the historical $78 million investment at the Spring Manor properties. Adding new deeply affordable housing stock for the elderly and disabled is vital to meet the needs of the Minneapolis community. At the same time, the agency has invested in upgrades within its scattered sites portfolio, including the construction of fully electric buildings that upzoned two single family homes to serve more people. With a projected 11-month construction timeline, this project was completed ahead of schedule while remaining on budget. The five new units are in two different neighbors, one a duplex and the other a triplex. In total, three four-bedroom, two-bathroom units and one two-bedroom, one-bathroom unit. Some of the units are fully accessible. Both construction projects are all-electric and energy efficient. Both buildings are highly insulated, utilize air source heat pumps for heating and cooling, have energy recovery ventilators that improve indoor air quality, and are equipped with rooftop solar arrays. MPHA will take the lessons learned in these pursuits, as well as resident insights, to bring much needed investments to the Glendale Townhomes.

MPHA's strategic use of the Department of Housing and Urban Development's (HUD) tools allows the agency to continue to serve the Minneapolis community well. This devotion has been essential in strengthening partnerships to connect residents to resources that match their needs. This is done through a multitude of connections with organizations whose mission aligns with MPHA to help individuals meet their goals. In addition, the Minneapolis City Council's reinstatement of the annual tax levy in 2024 after more than a decade has been essential to helping the agency deliver on its priorities including capital backlog needs, 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 building on this

foundation of being a people-centric agency by valuing resident voice. MPHA's Moving to Work status is essential to this level of innovative collaboration.

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 are integrated in a manner that minimizes stress for clients, without contributing additional inefficiencies in a federal environment with continued funding shortfalls. In its first time being scored under NSPIRE the agency achieved a weighted score of 87. It is MPHA's responsibility to serve individuals at a high standard while maintaining fiscal stability to ensure affordable housing exists for 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 2027, MPHA is interested in exploring:

- **MHOP:** The agency continues to work with HUD on the Metropolitan Housing Opportunities Program (MHOP). Both entities share an aim to find a pathway that can better serve current and future residents. While landing on the correct path continues to take additional time and reveal additional obstacles, MPHA remains determined to find a way to successfully convert these units to better meet resident and owner needs while reducing administrative costs of the agency.
- **Heritage Park:** MPHA owns the land, but a private, for-profit company, McCormack Baron Salazar (MBS) was awarded ownership, sole possession, operational control, and authority to develop and construct the project that ultimately became Heritage Park. While not a part of the agency's owned and managed portfolio, MPHA has dedicated significant resources to the site when the Owner began signaling additional needs at the site. While the property is now under Receivership, who has sole control and posession of the premises, the agency remains committed to the habitability, preservation, and success of Heritage Park for the benefit of the residents there—both now and into the future. MPHA will continue to leverage resources to support the community through the HUD tools available.

The agency's focus on providing safe, quality housing to its residents, allows MPHA to engage with households who count on MPHA for affordable housing. Through listening sessions and collaboration, the agency seeks to understand the lived experience of individuals to find the right support systems and tools to aid them in achieving 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 2027, this 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 affordable housing, maintaining long-term public control, and protecting the rights of every resident.

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

Elliot Twins Conversion & Renovation: MPHA celebrated the comprehensive rehabilitation and expansion of the Elliot Twins in June 2022. Utilizing the Rental Assistance Demonstration (RAD)/Section 18 (S18) Blend program, 174 units were updated while another ten new fully accessible units were added. The RAD/S18 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 at that time. 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 ~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 2026, MPHA further advanced two single-family sites for redevelopment, which brought five new family units to the CHR portfolio, replacing two long-term vacant units. Additionally, five sites have been identified as an opportunity to support approximately

25 new family units. MPHA initiated pre-development activities at these sites in 2025. While the project did receive a $2 million direct federal appropriation in February of 2026, the remaining finance sources need to be identified to advance the project.

Springs Expansion: Building upon the success of MPHA's first high-rise conversion, preservation and expansion at the Elliot Twins, in late 2023, MPHA began to advance its next RAD/Section 18 Blend. The project located in northeast Minneapolis consists of two adjacent properties. One highrise, located at 828 Spring Street NE, with 189 apartments and across the street, 809 Spring Street NE, with 32 apartments – were built in 1970 and 1967, respectively and, like many of MPHA properties, had extensive capital needs. Similar to Elliot Twins, the properties are currently undergoing comprehensive rehab including upgrades to all building systems, the addition of in-unit cooling and direct fresh air ventilation, enhanced indoor and outdoor community spaces and new resident amenities. Additionally, utilizing HUD's Restore-Rebuild program, 15 new, fully accessible units comprise a new four-story addition that sits adjacent and connects to the 828 building. This addition also houses new resident amenities including an exercise room and bicycle storage on the first floor. Similar to MPHA's recent redevelopments, the project is being financed with State housing bonds, 4% Low-Income Housing Tax Credits, debt, and City of Minneapolis soft funding. The project also utilizes public housing tax levy proceeds. At $78M total development costs, the Springs Expansion marks MPHA's largest ever investment and redevelopment project. Construction of the entire project and conversion of the 15 Restore-Rebuild units are scheduled for completion in late 2026.

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 that can have this work completed to enhance operational sustainability. In 2026, MPHA also utilized State resources to conduct radon testing in all CHR homes and install mitigation systems where necessary.

Additional Highrise RAD Applications: MPHA's 2023-2027 Strategic Vision prioritizes both housing preservation and creation, making HUD's RAD/S18 Blend Program a critical tool. In 2026, MPHA began to advance its next conversion at two Horn AMP properties (MN002000007). Upon adhering to HUD's required disclosures, public, and resident engagement the RAD application was approved and advanced through public comment. MPHA looks forward to commencing property upgrades at the two buildings in 2027.

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, soft loans from the Minnesota

Publicly Owned Housing Program (POHP) and potentially other soft funding sources and grants will support this work, including the recent 2025 POHP allocations for the Cedars Mid-rises electrical systems work and the Snellings (3205 E 37th Street & 3755 Snelling Avenue) conversion and comprehensive rehab. Appendix A details planned 2027 capital activities and expenditures. Through partnerships with Frontier Energy and Xcel Energy, we aim to replace aging appliances with energy-efficient models as well.

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. Beginning in 2025, MPHA initiated extensive engagement with residents about long-term plans at Glendale townhomes. After nearly 18 months of discussions with the community, in June 2026, MPHA announced the intended direction to convert and redevelop the existing 184 units and create 100 new units, a vision aligned with resident feedback that addresses needs of current and future families. Additionally, MPHA continues exploring strategies for stabilizing and converting subsidies for Metropolitan Housing Opportunities Program units, collaborating on a plan for Heritage Park to stabilize the property and address extensive capital needs, and exploring optimal uses for the agency's Faircloth Authority, though it is currently unclear if Faircloth authority will remain given the recent federal budget proposal to reset Faircloth limits to current numbers. If adopted, this would significantly reduce MPHA's ability to develop new affordable units.

Project-Based Voucher (PBV) Awards: PBVs allow MPHA to1) 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. MPHA closed its Request for Proposals (RFP) in December 2024 in anticipation of receiving Bring It Home vouchers from the State of Minnesota. MPHA looks forward to previously awarded projects coming online and continues to be dynamic on how it partners to bring new affordable housing developments to the community.

Exploring New Development Opportunities: MPHA leveraged HUD's Restore-Rebuild to expand affordable housing as part of the Springs Expansion project, and is currently exploring how it can be utilized to support recapitalization at Heritage Park, before HUD sunsets the program. While the agency still maintains Faircloth authority to develop ~900 additional units, it is unclear if this opportunity will remain given the federal government's 2027 budget proposal that contemplates resetting PHA Faircloth limits to current developed units. Aligned with the agency's strategic plan, MPHA is exploring optimal strategies to increase deeply affordable housing in the region, though the elimination of Restore-Rebuild and the potential reset of Faircloth authority will significantly reduce those opportunities. MPHA will continue to utilize its MTW flexibility to potentially fund rents, capital costs, or ease administrative burden. MPHA may leverage Project Based Vouchers to adjust HAP contract terms above the Fair Market Rent (FMR) using MTW Single-Fund flexibility.

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 2027, 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, and Minneapolis Public Schools, with YMCA of the North as our service partner. 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 the power of partnership to meet community need. 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. The collaboration has been successful in coordinating a rapid response to community needs.

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 low-income individuals, including but not limited to residents and participants. 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 from the U.S. Department of Housing and Urban Development (HUD) to participate in a demonstration program. This work builds on research linking neighborhood quality to quality-of-life outcomes for children. 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 Spring of 2023. Initially anticipated to extend through 2028, HUD sunset the study in 2026 for new enrollees. MPHA looks forward to the lessons learned from this program to better serve the voucher population.

Operational Excellence

MPHA's 400+ 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 be put toward community priorities that best serve Minneapolis. In 2027, 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 in 2025. Now that the system has been implemented, increased resident utilization of this service can continue.

In 2022, Jira Service Management, a service management tool, was implemented to improve customer service and response time for support issues. This software allowed us to create a help center where staff could more efficiently create helpdesk tickets.

In 2024, the MPHA IT Department began a plan to replace the agency's obsolete phone system. In 2025, Zoom Workplace was implemented. This phone system will carry us into the future, while improving the agency's ability to work at many locations, including remote work.

Increasing Network Performance and Security: In 2023, a project to upgrade our network, upgrade switches at all locations, and increase the bandwidth to improve performance for our staff was completed. We made these upgrades while decreasing costs at the same time.

Strengthening the agency's network security and cybersecurity has been a goal since 2024. Tools and processes have been implemented to help protect our network and data from outside threats and attacks. In 2025, IT developed an incident response plan. This will be fully rolled out by the end of 2026, which will improve our ability to handle response and standardize how we prevent and respond to cybersecurity incidents.

Properties for Which MPHA May Apply for Housing Preservation Programs in 2027

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 2027 or 2028 for repositioning, redevelopment, and/or recapitalization. These activities include federal programs (such as RAD, RAD/S18 Blend and Section 18), federal/state/local grants, and other opportunities.

Development	AMP	Units
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
Franklin Towers	MN002000005, Hiawatha AMP	110
Rainbow Terrace	MN002000003, North AMP	84
Glendale Townhomes	MN002000001, Glendale	184

If RAD or RAD/S18 is identified as the best program to meet development needs, as with any 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 the 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 2027 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 2027 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 2027, MPHA's 2027 MTW Budget estimates funding levels considering prior year appropriations, the president's proposed budget and the 2027 appropriation bill presented by the House. The 2027 MTW Budget estimates HUD will provide Public Housing Operating Subsidy at 90% 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 2.5% inflation factor, and the program administrative fees funded at 2026 levels. The budget also estimates that the public housing Capital Fund award will match the amount awarded to MPHA in 2026 (approximately $21 million). Because of the uncertainty and significant variation in possible federal funding levels, the budget presented may change in significant ways from what is ultimately planned once federal funding is decided by Congress.

The budgeted sources of funds are slightly greater than $160 million. It is anticipated that about $28 million will come from Capital Fund Grant resources (most of which from prior year awards), $20 million from tenant rents, $19 million from public housing operating subsidy, and $77 million in Housing Choice Voucher funding. The remaining funding for the activities comes from local sources, and repayment of housing assistance from other housing authorities whose voucher holders rent in Minneapolis.

On the spending side, the 2027 MTW Budget estimates spending at nearly $154 million. The budget assumes housing assistance to cover 4,768 MTW vouchers on average each month. Public Housing Operations is funded at 2.3% less than the current budget. Current year appropriations were lower than budgeted, and proposed funding isn't expected to improve. The planned expenditures for major public housing and CHR building rehabilitation and

redevelopment is $28.5 million and are detailed in Appendix A *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 2027 (for MPHA that 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.

Estimated	Use of HCV HAP Funding
MTW HAP Subsidy	72,559,600
MTW Paid HAP Expenses (excludes Port-In)	56,983,100
MTW HAP Gain/(Loss)	**15,576,500**
Used for Capital Improvements	-
Used for HCV Administration	(1,500,500)
Used for Public Housing Operations	(13,849,000)
Used for Locally Designed MTW Inititatives and Program Administration	(227,000)
Net Gain/(Loss)	**-**

Please see Section V *Sources and Uses* of MTW Funds of this 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 fiscal year-end to be $13.5 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 plans to have $13.5 million in reserves in the context of a $154 million annual MTW budget and estimated $319 million in capital needs.

The following schedule presents the 2027 MTW Budget in a slightly different format from what HUD requires on the HUD-50900.

2027 DRAFT MTW Budget Summary

	MTW Single Fund				
	Public Housing Operations	MTW Housing Choice Vouchers	Capital Fund Program	MTW Initiatives	Total MTW Programs
Sources					
Tenant Revenue -Rents & Other	20,310,200	-	-	-	20,310,200
Federal - Operating Subsidies & Grants	19,574,700	-	3,612,400	-	23,187,100
Federal - Section 8 Admin Fee Subsidy	-	4,141,300	-	-	4,141,300
Federal - Section 8 HAP Subsidy	-	72,559,600	-	-	72,559,600
Federal - Capital Grants	-	-	24,855,000	-	24,855,000
City Contribution	75,000	1,645,500	-	-	1,720,500
Interest Income	-	-	-	-	-
Central Office Fee Revenue	-	-	-	-	-
Property Management Services Revenue	-	-	-	-	-
Other Revenues, Fees, & Grants	600,000	12,751,200	-	-	13,351,200
Total Sources	**40,559,900**	**91,097,600**	**28,467,400**	**-**	**160,124,900**
Uses					
Property Management and Program Admin	10,165,900	5,204,000	10,000	225,000	15,604,900
Administration	-	-	-	-	-
Development Administration	-	-	-	-	-
Fees to COCC	5,794,500	1,115,700	2,102,400	-	9,012,600
Tenant Services	1,094,400	-	-	2,000	1,096,400
Utilities	9,079,100	-	-	-	9,079,100
Maintenance	15,479,100	15,400	-	-	15,494,500
Protective Services	5,113,200	-	-	-	5,113,200
Insurance & Casualty Loss	2,935,600	57,900	-	-	2,993,500
Other General	2,760,900	-	1,500,000	-	4,260,900
Debt Service	1,736,200	-	-	-	1,736,200
Housing Assistance Payments	-	70,628,600	-	-	70,628,600
Capital Improvements & Equipment	250,000	-	18,730,000	-	18,980,000
Total Uses	**54,408,900**	**77,021,600**	**22,342,400**	**227,000**	**153,999,900**
Net Operating Sources/(Uses)	**(13,849,000)**	**14,076,000**	**6,125,000**	**(227,000)**	**6,125,000**
Transfer in/(Out) for MTW Single Fund	13,849,000	(14,076,000)	-	227,000	-
Net Operating Sources/(Uses) after Transfers	**-**	**-**	**6,125,000**	**-**	**6,125,000**
Loan to Discretely Presented Component units	-	-	6,125,000	-	6,125,000
Estimated Reserves[1] as of Dec. 2026	**12,747,556**	**730,783**	**-**	**-**	**13,478,339**
Budgeted Changes in Reserves	-	-	-	-	-
Estimated Reserves[1] as of Dec. 2027	**12,747,556**	**730,783**	**-**	**-**	**13,478,339**

[1] Reserves are defined as Unrestricted Net Position less Affiliate loans receivable only payable from surplus cash as available

II. General Operating Information

A. Housing Stock Information

i. 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**	Section 504 Accessible Units* (Mobility)	Section 504 Units* (Hearing/Vision)
	0	1	2	3	4	5+				
MN002000004 AMP 4 Northeast	0	9	6	0	0	0	15	General	15	0
MN002000008 AMP 8 Heritage Park							200	General	TBD	TBD

NOTE: These 15 units are anticipated to be added through HUD's Restore-Rebuild Program. They will be new public housing units briefly before they convert to RAD project-based vouchers. While MPHA anticipates converting these units to project-based vouchers prior to the close of 2026, they are included here should the conversion be delayed.

* The federal accessibility standard under HUD's Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance (24 CFR 8.32). HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice") for purposes of Section 504 compliance, https://www.govinfo.gov/content/pkg/FR-2014-05- 23/pdf/2014-11844.pdf

** Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other

If "Population Type" is "Other" please describe:

ii. 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
MN002000007 AMP 7 Horn (Snelling Manor & 37th Street Manor)	56	In 2026, MPHA to submitted a RAD/Section 18 blend application for the two mid-rises located at 3755 Snelling Avenue and 3205 East 37th Street. Like most of MPHA's high-rises, the properties are ~60 years old and have capital needs that cannot be adequately addressed with limited federal resources. This conversion and preservation project presents an opportunity to create enhanced livability for residents, add new community

		amenities, and comprehensively address property needs, to better serve tenant needs. MPHA will meet with residents at every step of the process to ensure resident priorities are incorporated into the improvements. The conversion and commencement of construction is targeted for Q2/Q3 of 2027.
MN002000001 AMP 1 Glendale	184	In 2025/2026, MPHA initiated extensive engagement with residents about long-term plans at Glendale townhomes. After nearly 18 months of discussions with the community, In June 2026, MPHA announced the intended direction to convert and redevelop the existing 184 units and create 100 new units, a vision aligned with resident feedback that addresses needs of current and future families. While specific timing is not yet known, MPHA may submit a RAD/Section 18 blend application for the existing units in 2027 as part of other pre-development work needed to advance the project.
MN002000009 AMP 9 MHOP	106	MPHA currently holds the ACC for 106 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. Potential pathways have been outlined by HUD, and MPHA is seeking clarity on how to operationalize.
MN002000008 AMP 8 Heritage Park	200	MPHA currently holds the ACC for 200 units at Heritage Park which were a result of the Hollman v. Cisneros Consent Decree. The agency neither owns nor manages these units. In its efforts to ensure residents are living in units to the standard MPHA provides in its managed/owned units staff work tirelessly with partners to collaborate for a viable solution to improve the condition of the Heritage Park property.
	546	**Total Public Housing Units to be Removed in the Plan Year**

iii. 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 continues to pursue opportunities to densify the scattered site family housing portfolio owned by Community Housing Resources (CHR) and managed by MPHA. In 2025, MPHA began to advance a five-site redevelopment and densification effort, known as the Scattered Sites Missing Middle Project, that will replace seven existing units with 25 brand

new units. Each of the sites will include a fully accessible unit as well as one five-bedroom unit, to better serve MPHA's larger families. At the time of this plan's publication, MPHA had not yet secured all financing necessary to advance the project.

Property Name	# of Vouchers to be Project-Based	RAD?	Description
MN002000009 AMP 9 MHOP	106	No	MPHA currently holds the ACC for 106 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.
MN002000008 AMP 8 MHOP: Heritage Park	200	Yes	MPHA currently holds the ACC for 200 units it neither owns nor manages. These units were a result of the Hollman v. Cisneros Consent Decree. MPHA is working in partnership with the Receivers, City of Minneapolis, and HUD to operationalize a plan to better meet the needs of current and future households to provide quality, affordable housing. This includes the conversion of the 200 ACC units utilizing HUD's RAD/Section 18 blend program.
MN002000004 AMP 4 Northeast (Spring Manor I & II)	15	Yes	MPHA completed a RAD/Section 18 blend conversion for Spring Manor I & II in July 2025, for 221 existing units. These units were transferred to Project-Based Vouchers. The project includes the addition of 15 new units, and MPHA is utilizing HUD's Restore-Rebuild Program to support the development of these new units. Post construction, the units will be converted to Project-Based Vouchers. While the conversion is intended to be completed in 2026, it is included here in the event the conversion is delayed.
Snelling Manor & 37th Street Manor	56	Yes	In 2026, MPHA submitted a RAD/Section 18 Blend application for the two mid-rises

			located at 3755 Snelling Avenue & 3205 East 37th Street. These units will be transferred to Project-Based Vouchers. Resident engagement and rehab scope development is underway, with conversion and closing targeted for Q2/Q3 2027.
Glendale Townhomes	184	Yes	In 2025/2026, MPHA initiated extensive engagement with residents about long-term plans at Glendale townhomes. After nearly 18 months of discussions with the community, In June 2026, MPHA announced the intended direction to convert and redevelop the existing 184 units and create 100 new units, a vision aligned with resident feedback that addresses needs of current and future families. While specific timing is not yet known, MPHA may submit a RAD/Section 18 blend application for the existing units in 2027 as part of other pre-development work needed to advance the project. The first phase of a two-phase project is anticipated to close in 2028.
Clare 5	15	No	HIV and HPH
Sabathany	18	No	Low income
Loma	16	No	Low income
1345 Central	16	No	Low income
Flour Exchange	15	No	HPH, low income
Lyndale Avenue Apartments	10	No	HPH, low income, families
3716 Cheatham Apartments	32	No	Low income, families
Zaria	20	No	Low income, families
Total New Vouchers to be Project-Based	703		

iv. 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. *Planned Status by the end of the Plan Year: "Committed", "Leased", or "Issued". In column three, 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
2116 Nicollet	11	Committed	No	Low income, homeless
Agate Housing (Valiance)	22	Leased/Issued	No	Long term homeless and disabled
Agra (Rivkin)	38	Leased/Issued	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
Bloom Lake Flats	25	Leased/Issued	No	HIV/AIDS, High Priority Homeless, Low 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	21	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	32	Leased/Issued	No	Serves single adults who have HIV plus NED
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	17	Leased/Issued	No	Serves Veterans (11) and Low-income (6)
Emerson Village	40	Leased/Issued	No	Low income
Endeavors (previously Exodus 2)	35	Leased/Issued	No	High priority homeless, disabled, plus VASH units
Exodus (St. Olaf)	10	Committed	No	High Priority Homeless
Families Moving Forward	12	Leased/Issued	No	Serves homeless individuals and families
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	25	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	Leased/Issued	No	Low income
Ladder 260	18	Leased/Issued	No	Low income
Lakefield (fka 550 West Lake)	18	Leased/Issued	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	80	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
MN Indian Women's Resource Center	10	Leased/Issued	No	Serves homeless, Native American Families,
Maya Commons	4	Leased/Issued	No	Serves low-income people
Minnehaha Commons	15	Leased/Issued	No	Homeless, senior, disabled, 5 PBV VASH.
Native American Community Clinic & Housing (NACC – H)	16	Committed	No	Low-income families
Opportunity Crossing (3030 Nicollet)	12	Leased/Issued	No	Low income
Olson Court (North Creek)	40	Leased/Issued	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)	24	Leased/Issued	No	Serves low-income people
Park Plaza (phase II)	41	Leased/Issued	No	Serves low-income people
Park Plaza (phase III)	11	Leased/Issued	No	Serves low-income people
Passage	7	Leased/Issued	No	Serves low-income women
Penn Avenue Station	4	Leased/Issued	No	Serves low-income people.
Phillips Family	17	Leased/Issued	No	Serves low-income people
Phillips Redesign	15	Leased/Issued	No	Serves low-income people
Pinecliff	7	Leased/Issued	No	Serves low-income people

Peregrine Apts	34	Leased/Issued	No	Low Income Families
Plymouth Ave Apartments	7	Leased/Issued	No	High Priority homeless, disabled, low income
Portland Village	25	Leased/Issued	No	Low-income families
PPL Foreclosure	16	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 Run	16	Leased/Issued	No	Serves low-income people
Shelby Commons	12	Leased/Issued	No	High priority homeless (HPH), disabled, low income
Snelling Yards (Workforce)	25	Committed	No	High priority homeless, and Veterans
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 14th and Central)	25	Leased/Issued	No	Low-income housing. projected
Wadaag Commons	24	Leased/Issued	No	Long term homeless, disabled, low income, families
Whittier Community Housing II	40	Leased/Issued	No	High priority homeless, low income
The Hillock (fka, Snelling Yards) (Senior Housing)	11	Leased/Issued	No	Homeless veterans via VASH

Scattered Sites (CHR)	694	Leased/Issued	No	Low-income families.
Family Housing Resources	84	Leased/Issued	No	Serves low-income people
Elliot Twins	184	Leased/Issued	Yes	Low Income
Spring Manors	221	Leased/Issued	Yes	Low Income
CHR Properties	3	Committed	No	Low-income families
Scattered Sites Missing Middle	18	Committed	No	Low-income families.
	2,646	**Planned Total Existing Project-Based Vouchers**		

v. Planned Other Changes to Housing Stock Anticipated During the Plan Year: 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, changes to designated housing plans and/or accessibility features of developments or units, etc.

Planned Other Changes to MTW Housing Stock Anticipated in the Plan Year
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 high-rise sites or developing new units on existing high-rise 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.
MPHA continues to operate a homeownership program; Lease-to-Own, which provides a pathway from rental to homeownership. MPHA anticipates that as of 2027, 18 units of the original 20 will have been sold.
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 blend conversion or S18 disposition of the existing 200 public housing/ACC units. This conversion or disposition may be initiated in 2026 as the agency and other stakeholders explore financial resources necessary for recapitalization. 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 contemplating them into 2027.
MPHA may hold units vacant due to modernization at other sites where construction activities or pre-development planning work will be underway in 2026/27. These include: Glendale Townhomes (MN2-1, AMP 1), 3755 Snelling & 3205 East 37th Street (MN2-18.4 & MN 2-22, AMP 7), and other properties where capital work necessitates it.

vi. 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
MPHA bases its capital activities on an expected Capital Fund Program (CFP) allocation of ~$20 million for 2027, 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, and will experience expenditures in 2027. Additionally, a portion of the activities slated for 2027's ~$20 million CFP budget will not be fully expended in 2027 and will carry into 2028. MPHA has estimated approximately $28.5 million in capital expenditures for FY2027 targeting specific projects in eight Asset Management Projects (AMPs). These capital activities and expenditures are based on assumptions including final formula amounts at the 2026 levels and receipt of grant by the end of March 2027; 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 other local funding. The plan and expenditures may also be impacted if additional resources are made available in 2026/27. Included in the $28.5 million capital expenditures are pre-development work associated with any RAD/S18 conversions the agency pursues, other development activities including but not limited to new unit production, building systems (HVAC, plumbing, electrical, fire) upgrades, roof and window replacements, exterior façade restoration, elevator modernization, interior updates, security enhancements, and physical needs assessment inspections. Details of this activity can be found in Appendix A. In performing its capital work, MPHA adheres to Federal, State and Local code and regulatory processes.

B. Leasing Information

i. 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.

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased*	Planned Number of Households to Be Served**
Public Housing Units Leased	55,680	4,640
Housing Choice Vouchers Utilized	87,360	7,280
Local, Non-Traditional: Tenant-Based^	2,160	180
Local, Non-Traditional: Property-Based^	1,740	145
Local, Non-Traditional: Homeownership^	24	2
Planned Total Households Served	**147,964**	**12,247**

*"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.

***"Housing Choice Vouchers (HCV) Utilized" includes all SPVs within the MTW PHA's portfolio.

^ 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*
Tenant-Based	2020-3 Flexible Subsidy (TBD)	0	0
	2018-2 GO Housing (SHSS)	2,160	180
Property-Based	2020-3 Flexible Subsidy	696	58
	2018-2 GO Housing (GRL)	444	37
	2016-3 Supp. Housing for Youth	600	50
Homeownership	2010-4 Lease-To-Own Initiative	24	2

*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.

ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

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

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Public Housing	MPHA struggles with renting studio units mainly at certain south Minneapolis buildings. MPHA will stage a unit to allow perspective residents to see what can be done to utilize the space in these very small units.
MTW Housing Choice Voucher	Minneapolis has a tight rental market with a vacancy rate of ~5%. MPHA's efforts include investing in dedicated housing coordination 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.
Local, Non-Traditional	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 housing and service providers.

C. Waiting List Information

i. 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 (indicating whether the waiting list is site-based or agency-wide for public housing) 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	Agency-wide waitlist for disabled persons between the ages of 18 and 49, Near Elderly and Elderly persons age 50 or over	7,586	Open	Yes
Public Housing Family	Agency-wide waitlist for families with at least one dependent	2,849	Closed	No
Housing Choice Voucher Program	Income eligible households	335	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.

ii. 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	In accordance with Notice PIH 2025-19 and dependent on participant needs, MPHA may open the HCV waiting list exclusively to households currently being served by the Emergency Housing Voucher Program prior to and separate from any general opening of the HCV waiting list.

III. Proposed MTW Activities

IV. Approved MTW Activities

Implemented Activities

	Approved	*Implemented*
Homeownership Program	*2025*	*2025*
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
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

Closed-Out Activities

	Approved	*Implemented*	*On-Hold/Closed*
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

A. Implemented 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. 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 2027, 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.

The homeownership pilot will be accessible to eligible participants in the following Special Purpose Voucher programs: VASH, EHV, Mainstream, FYI, NED, and FUP. In 2026, a draft HCV Homeownership Program manual was created. It is anticipated that additional refinements will be needed as the program design takes shape in 2027 with a final launch date still undetermined.

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 existing Faircloth limit, the Minneapolis Public Housing Authority (MPHA) could operate additional public housing units and receive additional subsidy, if these units could be developed. Another premise proposed under this activity is that MPHA uses 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 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 lays out the steps the agency will take and the mechanisms leveraged to accomplish that vision. The 2023 – 2027 Strategic Plan is a board-approved document available to the public. This Affordable Housing Creation and Preservation Toolkit is the framework under which any waivers needed to pursue the vision will be vetted, approved, and implemented.

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.

Changes to Activity/Metrics/Data – Planned

MPHA does not plan any changes in the year.

HC#1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
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	33 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 18 Family Units as part of three scattered site infill projects. Five of the 18 total units will also be ADA compliant.	N/A for the Plan	N/A for the Plan

HC#2: Units of Housing Preserved				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
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.	447	56 High-rise Housing Units for Conversion and Preservation; Seven Family Housing Units for Redevelopment; 200 Family Units for Conversion and Preservation at Heritage Park; 184 Family Units for Conversion and Redevelopment at Glendale	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, the agency also anticipates 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.

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 recertification when the tenant has not cooperated with the scheduled recertification During an interim recertification, 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.

MPHA runs HUD Enterprise Income Verification (EIV) reports every three months for its 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.

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

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

CE#1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	$140,400	$90,000	N/A for Plan	N/A for Plan

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 dedicates 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. In 2026, numerous discussions as to various pathways include: 1) owners with MPHA can apply to HUD's Special Applications Center for approval to dispose of the public housing units under Section 18 of the U.S. Housing Act of 1937 and applicable regulations and notices. This would be accomplished under the scattered sites disposition rationale memorialized in PIH Notice 2024-40 and 2). An owner could propose to see the public housing units at fair market value, which would free those units of ongoing public housing use restrictions. The same proceeds must be used for Section 18-eligible purposes if an owner chooses to sell below fair market value (including to a related entity). A 30-year use restriction limiting the units' use of affordable housing for households with incomes not to exceed 80% AMI at initial occupancy. MPHA is dedicated to better serving the community and looks forward to finalizing a plan with HUD for these sites.

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 for years to come to possible solutions for the long-term viability of this property and its public housing units. MPHA has invested substantial time and resources in advocating for funding and collaborating with key stakeholders, including HUD, the City of Minneapolis, the State of Minnesota, and potential funders, to preserve this valuable housing asset. In December of 2025, the property owner (with MPHA's support) elected to place this property in receivership, with new property management in an effort to both improve immediate conditions and ensure the long-term viability of Heritage Park and the well-being of its residents. MPHA will continue to actively work with all parties toward solutions for the property and 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.

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 ten 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 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 24 homeless individuals in a service rich studio setting. A separate project, housing eighteen began Q4 2025.

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 2027 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 it is projected that at least 50 households will be assisted 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.

This activity is not related to Special Purpose Vouchers.

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 2027.

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 2026 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, YMCA of the North, provide a web of ongoing supports. Parents commit to engagement in their child's education. Local foundations also fund services for families identified as at-risk of homelessness. The partners will work with researchers at the University of Minnesota and the Inclusive Economy Lab at the University of Chicago to monitor outcomes and program success.

November 2023 began the expansion of the core SHSS program from 19 to 24 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 43 Minneapolis public elementary schools. These housing stability services are funded through grants 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. As of June 30th, 2026, the program has served 348 families with housing placement and support and 2,451 families with one-time, short-term, and medium-term emergency assistance. Altogether, over 7,811 children avoided or ended homelessness so they could focus on their education.

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 (180 Degrees and

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

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. 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.

MPHA will be partnering with Compass Working Capital to run a pilot opt-out model for the FSS program. In addition to the asset-building opportunity and services available to MPHA residents, this pilot will fuel learning for a larger national demonstration of an opt-out approach to FSS. The pilot population will be approximately 430 households made up of Stable Homes Stable Schools, FUP, and FYI households. Compass will develop a comprehensive outreach and marketing strategy and accompanying collateral to raise awareness of the pilot. Compass will also train relevant MPHA staff on the pilot and how to support engagement and direct participant questions. Compass will also provide the optional supportive services. MPHA will set up and manage the asset accounts. MPHA is seeking MTW approval to default to prior regulations to address forfeited FSS escrow account funds. While MPHA may use the forfeited funds for the benefit of any FSS participant in good standing, MPHA would want to maintain the ability to determine if any or all forfeited funds can be returned to the HAP of the originating program. This would reduce the cost burden to the agency by reducing administrative costs, while increasing self-sufficiency of subsidized households.

The Pilot Incentive Program may be available to participants in the following Special Purpose Voucher programs: VASH, EHV, Mainstream, FYI, NED, and FUP.

No other initiative named under the Goal-Oriented Housing MTW Activity is applicable to Special Purpose Vouchers.

Changes or Modifications since Approval
None.

Changes to Activity/Metrics/Data – Planned (Annual Plan) or Actual (Annual Report)
MPHA does not plan any changes to the metrics or data collection in the plan year.

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: 697 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 the Family Housing Expansion projects. After conversion is complete at the Snellings, they will also follow this same protocol for operational consistency. These activities will be subject to MPHA's voucher program Quality Control (QC) processes.

MPHA implemented an amended process for determining Rent Reasonableness for MPHA-owned units, particularly those in the scattered site housing portfolio. Determining rent reasonableness for the ~700 scattered site units with the same contract renewal date is cost prohibitive and inefficient given that the entire portfolio of scattered site units uses the same rent amounts by bedroom size. Annually, MPHA will determine rent reasonableness by bedroom size and apply the determination to all units of that size in the scattered site portfolio. MPHA believes it is reasonable to determine rents and rent reasonableness by bedroom size because the need to consider factors such as utility responsibility and amenities is largely obsolete. Scattered sites units are in one-to-three-unit buildings with limited common areas and minimal amenities. Additionally, all utilities in these units are paid for by the ownership entity. We believe this to be a non-significant change.

This activity is not relevant to Special Purpose Vouchers at this time because MPHA has not and does not plan to project-base any Special Purpose Vouchers in MPHA-owned buildings.

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. As of date of publication eighteen units of the original twenty have been sold. MPHA will continue to work to find buyers for the remaining two 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.

Increase in Household Income				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
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

Increase in Household Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
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

Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
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

Local Project-Based Voucher Program (2018 – 6)

Approved and Implemented: 2018

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).

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 utilizing 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 tenant selection plans and obtain MPHA approval of those 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") vouchers—in ways that align with the values and needs of the community, while achieving maximum return in creating additional affordable housing.

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 applying the MTW-authorized modifications regarding treatment of households in wrong-sized scattered site units.

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.

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)

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

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. MPHA's minimum rent is $75.

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.

Increase in Agency Rental Revenue - Public Housing				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
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 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. Regardless of the group that the participant ended up in, per regulations, they received access to the higher mobility payment standards if they moved into opportunity areas.

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.

MPHA recruited participants for the CCD from all tenant-based voucher programs, including Special Purpose Vouchers. As of June 30, 2026, when recruitment ended, there were participants in the Family Unification Program (FUP), Mainstream, Non-Elderly Disabled (NED), and Veterans Affairs Supportive Housing (VASH) programs that are also participating in the Demonstration.

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.

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). While city funding was temporary, MPHA has continued to offer incentives. The intent is to reassure property owners that are not participating 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 partner with the HCV program, leading to increased housing choice for families with vouchers– particularly in areas of greater opportunity. In 2026, MPHA launched a new layer to the property owner's incentive program called the Landlord Excellence Program. MPHA will now offer different levels of incentives to owners based on the owner's historical level of compliance and performance in relation to MPHA policies, particularly Housing Quality Standards. MPHA intends to continue these incentives in 2027, adapted to each tier of landlords in the Landlord Excellence Program:

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 may 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.

The Property Owner Incentive is accessible to owners renting to participants in the following Special Purpose Voucher programs: VASH, EHV, Mainstream, FYI, NED, and FUP.

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

None.

MPHA Metric				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
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 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)

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

Increase in Household Income				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average earned income of households affected by this policy in dollars (increase).	$15,970	$230,000	N/A for Plan	N/A for Plan

Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving TANF assistance (decrease).	546	300	N/A for Plan	N/A for Plan

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

Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
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 is 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 is authorized to replace the standard rent calculation method with a simplified, flat subsidy model that incorporates consideration for tenant-paid utilities. The aim of this alternative calculation 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. One potential consequence of the flat subsidy model is that overtime, MPHA can begin to absorb a disproportionate amount of the housing costs for a family if the family moves into a unit that is priced significantly below payment standards. For this reason, MPHA will thoughtfully balance the benefits to participants with the agency's financial realities when considering if and when to apply the flat subsidy model.
- **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 originally eliminated the 40 percent affordability cap because under the flat subsidy calculation, affordability becomes the responsibility of the family. However, MPHA has realized that a higher affordability cap is also critical to providing participants choice in the housing market. We will not approve a Request for Tenancy Approval (RFTA) if a participant's rent portion would exceed 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. 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). MPHA will forego excluding income received by a household member for providing care for another household member. This income has always been included in MPHA's HCV income calculations and will continue to be included after HOTMA takes effect.
- **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.
- **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.

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.

Increase in Positive Outcomes in Employment Status				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Employed Full-Time	0	4	N/A in the Plan	N/A in the Plan
Employed Part-Time	0	4		
Enrolled in an Educational Program	0	0		
Unemployed	16	8		
Other	0	0		

Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving TANF assistance (decrease).	16	8	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.

Currently, only MTW funded subsidies are being used to support this activity. It is not relevant to any Special Purpose Vouchers.

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

No changes in plan year.

B. Activities Not Yet Implemented
None.

C. Activities On Hold
None in Plan Year

D. 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 approval 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

i. 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	$20,310,200
70600	HUD PHA Operating Grants	$99,888,000
70610	Capital Grants	$24,855,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	
71100+72000	Interest Income	$0
71600	Gain or Loss on Sale of Capital Assets	
71200+71300+71310+71400+71500	Other Income	$15,071,700
70000	**Total Revenue**	**$160,124,900**

ii. 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	$ 15,604,900
91300+91310+92000	Management Fee Expense	$ 9,012,600
91810	Allocated Overhead	
92500 (92100+92200+92300+92400)	Total Tenant Services	$ 1,096,400

93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$ 8,504,326
93500+93700	Labor	$ 574,774
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$ 15,494,500
95000 (95100+95200+95300+95500)	Total Protective Services	$ 5,113,200
96100 (96110+96120+96130+96140)	Total Insurance Premiums	$ 2,843,500
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$ 4,260,900
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	$ 126,200
97100+97200	Total Extraordinary Maintenance	$ 150,000
97300+97350	HAP + HAP Portability-In	$ 70,628,600
97400	Depreciation Expense	$ 17,200,000
97500+97600+97700+97800	All Other Expense	$
90000	**Total Expenses**	**$ 150,609,900**

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

As presented in the MTW Budget section, MTW Sources are $9.5 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 2027, MPHA is estimating spending $19 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 $17.2 million on previous years' capitalized expenditures are shown. The difference is actually $1.8 million more in Net MTW Sources. Additionally, revenue of $1.7 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 $6.1 million. MPHA intends to use $6.1 million for loans to its affiliates, some yet to be formed, for redevelopment of units converted under RAD, or redeveloped to increase density. This results in no anticipated net use of reserves.

iii. 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.

Planned Application of MTW Funding Flexibility
MPHA plans to use approximately $15.5 million from its HCV HAP Subsidy to augment other programs in accordance with the needs of our local community. Of this amount: $1.5 million to HCV Administration; $227k to MTW Local Initiatives, and $13.8 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. MPHA serves as a Guarantor on the financing for the Family Housing Resources LP project, on the Elliots LP RAD project, and on the Springs LP RAD project. MPHA intends to be the Guarantor on the Snellings RAD conversion project, Family Housing Resources II LP project, and Glendale Housing Resources LP project. MTW Funds may be used to satisfy the guarantee on these projects. 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.

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

Original Funding Source	Beginning of FY – Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP*	$0	$0
HCV Admin Fee	$776,756	$0
PH Operating Subsidy	$16,902,048	$0
TOTAL	**$17,678,804**	**$0**

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/FDSLineDefinitionGuide_vJuly2020.pdf.

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

FDS Line Number	FDS Line Item	Definition
Current Assets		
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.
Current Liabilities		
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 not planned the use of any HCV HAP unspent funds from prior years in 2027, because it is not estimated that there will be any remaining. Remaining reserves represent about 11 percent of the estimated MTW Budget and just under 4 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

i. Is the MTW PHA allocating costs within statue?	No
ii. Is the MTW PHA implementing a local asset management plan (LAMP)?	Yes
iii. Has the MTW PHA provide a LAMP in the appendix?	Yes

iv. If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.

The PHA does not plan to make any changes in the Plan Year

D. Rental Assistance Demonstration (RAD) Participation

i. 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.

Rental Assistance Demonstration (RAD) Participation
MPHA has converted two properties using RAD Component 1 (PBV): The Elliot Twins (174 units) in 2020, and the Springs (221 units) in 2025. MPHA began renovations at the Elliot Twins 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 RAD Closing for the Springs project was in 2025 and construction at the project began. Construction is anticipated to be complete late in 2026. MPHA is also advancing a RAD conversion for two buildings at 3755 Snelling and 3205 East 37th Street. The CHAP for these properties was issued in March 2026 and the RAD Significant Amendment to the 2026 MTW Annual Plan for the conversion was passed by the MPHA Board on June 24, 2026. MPHA is also exploring RAD conversions at Heritage Park, a mixed income

community, and Glendale Townhomes. 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.

ii. 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

iii. 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

VI. Administrative

A. Board Resolution and Certification of Compliance:

Anticipated to be up for board consideration in the regularly scheduled September meeting.

Signature to be complete post board approval

B. Documentation of Public Process

As required by HUD, MPHA updates its Moving to Work Plan (MTW) on an annual basis. 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 in addition, invites a random selection of nearly 2,000 housing choice voucher participants via mail and email.

Prior to the draft plan's release, MPHA posts flyers in common spaces and collaborates with the resident councils to get the word out to residents on how to share their voice. Staff also meet with the Resident Advisory Board to receive their annual priorities. 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 2027 MTW Annual Plan available online and at the central office location from August 3rd through September 2nd, 2026.

During this 30-day comment period, MPHA hosted 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, education on HUD tools 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 Hosted Informational Meetings:

The MTW engagement session was hosted at MPHA's Cora McCorvey Health & Wellness Center on Wednesday, August 6th from 11 - 1PM, Cora McCorvey Center (1015 4th Ave N). In addition to a presentation by MPHA's leadership providing highlights of the work planned for 2027, there were also staff available to allow residents to check in on work orders, pest control, speak with the manager of security, or get support with RentCafe.

The in-person session was also livestreamed via Teams (https://tinyurl.com/mt9682d)

In total, the attendance included 19 residents signed in for the event, 11 provided verbal comment, and two left comment cards.

The public hearing was hosted at the MPHA Board of Commissioners August meeting. Nine individuals signed in for the hearing. A separate list of five names was provided after the meeting began. In total, sixteen verbal comments were made for the record, one identified as an MPHA high-rise resident, one deeply affordable family housing resident, and two Heritage Park residents with an MPHA subsidy.

Resident Advisory Board 2027 MTW Annual Plan Priorities

July 22, 2026

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 ensure safety and security needs are met, while being mindful of cost, this may include:
    - 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
    - Cameras and security measures where it has the biggest impact
    - Assessment of the security guard contract(s)
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 social service contract to continue support for resident programs in buildings, including after redevelopment work.
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 on response protocols.
15. Focus on resident employment opportunities, including Section 3, as part of all MPHA activities, including:
    - Post MPHA job openings in buildings, to provide resident opportunities for employment with the agency.
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.

MTW Engagement Session
August 6, 2026

Verbal Comments:

Resident 1: I'm wondering, with all the roof repair and everything that's going on at 1707 3rd Avenue South, after everything's done or next year, can we get that, our smoking area changed? The seats are getting all crooked.

> **MPHA**: The smoking area is supposed to be 25 feet from the front of the entrance. So likely because of the way your building is set up, it's down in the below ground patio area. Yeah, we'll try to do that.

Resident 2: My question is 616 Washington, my building. We need better lighting. And also, we need cameras on the other side of the building. It's dark over there, we're getting a lot of break-ins, car windows shattered on that side.

> **MPHA**: We actually have in the works, new lighting for your parking lot. We're getting one more bid and we're going to get that work done. For the other side of the building, we'll have to look into that. As for cameras, it's a hard thing because of their expense and every time you add a camera, you need more storage space. So that's really an ongoing IT expense, but we'll see if we can do that–but I'm not guaranteeing that.

Resident 2: One more question. Security, I mean, security guards need to do walkthroughs around the build, through the build, not just sit in the car. They just sit here.

> **MPHA**: Okay, thank you for that comment. Heidi is here, and she's our security manager, and she will talk with the rovers. We call them rovers, those who are in the car, and go around the buildings that don't normally have guards inside.

Resident 3: We recently have had the elevator looked at--but we are still having issues with our elevator, at least once a week. Our main elevator. Mostly on the weekends, so people are trapped in their longer. And then also our front door entrance has been getting stuck. So, our badges don't work as they should, meaning we have to use our house keys to get in.

> **MPHA**: Okay, thank you. I'll look into that front door issue to get a resolution. With regards to the elevators, we do have a company that obviously fixes the elevators, but we also hire a company to monitor them, and so they meet quarterly. Is Anthony in the room here? We have to talk to them about your elevators, and we'll keep talking to them about your elevators.

Resident 4: So, my first question is how people throw away the trash, so that's one problem they throw away a sofa and are charged for it, but we're low income. Second of all, the parking lot issue, of cars being towed after hours when people park in the staff spots. From 5pm to 7am when they are gone we as residents should be able to use them.

> **MPHA**: So you have two things that you were talking about. One was the fact that when residents throw away furniture, we charge them and that's true, we do. Because we have to dispose of that. Whether we use an outside company, we charge that amount, or we charge the amount that's in our statement of policies, which is $50 for a yard of trash, which is 3 feet by 3 feet by 3 feet. A couch is an example of those things. We do pass those charges on to residents.
>
> Then you asked about the parking spaces that are designated for staff at Horn Towers - can residents use those at night? I've talked to Mary [Regional Property Manager] about that and we're looking into it. The caveat would be that they would have to move their car before 7 in the morning or we would tow their car. We have not yet agreed to do that, but we're talking about it because you brought it up to me the other day.

Resident 5: My question is about the Heritage Park. Is there any chance that MPHA might wind up becoming the owner, not only of the land but the building and run it right? Would MPHA want to do that?

> **MPHA**: Well, thank you for saying we run things right. We appreciate that for sure. I'm not sure that, that's a possibility. I'll let someone closer to that work answer...
>
> **MPHA Deputy Executive Director**: Right now, MPHA owns the land and the receiver controls the property on behalf of the current owner. And the receiver is in charge of formulating a long-term plan, including who the next owner would be and the preservation of that property. So they're the driver, and they're charged by the court to come up with a plan that essentially preserves that property. MPHA is currently focused mostly on, the 200 public housing units that are there, and how we would convert those to a better funding stream to benefit the receiver's plan. We haven't gotten into conversation about future ownership, but the receiver's driving that discussion. MPHA spends a lot of time working with the partners involved, and is willing to answer the community need.

Resident 6: I've been in my house for 22 years. same location. And I would like to know about your mold testing. Because all my stuff was done, I had a dumpster to take everything out of the basement because I wanted to remodel it. We couldn't find where the moisture was getting in. Meanwhile, I'm concerned about the mold. I got a work order in but I'm wondering how long?

MPHA: We can check on your work order, and Rashid is here, he's in charge of the CHR portfolio. With your address, he can review & have the right staff follow up on this.

Resident 7 (Voucher Program): Is there any expert we can go to like after? Do we have any time or whatever, 'cause it's just like a stupid question about HAP and something that I'm seeing on my rent, what do you call it? Rent Café. I have an individual voucher...

MPHA: Yes, that would be something you can talk to Brandon [Director of HCV]. He might be able to help you. He might know the specifics about it.

Resident 8: Part of my question has already been addressed. About the lighting at 616 Washington Ave NE. I also want to know, is it possible for our resident council, basically the residents in our building, to be in on the final decisions. Like to be able to have someone come out and talk to discuss what they plan on doing, what the PHA plans as far as lighting, and do we have a choice? Like, can we ask if we can get all the same lighting? Is it possible to have motion detected lights, like something like that. Because for myself, on the far Washington Street end, you have trash cans sitting in front. People pull up, come in right inside our parking lot, take out their garbage on their way to work early in the morning. We've had break-ins in our cars, you know, in the parking lot. So there might be lighting, but you know, I guess what I'm asking is someone to come, even like Heidi or someone to come and discuss it with us. Help us make the right decisions of what's the best lighting for us.

MPHA: You know what Shirley, this is a project that's being done by us, the operations staff, not the capital staff. Anthony is running this, and so he's going to talk to you about what kind of lighting you have, and maybe Heidi can be involved and talk to you about the benefits or maybe there's not a benefit with the motion detection lighting. I don't know. The three of you or the four of you guys talk about that.

Resident 9: My question is, who are ones who are considered to be Section 3?

MPHA: There was a slide about that...(pulls up) they are public housing residents, section 8 participants, people who live in the community who are below 80% of the area median income, or people who work for a section 3 vendor.

Resident 10: I keep bringing this up at RAB and at SAC. We got a fence put up over at our highrise. It's been two years now. The gates are still not closed yet. We've had our security...let's put it this way. Residents are afraid to go out the gates. Okay. We have people,13, 14, 20 people hanging on the outside of our gates. You know, residents aren't leaving their apartments because they don't even want to go out the gates. You know, this is

the sad situation here. You know, people are shooting up with their needles, you know, they don't care anymore. They just do what they're doing.

Our door, you know how at Elliot Twins, we have the doors on that side and the doors on that side. Can we not make those into emergency doors? There's so much traffic after hours. Whatever, people are letting other people in, guests are letting guests in.

MPHA: You're talking about like putting the mag lock on it so it only opens if the fire alarm's going off? What are you talking about?

Resident 10: Let's say if we can do it from 8 to 4:30, you know, that's when the management team is there and then after that, do something a little bit different, so people cannot let other, all the people come in, you know.

MPHA: The card readers on the outside are programmed that way.

Resident 10: Yeah, but we have those doors on the inside.

MPHA: Unfortunately, the fire code will not allow us to do something like that with a fire exit. Because we did have some of those locks on doors and they made us take them off. So unfortunately, we can't do that.

Resident 10: So, we just have to put up with it?

MPHA Well, I think one thing you said is people outside your fence, doing drugs and stuff. I think we need a resident campaign to call 311 every time you see them so that they'll get the police department, get city people aware of what's going on.

Resident 10: We've been calling the police right away, you know, because you can't call the command center, they tell us to call the police. And the last thing is security. When we have our regular security guard that's off or you know, takes two days off. We have other security guards, they're not good at all. They're playing with the phones and whatever, not doing their walkthroughs or whatever.

MPHA: Heidi's listening so she'll work with our vendor about that. One thing to know about 311 though, is that every call you make to 311 is reported to your city council member. So now they know.

Resident 11: Mary, we really need your help. I have some work orders that have been absent for years, but you told me to take it up out there, right? For any unit specific searches? Well, for the building we haven't had water in our garden for two years. The part of the faucet that we connect our hose to is not there. We've talked to everybody, but nobody's said anything about it.

MPHA: Anthony is here now and he can take care of that.

Resident 11: Okay, I will talk to him. My trash can door on the 4th floor. The lock, I guess the lock, locks, but you have to kick it, you have to push it for us to get in there. I myself have put in work orders to everybody for that. That's been like a year and a half. I fix it by putting tape on it, so it just glides open.

But one more, this is not the most important, but this is what I'd like to really see happen. We have a little sunshine shop in there. We've talked to management and nothing seems to be done. It's been shut there for about 5 years. And the maintenance person has now taken it over as his storage. We looked through the window and all his supplies and tools and cart and everything is in there and we can't get to use it and resident council should be, you know, having that.

MPHA: Yep, okay, thank you, I'm noting that down to follow up. Thank you.

Written Comments:

Resident 12: Will Stable Homes Stable Schools support children from foster care that has been recently adopted?

Resident 13: Don't share when a pest control issue comes up, so people are not teased.

Public Hearing
August 26, 2026

Comment 1:
1:26:26
Uh, good afternoon, Chairman Reich. And, uh, Director Warsame. And thank you for having me. Letting me speak for a few minutes here. Basically, what I am addressing is, I believe you already voted on the contract for Securitas. But I just wanted to ask that when we're thinking about, and I realize that public housing and the city are short on funds.

I live at 616 Washington St NE – Alice, A year and a half ago I stood in front of you all and talked about that and you approved the name change from Sibley Triangle Manor to Alice Geronsin Manor

The residents are concerned about all of the breaks in that are happening in the NE area. I met with Vincent Barkley, who's head of the security advisor committee for the resident organization. I am the resident council president at our building, also on board of directors at MHRC. We met with Councilman Rainville, along with Lt. Benner. We had about 75 residents there, from the neighborhood, some residents from my building, some from 311 and 809 spring st. I am sure you know all over the city, this unbelievable amount of car break ins have been happening.

Our residents, alone in our building, park on the street, got hit twice within several weeks. For seniors, a lot of us are seniors in that building, it's very costly and traumatizing when you have high deductibles and have to pay for that.

Lt. Benner said that there are 600 police officers for the whole city, he's not getting the support he needs in the 2nd precinct.

So what I am asking, when you are thinking about this, you already approved this contract with Securitas. I am wondering if it is possible to make sure that Securitas is concentrating their time or vehicles or people in areas that are getting hit the worst, that need the most attention. Some of us are at our wits end. Our building is also beginning to try to get out project lookout started to help support our residents and neighborhood.

I am also on the Saint Anthony Neighborhood Association walking safety group. These are things that we are trying to do to support our residents and neighbors in the NE area. Like I said when you are thinking about Securitas, hoping that they are able to concentrate their efforts in the area that are having the hardest time right now for morale and other purposes.

Comment 2:
01:30:32
Good afternoon. I'm Thomas Barry, the vice president of the Minneapolis NAACP. Chair and commissioners. I'm here to ask for several things. The first thing is the resignation of Abdi Warsame. The neglect that happened at Heritage Park, while we can talk about 2022 and what happened with the receiver, and it's been neglected long before that. These residents have been dealing with this for quite some time. They have been dealing with rat infestation.

They had been dealing with radon poisoning. That's why so many of the residents had respiratory issues as well as cancer. We have people who are dealing with black mold, and more importantly, we have to keep in mind what MPHA's roll in all of this. Though you may not necessarily own the property, you were supposed to be the referee between the former owner, the people, and the federal government.

You have a lot of people who have public housing that's living in the units. Those residents have not been serviced. As a matter of fact, when we talk about the difference between the city and MPHA and taking that time here, if you know that people are living in this type of squalor, why would it take you months to respond to the people who they're trying to relocate. I am over there every week. They are not talking to anyone from MPHA whatsoever. They are dealing with the city and those who are on section eight, section 42, *inaudible* - but those who are on public housing, cannot. They had just been told recently that they would be getting packets so that they can relocate. Imagine living in that type of squalor. And then you're watching the director. He's cutting ribbons everywhere around the city while you're suffering, smiling and laughing with the mayor. That is unacceptable. And we do have actual documents that show that he has taken accountability for MPHA's role. All before he said it was an issue.

I don't know where this would be acceptable. When you look at the Hollman consent decree and the lawsuit, that's what paid for most of the construction over there at heritage to begin with. That came from the people who won the lawsuit. Not from the city, not from MPHA, not from the feds, not from the state. $118 million came from a class action lawsuit from the residents who once lived in the projects, People who primarily look like me. And I don't understand why we're sitting here and allowing this to take place in 2026. This is neglect of the highest order. There are parents. There are infants. And there's also elders. We have one elder who is a *inaudible*. You go into his home and you can smell the radon push through his home. This man has cancer. He has a rat infestation. And he has not been helped by MPHA whatsoever. And he's called and he's taken them to court on a consistent basis.

Now, I don't know. Uh, you know, when you sit up and you play the blame game between the county and the city, anybody should always take ownership. What can we do? What did we do? How fast did we move? If you know it was this bad since 2022, why in 2026 are you moving so slow in your reaction? To say something like you only have 10 residents who want to move, I have more than 10 residents out there right now that are all MPHA folks that they want to move. So that's letting you know once again that there's no truths being told. The truth that you guys believe that you're here, and all the facts that he said that were stated as facts. But that's just to get you guys calm enough to move on to the next subject. He wants to calm your nerves. Meanwhile, these people were the ones who are living in the wintertime without heat, then living in the summertime without AC while still dealing with rat infestation.

They talking about public housing being an issue. Well, if you got 440 units and only 212 of those units are operating. Don't you think you're going to lose a lot of money? That's how you lose your money. It has nothing to do with affordable housing. It has to do with the fact that most of the units in the places are not operating, they're empty and they've been empty for three years. You don't think that's an issue? So these are some of the issues that we're talking about. When we say there's a housing shortage for people in Minneapolis. Well, if you take some of those units and you build those units up now, you got places for families, don't you?

And I say it because it's not just a Heritage issue, because when we were out here doing the press conference with people in other public housing units around the city, they said they have the same problems with rat infestation, black mold, this is a public housing issue.

And if you guys are going to keep going, you're going to have more than a class action lawsuit from the NAACP, you're going to have everybody in the city. So I would ask you all to, to dig deep and actually talk to the residents in these units. Don't let people just parade up here showing their teeth and smiling at you because they're collecting a paycheck, saying everything is good. Talk to the people who are not collecting the check. They're not getting paid to come up and talk because that's where you are going to get the truth.

Comment 3:
01:36:26
Good afternoon. I'm, uh. I'm the executive director of Barbara Schneider Foundation. Barbara died in a police call the year 2000 when she was in a mental health crisis. So I know a lot about crisis. I've been working on that for years. Work on training for first responders, police officers, corrections officers, hospital nurses, anyone that's responding to people in crisis. What I see is a crisis at Heritage Park. It's a crisis. The house is on fire. What I see is residents in crisis. What I see is an agency in crisis. Our public, our public housing system is in crisis in the city of Minneapolis. We have to respond to it.

When we first started talking about this back in 2000. The police department was willing to work with us because community stepped up and said, we want to work with you to prevent this, this crisis from happening in the future. You can do that. You need to partner with the community, not just respond, not just provide services, not just vote on budgets and policies, but actually partner with the community. When I read your, your mission statement on the wall, I've never read it, but I was just sitting in the back reading it. You know, we have to live up to that mission. The mission is about partnering with the community.

What's happened in the police department? I don't know if you heard yesterday, Michael Rainville was on the radio talking about the. It's been transformed. It's very a different police department than it was because they partner with the community. We working with them. We don't have these, these people dying in these crisis calls anymore like we used to. Three people in the year 2000 died in a mental health crisis with or for, you know, Officer-Involved shooting and deaths. Now we don't have that anymore because, because we've been working together, community and our, our system, our government system. You know, I, you know, I come to this as a community member, but I also come to this and say, well, I have a little experience with government. I was in the governor's office for two years, worked in US Senate office for 12 years, and I've seen how government works. I've seen the power of money, the power of clout. And this is what I see going on here is you have. You have somebody making promises. They're going to deliver public housing and they refuse to do the maintenance, just the basic maintenance of these units and of these buildings.

You know, you as a, as a board, you know, I mean, you're what stands in between the community and these people trying to make a fortune off of a, in a not a good way. And so I encourage you, please, as, as Thomas Berry was saying, talk to the residents at Heritage Park. The stories are unbelievable. And it's not just Heritage Park either. When we sit down with them, the others from public housing come up and say, it's not just Heritage Park. So, you

know, and so on. The, you know, the happy talk is wonderful, but it doesn't get the job done. So. But thanks for. For letting me share for a minute. Thank you.

Comment 4:
01:40:09
I'm a just let it go, because a lot of stuff been said. Mostly what I wanted to say over there. It's about these people that I've been fighting with, uh, for many years. Fighting whether the march on police brutality, uh, being a person that went through police brutality but then sat down at the table because I know it was better for my community. And then to see what's happening here and, uh, and, uh. Uh, well, once Abdi said, uh, uh, that whatever happened, they movin. You said something I like to hear. I hope y'all heard that, if they move out and then this thing be redeveloped, they get to come back. You know that something. You just said that here. So we're marking that as, uh, one. Warsame resigned or not, you know, but but I, I've, uh. But this this a this is the biggest crisis this state done have right here at heritage Park. It's not being played like it's the biggest crisis. If this was anybody else. You would be saying the biggest crisis in Minnesota history with all these units, 200 and some units that's been vacant for over a year or two up under public housing, 200 and some unit that's not inspected when you talk about. That's why when uh, Abdi says about the money that they put into it. No. Between uh how many years, five years they went McCormack Baron didn't have no rental license. Where's that at? That ain't being talked about right here. They didn't have a rental license to be renting them places of steel, that we gotta go through a legal procedure to find out - How did they rent out these houses for five years with no rental license in the city of, uh, in the state of Minnesota, The city of Minneapolis. They had no rental license. They, this is this is incredible. But anybody else got a house, they getting inspected. They're doing everything, uh, inspectors are doing, there's something happened here, and some people are suffering. They might not know they're suffering for ten, 20 years, the health concerns of the people. So I'm going to thank, uh, the people that's been working on it. That's what I'm going to do, uh, right now talking about the NAACP. I'm going to talk about Kenya McKnight over here, uh, who's been organizing these people for relocation. So I'm going to talk about Northpoint that they brought in.

They brought the community in to help them to this next level. And in that part about the relocation. And then there is a part about how it's going to be. Who? Who do you trust to redevelop this? Who are you going to partner with to redevelop this? We had this conversation, Mr. Chair. We had this conversation.

And 20 years ago, Ron Edwards said this. You could pull up the blog right now. He said we was going to be standing here in 20 years because of what the city did. What the city did when they signed that contract, when they signed that contract with McCormack Baron, and then and we didn't know nothing about it. We people fought against this. They were saying they ostracized them for saying that, they ostracized him for saying what he said. And now we are going through it. And now he said, I feel sorry for my people in that blog and never said, I feel sorry for what's going to happen to black people. So, you know, when, when I what I'm

looking at now you got community that's working on it. Thank God for councilmember Warren. Let me tell you why. Hold up, I ain't going to take up the longest time itself. But thank God for Council Member Warren. This is a lady that brought it up and said, I'm gambling my whole career. I'm gambling my whole career. Going against the city, MPHA, the receiver. She's fighting all the battles. And I know it's--it'll be a mental break, somewhere. But fighting to tell the truth, that's what she's doing. She's telling the truth right now, and she ain't getting a lot of help from everybody. Everybody running from it. The receiver. Everybody telling their lie. But when we met with the receiver and they said they had brick by brick lined up. We met with Warsame and a former, uh, uh, director McCorvey. We set up in that room and at that time, they were playing like nothing happened. Or we ain't got no money. They didn't care, but we had to keep fighting. And that's why these people are here today.

You think I should stop now and let the people talk? Yeah. You know, I'm a I'm. But I, I, hope you. I hope you heard me. But I hope you heard me. And I hope that the of that thing about them coming back. Because we gon rebuild and we're going to be a part of it, and don't push us away like they did before. They did it. It's in writing and we just gotta fight that part. But I'm going to let the people get up here and speak, but I I'm telling you, Ronnie, I was saying it back then, that we was going to be here and there will come be people that look like us. And that's why the acting like it ain't happening. And that's what pissed me off. But we're not going to stop. And I'm telling you, we're not going to stop. We we're going to keep fighting it. And I look forward to making sure we rebuild them and they come back. And they. Come back.

Comment 5:
01:45:42
I think it was over 20 some years ago that 16 pastors was arrested. Uh, as they were getting ready to Develop Heritage Park, it was Harris that arrested me and in spite, Pastor Curtis Herron and others. From its inception it has been problematic. One of the consistent fabrications that was told to the people at the time who left there that once they moved, when they come back, once it's built up. Those African-Americans would have first choice. And we've discovered that that has not happened even to this particular date. I find it amusing that when a young lady and the gentleman done their report, that their report is antithetical to what the members of the community and the residents that staff feel, somewhere along the line, there's a disconnect. So the question begs to be answered, why is there a disconnect? And has the board taken the time since they've known what they've known? And I know many times you all have different jobs. However, it is incumbent upon the board to make sure that what is being said is actually true. And sometimes you have to leave your desk and go visit and feel it and smell it for yourself. And then perhaps the passion of which they suggest we speak with then and can be emulated.

I spoke to several of the pastors today, Bishop Washington of the Church of God in Christ, Remember the State Baptist Convention as well. I will be contacting Bishop Howell to make sure that this thing gets a little higher than it was before. Because what we're looking for is something different. And I'll say this in closing, I also found it amusing that when she's done the report, it was part of the thing and you all voted and there was some chatter from the people in the back. I would suggest at least to delay that particular portion of it, because my background is construction. I build houses, rehab houses for years. If you all have spent 12 or 20 some millions, just three years ago, it ought to be some evidence somewhere, huh? I would look and see what my money went to. Because what I can share with you, this is not going to dissipate. The volume is going to increase. And I pray that you all make my job and my task much easier. Because before there is ever direct action, there is always negotiation. We are in the negotiation phase at this point, so help us to help me so we don't have to do the things that we've been known to do. Alright. Thank you.

Comment 6:
01:50:10
My name is Kenya McKnight. I, um. Am a former resident of the old projects. Glenwood. My family. I'm a part of the families that were relocated out of the projects. We lived in those conditions. I also received my first house, my first apartment through public housing as an 18 year old. 49 now, but over 30 some years ago.

I'm here today in support and representation of the Heritage Park community of human beings, residents. Before I start, I want to say that we created a preliminary report. I'm also part of the Heritage Park Recovery Coalition team, and we created a preliminary report outlining the conditions of Heritage Park. And I'm assuming you have not seen that. This I will make sure that you have this available to you. This was created over three weeks ago, over a month ago. And what it outlines is the history of this land. Everyone who's in charge and who's involved. What is currently happening. The impact that is currently being reported with residents, which some does include that I want you to be very aware of that and the current needs that people have, which is nothing of what I heard today. I think that for me, and I'll just pass it around. I'm feeling some kind of way that you're not aware as a governing body of the public welfare and housing, which is an essential part of life, and for you not to be aware of the basics that are happening at a human level. It's unacceptable as an entire board. I just want to be clear about that. And to the Commissioner, Kevin as the chair, I mean as the chair. And you, Warsame, both of you are former city councilors. You know better. You know exactly what you need to be doing and how to connect with the city to hold them accountable. So to sit here and talk about what the city should be doing when you were just the city less than four years ago, five, eight years ago, and you're connecting with the mayor, it's unacceptable. That's the first thing I want to say.

Moving on. Thomas and myself worked with residents for the past--since June 30th. We hold resident council meetings at Summit Academy OIC every Tuesday from 5 to 7 p.m.. You are welcome to join us at any time. On an average, we have between 40 and 80 residents who participate in these sessions. Just so you know, that's what the engagement has been. We are also conducting assessments to understand your deep impact that is happening with residents. So far, we've completed about 36 with the goal of completing all 212 between now and the end of October. There are currently 212 families at Heritage Park, 129 are parents. Most of them want to relocate, contrary to what you said and most of the people here are residents in public housing. Some of the conditions, just to be clear, some folks have fallen through ceilings, some folks are afraid to walk on their balconies. Some folks balconies are old. They have one way out. As you know, that's a hazard and illegal. We have folks on respiratory machines with some is here. One in the back here. Residents, children, folks are having babies in these conditions. You have tenants who are living in nine unit public housing apartment complex. Only one person doesn't. Having babies in an infested building. These are the standard conditions now. And I want you to know that its serious. And it keeps growing. And these babies out of the 211. Well, first of all, there's over 600 individuals who've live here currently. Over 450 of them are children. This is the public health crisis. I'm disappointed that you will sit here and vote on renovating this place before you even understand. Before you even hear the people to know what we think about the renovation.

Please change your priorities and order of business. I really want you to delay or to go back and reconsider that decision. We don't know if this has happened, but we don't know that and we want to take time to understand that before we invest any more public money into this project. The land is shifting. I want you to know this as well. The sidewalk is separated from the units. The stairs are separated from the building. These are real things. A lot of folks who are handicapped accessible are falling because it's the concrete, it’s shifting. This is real. And it's now. It's not your fault, per say, and solely. But it is your responsibility to take care of what you can. But first, investigate and know the real facts. I don't care about the facts of the money you put in it. It's the people. People over money. It's their stories, their lives. None of us would live there. They shouldn't have to leave.

The last piece of information I want to provide you with is while we appreciate you providing some pathway forward. Like yesterday, literally, residents just learned about their housing options for public housing through their property managers. Which, by the way, let me say this, people are currently being evicted. I just want you to know that you are currently evicting people who can't pay their rent, who are living in uninhabitable situations, who are forced to use money in other ways to take care of themselves, which prevent them from paying rent. They're buying bleach. They're doing everything to take care of themselves to maintain their housing as much as possible, while also being retaliated against. Folks who've asked for transfers are being evicted. I just want you to know that it's a real thing. Some people have developed cancer. It's a lot going on and you need to be aware. You need to be aware because we need you to take a different look at this in a different action. Now this list here

and I'll pass this around. I also sent it via email and I can make it available. Tell me who so that you all will have a copy of it. This is a list of priorities for the residents. And they're here. They'll speak for themselves. We appreciate the public housing offering to relocate folks into other public housing. We also have folks who have been relocated into other housing who is dealing with rat infestation. So we appreciate your offer as well as the offer of a hotel. But a hotel is not an option for us. And the other thing is that we want the Minneapolis public housing to work with other resource housing partners and allow people to move into those units that are available in PPL, Aeon, and other people who offer the 30% income housing options that has not been provided to the residents, but it needs to be. There are other things to explore as well, but I'll let them speak for themselves. So again, the options that we outlined in this document include. Yes, taking care of what it costs to really relocate. I want you to know that people are not able to take their beds, their furniture, anything with them because it's been exposed to mold. So they're starting over from ground zero, rent and deposit. It's not enough. It's not enough. That money that you just approved, you need to redirect it to these residents and pay for the full cost of what it means to move. People are moving ten years, 20 years, five years. They're not just moving that apartment and moving their life, schools. It's all kinds of things I need you to consider. So you might need to come up with a task force that focus just on this.

The last thing and I know I said it ten times, but this is it. It's that our community has worked in a coalition. We're experienced. We understand and know how to support our folks through this process. Remember the tornado that happened on the North side? That was our community that organized and got that together, and we showed and we worked with Hennepin County and the city, and we showed them how to take care of us while we were at the center of that. What we're doing the same thing. Now, the difference is the public housing hasn't come to the table. Warsame has chosen to work with the mayor, the cities department, he has ignored Councilwoman Pearl, I want you to be very clear about that. She's had to come here to find him. And they've had conversations. His office. There's not a straight line. We don't have a direct contact. Folks are calling your office and calling AI. We don't have a straight line. This straight line is politics, and we understand that we're not here for that business. We need a straight line. This is real life, and we need you to step up as the board and oversee this. Not we just [inaudible] information, but know it, and create a straight line so that we can get a real solution and pathway forward.

The city's money is not for renovation. The 2.5 is for people. Renovation is not on the table right now because they want to investigate to see if it's rehabible. So the funds from the state, we put that on hold. I just want you to be very clear. Senator Champion is not allowing that money to go to any renovation at this point until we get this human centered piece together, which is the key.

Comment 7:
02:01:02
Thanks so much. My name is Bessie Rogers. I live in here at Heritage Park. I work for McCormick Baron Salazar. So I worked there and my parents moved here. And while employed there, seeing that we have awful families, we have public housing, we have all that well, public housing send in their own inspectors. There's no way that they should have been approving none of those homes to pass.

We were grouped with squatters. Every last empty, vacant building on here. This part had squatters feces everywhere. They wouldn't, McCormack Baron Salazar, would not let us hire any other maintenance for 440 units. You only got three maintenance personnel. There's no way that three people can service that big community. You need well, more than that. Ten, ten for each section.

Public housing would not send no help. We were not getting any help from vendors. Vendors would not come to Heritage Park. There was only one vendor that came to try to treat all these people with mice infestation. He could not do that by himself. They're still living there. When McCormick Barron lost it through the courts. I'm an employee. Didn't even know what was going down. We going to the meeting? December 4th, 2025. I go to work. December 4th, I lost my job without knowing. You couldn't live there and work there. That's what they told me. If you live, you want to work here. You got to move. I'm not about to move in the wintertime. I'm not going to do that. My mother lives with me. She's 83 years old. Dude, what do it look like? You guys care more about the buildings, and you need to care more about the people. Seriously. We matter.We matter. I'm not on no, no system, I'm market rate. So it doesn't, it doesn't even matter. It doesn't even matter. This is sad. We're living in these conditions where y'all just want to pass the buck on us. No, no, it feels majority. Excuse my language. If there was majority white people would, y'all would still be sitting here. It would have been gone already. Those people have been moved. The buildings would have been torn down. But you got these little babies breathing into this. We have to turn people down because many of the public housing or the, the reasonable accommodation move. Y'all, was not in the approval of people to move that's, that's sick. That has asthma. You said you've been sitting on this council since 2022. We're in 2026 now. You have not moved nobody. I work there. I live there now though. But I worked there, so you can't tell me that. Oh, I'm sitting back there shaking my head like you're lying. Everything that you said was a lie. You're not doing nothing to help my Heritage Park residents. They're still my residents, even though I don't work there anymore. It hurts me that I can help my people.I'm gonna have to lie, said I don't know. I don't know when knowing we're not getting no help. We wasn't getting no help from McCormick because that wasn't paying the vendors. That wasn't let the property manager buy new equipment like stoves, refrigerators. Some of them got mold. Like right now, today. If they didn't bring this up, I wouldn't even thought about it. But my toilet. When you flush, there's mold around that. I'm using the bathroom on that. I don't know if this causes me to have gut issues.

But the time is now to help us. Tell me would y'all want to be living in that. Would you, would you? Heck no you wouldn't. So why would y'all think that we would? put yourself and every person up in the place? Y'all wouldn't want to do it. You wouldn't want to do it Warsame. You sit back cool, your kids sit back cool in the air conditioner. No, man. You're not. You're just oh, you're going, you're just going to drive past 1000 Olson. You're just going to drive past, everybody up here probably just go past it. Chief Arradondo, you should know about the way it is over there. We couldn't even get people to secure. We didn't have security. We couldn't get that with. Right now, now the receiver come and they say y'all doing something. What the receiver ain't did nothing. They want to do the outside. Forget the outside. Do the inside, get us. Go knock that stuff down. But let us come back if we want to. Because last time it happened, you said that we was going to be able to come back, but they had to reapply once again. Some people got turned away. That's not cool. Your word should be your bond. You being an African-American man? You should know your people going through. The time is now. The time is now. And that's all I'm going to say. The time is now.

Comment 8:
2:06:17
I moved in 2019. I got four kids, one with a heart condition right here. She fell through the back stairs, coming down onto the apartment building. Born into mold. Everything. The man blamed it all on me. The apartment was waiting for us. I moved out in 2024 into a public housing house, it got mice. She can’t live with no mice. I complained. If one little mice is hurt and bite her, she'd be in the hospital for weeks at a time. It's crazy.

I got two, two other kids with asthma, how am I supposed to live like this? Would I dare to move somewhere else? They got mice. I'm tired. Had a heart attack 2024 at the age of 39. I'm tired. public housing ain’t doing nothing. I done call, and I can't get no answer. I don’t know my next move.I like to complain so they can add that on to the records for them not to do nothing about it.

Comment 9:
02:08:12
I'm a resident in Heritage Park. Um, I've been living there since 2003.

I want to speak on property solutions

Inaudible

2:08:44
I want to speak on property solutions, whoever owned the property before, you can see here they painted over the mold so they're not doing any better than whoever was before the two company's, McCormick and the one that was in between. They're not doing any better. Um, they're still doing evictions when we're living in the conditions that we're living in, which we

shouldn't be evicted when we're facing times and living in, you know, mold and all this stuff. We shouldn't be being evicted for that. Everything should be on hold until that's figured out.

Um. There's squatters who's living above me. Um, the police don't do anything. Nobody does nothing. I'm a single mom. I'm the only person in that unit. Um, I have four kids. One of them has congenital glaucoma, and he's not supposed to be around mold or anything. He's only two years old. He was born with congenital glaucoma. Um, the rest of my kids. I just had a baby. He shouldn't be in that. I shouldn't be in that. None of us should. Be in it. Um, yeah. We shouldn't live in those conditions. And just because, um, we're low income, we shouldn't be treated like we're low income. Nobody should be sitting here with their chin in the air. You know, you guys don't have to live in that. But don't judge us because we're, you know, low income, actually do something. Try to do something to help us.

All the money that you guys are talking about, um, fixing and all that stuff, we don't care about that. We don't care about fixing or none of that. We want to be healthy. We want. We don't want to live in it. Just like you guys don't live in that. You guys get to go home and be healthy every single day. We're not healthy, but we face mental health issues because of the mold. So all the nine units and all that? No, we're all experiencing that. The building should be torn down. All the leaks that happen in that. How is that going to be repaired with us living in it? You guys can't repair anything that has leaks and it leaks in the wall. What are you guys going to do? Break it down while we're in there. You know it has to be repaired fully. It has to be broken down. Do something about it. Don't sit with your chin in the air.

Comment 10:
02:10:32
So I stand here to try to. I've been complaining since I've been here. My daughter was one when I moved there. I cried out to the management. She doesn't care either. I cried out to everybody to move me. But everything that I have going on. I just lost my son seven and a half months ago. I cried to them and told them to move me because of everything I got going on. I've been harassed, I've been threatened. I got one way in and one way out of my unit that's not safe. I have mold that they said was not. They lied about it. I got pictures from my old unit from the wall to the floor. This just did not happen. It's been going on for a long time. I cried to be moved, moved, and moved. Nothing has happened. Nothing at all. And right now I'm telling y'all to hear us. Please hear our voice. We need help. And we need help now. I have a grandbaby that should not be in this house that I'm living in.

Every day I wake up with something going on. This complex is horrible. The worst complex that you can ever stay in. And this management that they got is even worse. Instead of them concerned about what's going on, it's a dollar for them. Sending you out notices to pay your rent, pay your rent, pay your rent or it's eviction. We shouldn't have to deal with that. They don't care about what we got going on at all. Or if you if you do call them, they don't answer. What I'm saying is how they don't care about us. They don't care about our conditions. And

you got a manager here who acts like she's concerned and she doesn't care either. And I cried out to them to move. I shouldn't have to keep asking for move, move, move, move. Just move me. Give me a voucher. Let me find my own place. If it takes for me to do that, then do it. Don't take me out of a three and tell me I gotta go to a two. Because that three is my comfort. That's my healing. That's my son's memorial site. And you want to take that away and move me to a two? My baby was 17. That's the only piece I got left to look at him every day. And y'all want to take it away and tell you I'm only available to go to a two. No, keep me in the same three that I have to keep me sane.

Comment 11
02:13:28
My name is MJ. I was a resident here for almost 17 years, so I grew up here pretty much from 2009 towards two weeks ago. The reason why I left two weeks ago was because there was no other option. It was not good for a mental. It wasn't good for nothing. I couldn't help my family. Being in such a situation where there was there was mold. There was rats. Every day got to work like I tore my knee like four months ago. I walking up those stairs from the garage. And then every day I'm worried about the kitchen. Like rats gonna come out of the inside of the, uh, the oven, because they're always running inside. Ten of them, 15 of them. No one helped us address those situations.

And I'm in college, right? I'm 20, I built a business enough to, like, do a couple hundred thousand in volume inside of that house where I got sick every day. Brain fog, inflammation. Advocation to my family, trying to make sure they're right. I came inside the same building, I think less than a month ago. I sat down. They were like, hey, we're going to get your family a nice, a nice place to live. This is the only option. I've sat down in here, waited three hours last time, and we were met by a lady saying, hey, the lady's not even up in the office. You guys have to go home, with the attitude which I have recorded, which is talking, because where is the advocacy? Because you guys all look like you have kids. Most of you guys, if I'm not mistaken, probably my age or younger and good for you guys. But what I'm saying is you guys get to go home to that, to a family who's healthy. You don't have to worry about stability over your heads. You don't have to worry about, oh, it's the north side, so we have to worry about the outside and the inside. This gun, gunshot bullets are just like, bullet holes in all of our homes. There's a inside and outside. You're worried about dying because there's no safety. And that's, uh, that's actually tragic.

You know, like, everyone deserves stable housing. Housing stability is a real thing, and everyone's going to develop some trauma or PTSD with that because there's no saving this. Like, all these people have been affected for tens of tens or 20 or 40 or 50 years. I'm not sure, because everyone has a different story to tell. I at least I can advocate for the ones who are here and who were not here. This is an atrocity. This is something like...You can't be complacent because if you are, you guys are gonna end up in a bad path with this. Because these families all have a story to share. These families have been advocating for themselves,

for God know how god knows how long, how long. You know these families, these people. They're not just case numbers. They're real people. The real people. There are people who are sitting and standing here coming towards your kin. No money, not getting paid, having to take PTO, VTO any type of thing, like just to come here and advocate for themselves because no one is helping them. You guys are looking at the people who are here. They're asking for help, and I hope you guys can stare at them and actually resonate with what they're saying. I know some of you guys want to face some housing stability in your lives, you know, but this is an atrocity towards everyone here. And it's just scramble to look at it and go to the next subject when people actually do need help. Thank you.

Comment 12:
02:16:46
I just turned 67. And I might have something in my system And I'm tired of dealing with all this. And I have grandkids that I want to see grow up.

Comment 13:
02:17:02
Y'all can see what my shirt says. I've ordered it on purpose today because this is the way I feel. We are all we have. We're not getting the services that we should be getting from people. Um, I feel like we MPHA's clients. We are their children, almost. You guys help provide to take care of where we stay, which is supposed to be a habitable place. It's just been too long.

Um, for me, the scrutiny, the going, asking for help and having nobody. Nobody to help you with just simple things that should be, uh, accommodated in your place. Because you're paying rent for that. My sister's back there, She has COPD, um, and a whole bunch of other respiratory issues. She is one of the ones with the radon smell coming out of her unit. Her carpet is like walking on bumpy grass in the field. There's something growing or something under that carpet because a carpet should be flat.

So I just want to say, like, for me, the biggest part is the stress. the scrutiny of waiting so long and then wondering when will the help come. So that right there itself does drive people crazy. Yeah, it puts a lot of stress on your body, your mind. I moved in, had no health problems. Now I'm suffering heart issues, blood pressure issues, all types of stuff.

My son has allergies, asthma and eczema. He moved in. He was two when we moved in. He had none of that. So it does need to be approached very urgently, not to continue to drag feet and leave us in these unsafe conditions. Thank you.

Comment 14
02:18:54
I just want to say one thing. Um. That was the day I came back late. Uh, I, I, I traveled, and I came back from, uh, California, so I didn't have my keys. I tried calling the, uh, the property manager, and no one was able to, like, you know, I couldn't find the number. I kept on getting

the AI answering machine, and I had to call the security because they now have a new security. I call the security guy. They came and they were trying to get me in. Unfortunately, they were not able to ask them if they have the after hour emergency number, and they said no, that the didn't have it. However, they went to the office, to the main office to look for the number and they couldn't find any. But he now told me that he has a number for the assistant property manager or the manager, whichever one. So he called the person. The manager, as the property manager, asked the manager if she had the after hour number and she said no, that she didn't have it.

So I ended up staying out there till about 7 a.m. or thereabouts. Finally I was able to get myself in. Then when that happened, you know, because I was communicating with the AI assistant and all that going back and forth, going back and forth. So finally it got to them and it came to my apartment around 2:30 p.m.. This is something that started around 12 midnight, so they came to my rescue around 2:30 p.m.. That's after how many hours? More than a 13-14 hours. Come on, guys know after emergency hour number. Come on guys.

Comment 15
02:20:52
Good afternoon. My name is Andrea Young, and I currently serve as the executive director of the Heritage Park Neighborhood Association. Um, and I just wanted to leave you guys with a question. Um, how many times or how, um, how many times will this community continue to face these type of situations before you as a governing body, as well as all of the other, um, governing bodies in the state of Minnesota gets it right. This history dates back to 19 to 1940s, before Olson Memorial Highway was here and everything else. We are now going through potentially a third iteration of what this community will be. Will we again in another 20 years, be here again begging and asking for the same things that should be, just should be. There's nothing else to be said, but it should be. So that is just my question that I would love for you to all go home and ponder with.

And the final thing is that we do want to be involved in the redevelopment. Um, just so you know, there are, um, in the community, there's a lot of conversation. Um, there's been a lot of wealthy developers that have, is approaching this project to try to purchase this land. Just so you know, we've heard of some of Warsame folks as well as came out in the community. This is the conversation. This is real. They're approaching the city council. Wealthy people want this land as part of the extension of downtown and North Loop, and we don't want to let that happen. This means a lot to our community. We want to be involved. We want to own this land. We don't want anybody else owning this land again. Part of the guarantee is making sure that we're on the front end of that. And you honor this Hollman decree, and we're going to have another one that we should be in the forefront. Don't sell this land. Put that on hold. Because there's also the idea that this land was trying to be sold for the 5 million or $20 million. We don't want this land sold at all. We don't want nobody developing this land or owning this land without us being involved. Thank you.

Comment 16
02:23:30
I've been over here. I've lived here since 2017. In a different style. But when I first visited, it was about 20 something years ago. My sister brought me. I looked over and she had probably finished getting down on the heels of me. It was beautiful to me. I always wanted to be up there, but I was out looking in. I didn't know about the heels of what happened with the project first. At first I was told because I had a sister who works with one of you guys in Washington right now, but you said that I got neighbors, that I have this, and I know a couple of them hit the pavement. The older, they in wheelchairs, they stand outside, they don't stand in their unit because they can't stand smell. I don't even see how they are alive, how they even going to sleep. Some of them have grandchildren.

These people, you know. You know, when I came. I had some bragging rights for being from Mississippi. When I came here, you know, I went down there and I brag on Minnesota, Minneapolis how good they was to me. And all I've ever wanted from, uh all they did that's what I wanted to be my first month rent and deposit. So, I've never been on nothing else. I worked. I went to university for 25 years this year.

So, uh, in my building, I have a roommate. We bought more cleaning solution, mold. I can,I can take a picture, show it to you now. And we do it our own cleaning because we know how. So we didn't complain much, because when I seen this place, I always wanted to live there. It was beautiful to me at the time, but I didn't know that beauty had all these problems and stuff. And when I went and got involved, I'm hurt. I don't believe it. I don't believe in the state that I brag on. I went back home, so I got another story to tell. But I won't because I know you can do better. And I know you will. I know you don't hurt all these people. You just not gon sit here and let us cry on the inside for nothing. Heritage Park, the foundation of it, I don't want to move. 100% It's beautiful, but it's bad.

I mean, even on the outside, that hold the building up. I'm just wondering when it's going to break down and fall on somebody. Maybe you just might come to visit one day. And if there's the whole top building, just might fall down on you. That's how ate up it is...you would think that it's, you know, you got termites or something. I see the mushroom growing on the outside of concrete, but by me being, um, don't have, uh, a lot of problems like some of my people did. So I didn't much, you know, get involved. But when I started going and hearing the people and I went to visit a couple of people, they not lying. You guys, you know, put the jeans on, the gym shoes and then see for yourself, you know, help these people. I mean, it's a beautiful place. I don't want to move, it's close to my job, close to everything I want to do now.

You know. So. So hear our cry you know. Be helpful to us please do the right thing today. I know. Look at you, you handsome man. Beautiful young women of color. All of us. Let's get together and do this. Y'all can do it. You know, even though I look down and see how beautiful it was, it could be beautiful outside. But what's on the inside? So you just come in

and out. So fix the problem from the inside, because you can put, you know, dirt up on the end, dirt going to come up if you don't clean it right. So you have to do it right from the beginning. You can't cover it up no more. No more covering it up. No more. You know?

But you gotta hit that song. Come on. Come back and kick the can. I will be one of the ones we want to come back. Yeah. I wouldn't want to be the ones that get with parents apart are the whoever they want to do it too. You know some things you are going to lose, but you have to work hard to deserve a kiss. Thank you.

Received Through Email or Mail

Comment 1:

Public Comment and Board Submission: Heritage Park Resident Priorities — August 26, 2026

KA

Reply | Reply all | Forward

To: MTW
Cc: Minneapolis Public Housing Authority

Wed 8/26/2026 11:40 AM

This sender is from outside your organization. Block sender

Heritage_Park_Resident_Prior... 113 KB

[You don't often get email from Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear MPHA Board of Commissioners and Staff,

On behalf of the Heritage Park Resident Council, please accept the attached Heritage Park Resident Priorities for MPHA Relocation and Recovery Support.

We respectfully request that this document be distributed to the MPHA Board of Commissioners and entered into the public record for the August 26, 2026 Board meeting and public hearing. The priorities reflect concerns and requests raised through ongoing Heritage Park Resident Council meetings involving renters, homeowners, and current and former residents.

Thank you for MPHA's recently announced relocation efforts. We look forward to continued engagement centered on safe housing, resident stability, accountability, and recovery.

Sincerely,

Supporting Coalition Member
Heritage Park Recovery Team Coalition

On behalf of the Heritage Park Resident Council
CAUTION: This message is from an EXTERNAL source. DO NOT open attachments or click links from unknown senders or unexpected emails.

Public Comment and Board Submission: Heritage Park Resident Priorities — August 26, 2026

KA

Reply | Reply all | Forward

To: MTW
Cc: Minneapolis Public Housing Authority

Wed 8/26/2026 11:42 AM

This sende is from outside your organization. Block sender | Show blocked content

Heritage_Park_Community_R... 2 MB

You don't often get email from earn why this is important

Please accept this as part of the public record as well, thank you!

Please Note:
The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

On Wed, Aug 26, 2026 at 11:39 AM wrote:

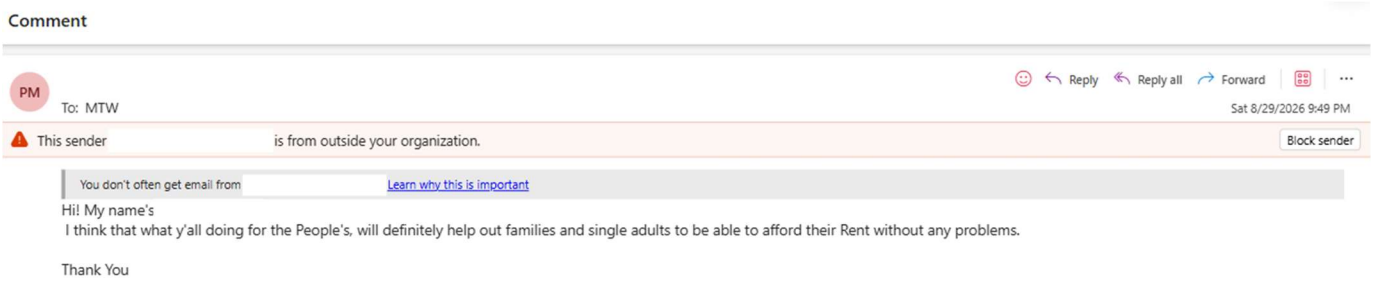
Dear MPHA Board of Commissioners and Staff,

On behalf of the Heritage Park Resident Council, please accept the attached Heritage Park Resident Priorities for MPHA Relocation and Recovery Support.

We respectfully request that this document be distributed to the MPHA Board of Commissioners and entered into the public record for the August 26, 2026 Board meeting and public hearing. The priorities reflect concerns and requests raised through ongoing Heritage Park Resident Council meetings involving renters, homeowners, and current and former residents.

Thank you for MPHA's recently announced relocation efforts. We look forward to continued engagement centered on safe housing, resident stability, accountability, and recovery.

Comment 2:



Comment

PM

To: MTW

Reply Reply all Forward

Sat 8/29/2026 9:49 PM

This sender is from outside your organization.

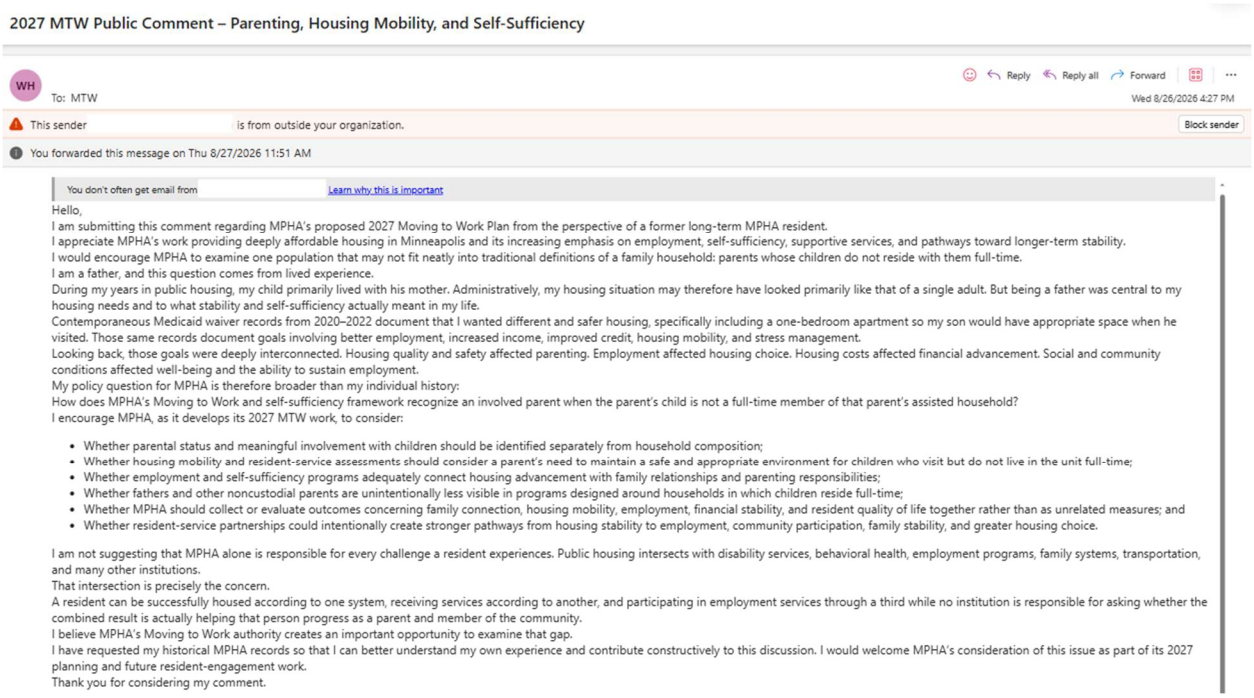
Block sender

You don't often get email from Learn why this is important

Hi! My name's
I think that what y'all doing for the People's, will definitely help out families and single adults to be able to afford their Rent without any problems.

Thank You

Comment 3:



2027 MTW Public Comment – Parenting, Housing Mobility, and Self-Sufficiency

WH

To: MTW

Reply Reply all Forward

Wed 8/26/2026 4:27 PM

This sender is from outside your organization.

Block sender

You forwarded this message on Thu 8/27/2026 11:51 AM

You don't often get email from Learn why this is important

Hello,
I am submitting this comment regarding MPHA's proposed 2027 Moving to Work Plan from the perspective of a former long-term MPHA resident.
I appreciate MPHA's work providing deeply affordable housing in Minneapolis and its increasing emphasis on employment, self-sufficiency, supportive services, and pathways toward longer-term stability.
I would encourage MPHA to examine one population that may not fit neatly into traditional definitions of a family household: parents whose children do not reside with them full-time.
I am a father, and this question comes from lived experience.
During my years in public housing, my child primarily lived with his mother. Administratively, my housing situation may therefore have looked primarily like that of a single adult. But being a father was central to my housing needs and to what stability and self-sufficiency actually meant in my life.
Contemporaneous Medicaid waiver records from 2020–2022 document that I wanted different and safer housing, specifically including a one-bedroom apartment so my son would have appropriate space when he visited. Those same records document goals involving better employment, increased income, improved credit, housing mobility, and stress management.
Looking back, those goals were deeply interconnected. Housing quality and safety affected parenting. Employment affected housing choice. Housing costs affected financial advancement. Social and community conditions affected well-being and the ability to sustain employment.
My policy question for MPHA is therefore broader than my individual history:
How does MPHA's Moving to Work and self-sufficiency framework recognize an involved parent when the parent's child is not a full-time member of that parent's assisted household?
I encourage MPHA, as it develops its 2027 MTW work, to consider:

- Whether parental status and meaningful involvement with children should be identified separately from household composition;
- Whether housing mobility and resident-service assessments should consider a parent's need to maintain a safe and appropriate environment for children who visit but do not live in the unit full-time;
- Whether employment and self-sufficiency programs adequately connect housing advancement with family relationships and parenting responsibilities;
- Whether fathers and other noncustodial parents are unintentionally less visible in programs designed around households in which children reside full-time;
- Whether MPHA should collect or evaluate outcomes concerning family connection, housing mobility, employment, financial stability, and resident quality of life together rather than as unrelated measures; and
- Whether resident-service partnerships could intentionally create stronger pathways from housing stability to employment, community participation, family stability, and greater housing choice.

I am not suggesting that MPHA alone is responsible for every challenge a resident experiences. Public housing intersects with disability services, behavioral health, employment programs, family systems, transportation, and many other institutions.
That intersection is precisely the concern.
A resident can be successfully housed according to one system, receiving services according to another, and participating in employment services through a third while no institution is responsible for asking whether the combined result is actually helping that person progress as a parent and member of the community.
I believe MPHA's Moving to Work authority creates an important opportunity to examine that gap.
I have requested my historical MPHA records so that I can better understand my own experience and contribute constructively to this discussion. I would welcome MPHA's consideration of this issue as part of its 2027 planning and future resident-engagement work.
Thank you for considering my comment.

2027 MTW Public Comment – Parenting, Housing Mobility, and Self-Sufficiency

WH

Reply | Reply all | Forward

To: MTW

Tue 9/1/2026 10:32 AM

This sender is from outside your organization. Block sender

You don't often get email from Learn why this is important

Hello,

I reviewed my August 26 public comment and want to add one focused point that I do not believe is already captured there.

My earlier comment addressed parenting, housing mobility, self-sufficiency, and the way housing quality interacts with employment, family stability, and community participation. I want to add a related outcome question based on my own housing choices after leaving MPHA.

A deeply subsidized unit can be affordable on paper while still not functioning as a sustainable housing environment for a particular resident. In my own case, I ultimately chose housing outside public housing even though doing so created an extremely high rent burden on a very limited income. That tradeoff is important data in itself.

When a former public-housing resident is willing to devote an unsustainable share of income to housing rather than return to deeply subsidized public housing, does MPHA treat that decision as a potential indicator of unmet housing-quality, safety, family-environment, community-integration, or suitability concerns?

More specifically, I would encourage MPHA to consider whether its MTW and strategic-planning processes should examine:

- why former residents leave deeply subsidized housing when they still have very limited incomes;
- whether severe rent burden after exit can reflect the absence of a suitable deeply affordable alternative;
- whether resident outcomes should include perceived safety, housing quality, family appropriateness, social integration, and willingness to remain in or return to public housing; and
- whether MPHA should track situations in which affordability is technically achieved but the resident experiences the overall environment as unsustainable.

I am not suggesting that every MPHA property or every resident experience is the same, nor that MPHA alone is responsible for every social or community condition affecting residents. I am asking whether the agency has an outcome measure capable of detecting when deeply affordable housing is not, in practice, functioning as a sustainable long-term housing option for some residents.

Please include this as a supplement to my August 26 public comment for the 2027 Moving to Work Plan and related strategic-planning record.

Thank you,

C. 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.

D. Lobbying Disclosures

Form HUD 50071 to be signed after board approval

Appendix A: 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, Community Housing Resources (CHR), Family Housing Resources (FHR), and Springs LP 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 75 years old. MPHA completed its last comprehensive physical needs assessment process (PNA) in 2020/21, which was conducted by 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. 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. In mid-2025, MPHA began to initiate and complete its next comprehensive needs analysis with an in-depth evaluation of high-rise building systems and envelopes; this process is continuing through 2026 with comprehensive inspections of all properties and updates to its PNA software. MPHA anticipates publishing revised capital needs data in Q1 2027 and including this information in its 2028 MTW plan.

At the time of this publication, MPHA's physical-needs data indicates it has a current unmet need of approximately $319 million that will grow to over $780 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 continued insufficient funding. MPHA is also keenly aware of the affordable housing shortage in the community and therefore aims to balance capital investments in existing properties with dedicating capital resources to support major redevelopment and new unit production. To aid in capital planning with limited resources MPHA considers several factors including, but not limited to:

- Type of needs at existing properties:
    - 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 building components (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.

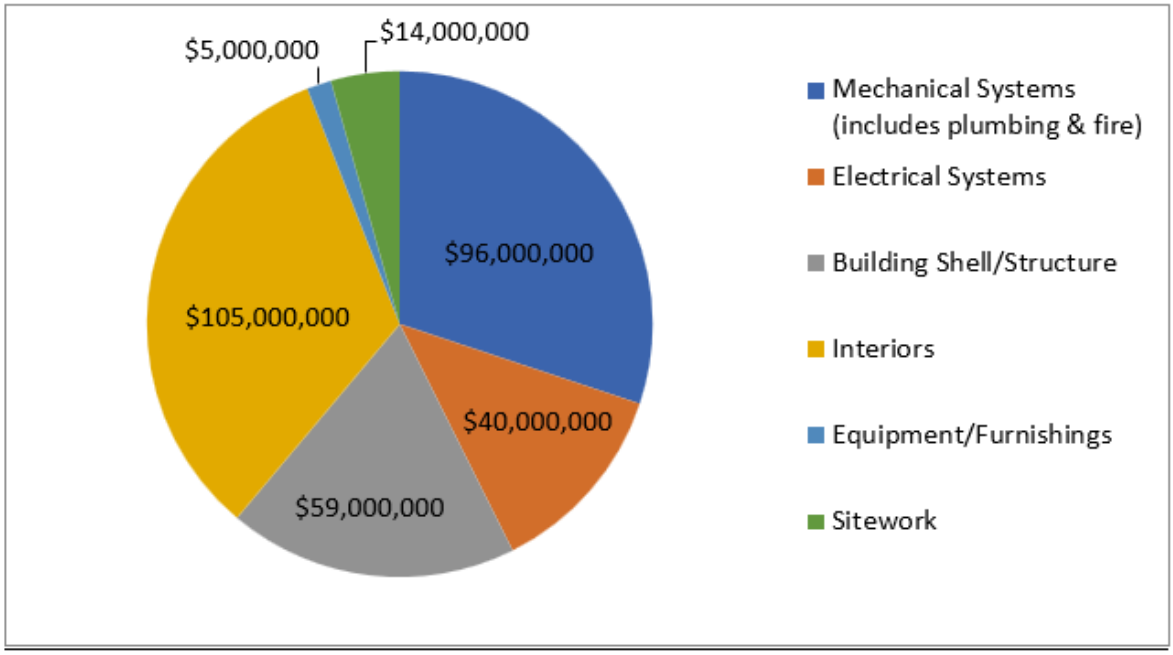
    - Urgent: This action should not be deferred and must be done as soon as possible. Building functionality or safety is currently compromised.

- Public housing conversions and redevelopment opportunities that can support external financing to address existing property capital needs, include betterments and enhancements to improve resident quality of life, and potentially bring new units to a site.

- Opportunities to develop new units on existing property holdings and/or land/property acquisitions.

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 useful life expectancy and have started to exhibit signs of failure. 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, which it did so a year ahead of its stated 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 life/safety and 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.

FY2027 Significant Capital Expenditures by Development

MPHA bases its capital activities on an expected Capital Fund Program (CFP) allocation of $20 million for 2027, as well as previously secured resources to support our work including Public Housing Tax Levy proceeds, and recent Publicly Owned Housing Program (POHP) funds awarded by MN Housing. Capital activities that were initiated under previous funding cycles, but not fully completed in prior years, will carry over and experience expenditures in 2027. Additionally, a portion of the activities slated for 2027's $20 million CFP budget will not be fully expended in 2027 and will carry into 2028. MPHA has estimated approximately $28.5 million

in capital expenditures for FY2027 targeting specific projects in eight Asset Management Projects (AMPs).

AMP	PROJ	ADDRESS	WORK ITEMS	BUDGET	2027 EXPENDITURES
N/A	N/A	N/A	Administration	$2,102,400	$2,102,400
N/A	N/A	N/A	Audit fee	$10,000	$10,000
DEVELOPMENT INITIATIVES					
1	1	Glendale Townhomes	Predevelopment activities	$3,000,000	$3,000,000
N/A	N/A	Scattered Sites	25-Unit Scattered Site Infill Project	$600,000	$25,000
7	18.4/22	3755 Snelling/3205 E 37th St	Predevelopment activities - conversion & preservation; EPC payoff	$7,521,000	$6,100,000
8	Varies	Heritage Park	Property stabilization and predevelopment activities	$2,000,000	$1,500,000
CAPITAL INVESTMENTS					
3	3	800 5th Avenue North	Main electrical switch gear & generator replacement	$849,026	$85,000
3	20.4	2415 North Third Street	Generator installation & main electrical switch gear replacement	$571,880	$60,000
3	20.4	2415 North Third Street	Elevator modernization (planning only)	$75,000	$75,000
3	23	315 Lowry Avenue North	Main electrical switch gear, generator & fire pump controller	$1,811,175	$1,450,000
3	23	315 Lowry Avenue North	Exterior façade repairs/sealant replacement	$1,000,000	$800,000
3	25	600 18th Avenue North	Exterior façade repairs	$500,000	$450,000
3	25	600 18th Avenue North	Apartment electrical panel replacement	$450,000	$400,000
3	26	1710 Plymouth Avenue North	Exterior façade restoration, lower roof replacement	$400,000	$40,000
3	42	314 Hennepin Avenue	Apartment electrical panel replacement	$500,600	$175,000
3	50	350 Van White Memorial Blvd	Boiler replacement	$139,368	$15,000
4	10	311 University Avenue NE	Fire alarm system replacement	$175,000	$150,000
4	10	311 University Avenue NE	Elevator modernization (planning only)	$75,000	$75,000
4	15.4	710 2nd Street NE	Window replacement (planning only)	$100,000	$50,000
4	15.5	616 Washington Street NE	Window replacement (planning only)	$100,000	$50,000
4	35	1815 Central Avenue NE	Main electrical switch gear & generator replacement	$1,800,000	$1,700,000
5	19	1920 4th Avenue South	Roof replacement	$800,000	$700,000
5	24	1707 3rd Avenue South	Exterior façade restoration	$700,000	$700,000
5	34	Fifth Avenue Highrises	Apartment electrical panel replacement	$392,090	$135,000
6	6	620 Cedar Avenue South	Fire alarm system replacement	$215,000	$190,000
6	6	Cedars Midrises	Main electrical switch gear & generator replacement	$1,245,000	$1,000,000
6	16	1515 Park Avenue South	Apartment entry doors, exterior door replacement	$650,000	$600,000
6	30	630 Cedar Avenue South	Exterior façade repairs	$300,000	$275,000
7	14	1415 East 22nd Street	Main electrical switch gear & generator replacement	$850,000	$750,000
7	31	Horn Towers	Apartment electrical panel replacement	$687,700	$240,000
7	31	Horn Towers	Apartment entry doors & frames replacement	$1,750,000	$1,700,000
7	36	2121 Minnehaha Avenue	Apartment electrical panel replacement	$250,000	$200,000
N/A	29	1015 4th Avenue North	Envelope and/or window repairs	$500,000	$450,000
N/A	93	1301 Bryant Avenue North	Roof replacement	$700,000	$650,000
AW	AW	Area-Wide	Card access reader replacement	$195,000	$125,000
AW	AW	Area-Wide - Select Highrises	Systems replacements	$800,000	$800,000
AW	AW	Area-Wide - Select Highrises	Server replacements	$450,000	$450,000
AW	AW	Area-Wide - Select Highrises	Security improvements	$350,000	$140,000
AW	AW	Area-Wide - PH Properties	Physical needs assessment	$687,400	$50,000
AW	AW	Area-Wide - Highrises	Door hardware replacement	$1,000,000	$1,000,000
AW	AW	Contingency	TBD	$842,600	$0
TOTAL					**$28,467,400**

This plan and projected spending are subject to change as the agency goes through its annual budgeting process for 2027 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 2026/27. Additionally, capital activities and expenditures are based on these assumptions:

- Final formula amounts at the 2026 levels and receipt of grant by the end of March 2027;
- 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 2027-2031, in today's dollars. The table includes amounts needed to address today's needs (those identified for 2026) within the 2027 numbers.

Minneapolis Public Housing Authority
2027 Five-Year Schedule of Capital Needs

AMP	Project	Address	Bldgs	Units	FY27	FY28	FY29	FY30	FY31
AMP 1 - Rowhouses									
1	1	Glendale	28	184	23,894,014	160,830	173,267	2,556,014	95,811
		Total AMP 1	**28**	**184**	**23,894,014**	**160,830**	**173,267**	**2,556,014**	**95,811**
AMP 2 - Scattered Site/Single Family									
2	Various	Various		37	1,195,787	25,264	473,023	900,830	745,266
		Total AMP 2	**0**	**37**	**1,195,787**	**25,264**	**473,023**	**900,830**	**745,266**
AMP 3 - North									
3	3	800 North Fifth Ave	1	66	2,954,396	231,058	252,902	102,181	13,121
3	20.4	2415 North Third Street	1	62	5,580,087	258,371	90,704	237,488	109,479
3	20.5	3116 North Oliver Ave	1	31	2,384,647	72,594	0	111,504	58,389
3	23	315 North Lowry Ave	1	193	13,398,845	0	272,323	39,164	344,802
3	25	600 North 18th Ave	1	239	11,328,317	565,989	351,826	4,618,403	49,631
3	26	1710 North Plymouth Ave	1	84	9,295,261	58,389	0	129,750	209,375
3	28	901 North 4th Ave	1	48	663,046	0	33,953	0	0
3	37	1314 North 44th Ave	1	220	6,620,338	43,792	0	167,868	413,383
3	42	314 Hennepin Ave	1	299	18,134,158	0	635,486	3,656,437	606,205
3	50	350 Van White Memorial Blvd	1	102	5,525,756	44,351	0	3,394,464	193,031
		Total AMP 3	**10**	**1,344**	**75,884,851**	**1,274,544**	**1,637,195**	**12,457,258**	**1,997,417**
AMP 4 - Northeast									
4	10	311 NE University Ave	1	49	2,385,698	0	626,425	27,826	42,225
4	15.4	710 NE Second Street	1	35	2,663,542	0	0	0	62,768
4	15.5	616 NE Washington Ave	1	35	2,803,763	149,486	0	78,579	375,950
4	21.4	1206 NE Second Street	1	57	4,704,526	106,732	0	368,319	0
4	21.5	1900 NE Third Street	1	32	3,537,708	0	0	372,797	0
4	32	1717 NE Washington Street	1	182	13,047,281	0	256,802	0	258,939
4	35	1815 NE Central Ave	1	333	17,110,941	49,345	43,792	520,953	354,301
		Total AMP 4	**7**	**723**	**46,253,459**	**305,563**	**927,018**	**1,368,475**	**1,094,184**

Minneapolis Public Housing Authority
2027 Five-Year Schedule of Capital Needs

					FY27	FY28	FY29	FY30	FY31
AMP 5 - Hiawatha									
AMP 5	**Project**	**Address**	**Bldgs**	**Units**					
5	9	Hiawatha Towers	3	281	20,266,188	0	167,536	454,880	175,167
5	18.5	2533 South First Ave	1	42	3,008,845	64,569	28,027	853,137	183,925
5	19	1920 South Fourth Ave	1	110	5,637,879	0	41,941	191,703	240,855
5	24	1707 South Third Street	1	199	4,564,341	0	109,479	283,708	277,348
5	34	Fifth Avenue Highrises	2	254	9,896,508	62,019	179,197	0	206,927
		Total AMP 5	8	886	43,373,761	126,588	526,180	1,783,429	1,084,222
AMP 6 - Cedars									
AMP 6	**Project**	**Address**	**Bldgs**	**Units**					
6	6 & 30	Cedars Community	4	539	20,579,378	685,982	2,096,491	1,117,408	1,554,032
6	16	1515 South Park Ave	1	182	6,081,025	0	280,473	281,141	386,175
		Total AMP 6	5	721	26,660,403	685,982	2,376,964	1,398,549	1,940,207
AMP 7 - Horn									
AMP 7	**Project**	**Address**	**Bldgs**	**Units**					
7	14	1415 East 22nd Street	1	129	7,514,790	0	240,531	73,255	40,872
7	17	2728 East Franklin Ave	1	151	3,976,222	110,209	35,386	1,141,609	379,529
7	18.4	3755 South Snelling Ave	1	28	3,034,197	62,711	198,009	45,095	0
7	22	3205 East 37th Street	1	28	3,201,900	128,601	128,148	115,159	56,079
7	31	Horn Towers	3	491	29,525,205	237,935	9,001,316	4,006	8,947,607
7	36	2121 South Minnehaha Ave	1	110	3,577,119	0	0	0	324,950
		Total AMP 7	8	937	50,829,434	539,457	9,603,390	1,379,124	9,749,036
Management, Maintenance, and Other Facilities									
	Project	**Location**	**Bldgs**	**Units**					
	N/A	Elliot Twins	2	184	-	-	-	-	-
	N/A	Springs (809/828/824 Spring)	3	236		-	-	-	-
	N/A	Family Housing Resources	16	84	-	-	-	-	-
	N/A	Scattered Sites/CHR		697	57,155,456	1,896,736	1,158,313	24,940,127	3,627,564
	29	1015 North Fourth Ave	1		1,914,101	0	0	0	466,547
	93	1301 Bryant Maintenance Off.	1		2,785,144	110,969	0	0	57,659
	96	1001 Washington Main Office	1		5,306,035	372,230	0	177,566	0
		Total MM&O	24	1201	67,160,737	2,379,935	1,158,313	25,117,693	4,151,769
		GRAND TOTAL		6,033	335,252,445	5,498,163	16,875,349	46,961,372	20,857,913

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 completed construction at the Elliot Twins and the Family Housing Expansion project, MPHA carefully analyzed which properties to next apply for these or other tools to ensure our housing assets remain viable for the future. In 2023, building on the success of Elliot Twins, MPHA advanced its next RAD/Section 18 Blend project, Springs Expansion, which is inclusive of additional units utilizing HUD's Restore-Rebuild Program. Financial closing and conversion occurred in July 2025 and construction is scheduled to be completed in late 2026. As noted in Section I of this plan, MPHA is advancing a RAD/Section 18 conversion at 3755 Snelling Avenue & 3205 East 37th Street, and may pursue a RAD/Section 18 conversion or Section 18 disposition at properties that comprise the Heritage Park AMP, a mixed income development. Additionally, MPHA intends to pursue a RAD/Section 18 conversion at Glendale Townhomes in 2027/2028. In late 2024, MPHA initiated resident engagement activities at its Glendale Townhomes development, to begin creating a shared long-term vision for the preservation of the property. After nearly 18 months of discussions with the community, in June 2026, MPHA announced the intended direction to convert and redevelop the existing 184 units and create 100 new units, a vision aligned with resident feedback that addresses needs of current and future families.

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 certain conditions, HUD allows these tools to be used in tandem – known as RAD/Section 18 Blend conversions – offering even greater opportunities for long-term preservation. HUD's PIH Notice H-2025-01/Rental Assistance Demonstration Supplemental Notice 4C issued in January 2025 provides expanded opportunities for RAD Blend conversions, whereby up to 90% of units at developments undergoing conversions can access TPVs, which MPHA utilized for its recent Springs Expansion conversion. MPHA will look to determine how it can maximize this tool for ongoing 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. MPHA has worked with Honeywell and Bank of America to address outstanding debt issues at the Elliot Twins, our scattered sites portfolio, Spring Manors, and the Snellings. As we consider our next redevelopment projects, MPHA will once again work to satisfy this debt, as necessary.

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.

Restore-Rebuild Program

Restore-Rebuild (previously Faircloth to RAD) was a HUD initiative that authorized Housing Authorities to create additional affordable housing in their communities. Under HUD's Faircloth limit, MPHA could develop additional housing units over its current stock and receive additional subsidy through RAD conversion. MPHA utilized this program at its Springs Expansion project, which will provide subsidy for 15 new/additional units at this site. MPHA is currently exploring how Restore-Rebuild can be utilized to support recapitalization at Heritage Park, before HUD sunsets the program. While the agency still maintains Faircloth authority to develop ~900 additional units, it is unclear if this opportunity will remain given the federal government's 2027 budget proposal that contemplates resetting PHA Faircloth limits to current developed units. Aligned with the agency's strategic plan, MPHA is exploring optimal strategies to increase deeply affordable housing in the region, though the elimination of Restore-Rebuild and the potential reset of Faircloth authority will significantly reduce those opportunities.

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 2024/25, the City of Minneapolis provided a $1.3 million soft loan to help fund the Springs Expansion project. The City of Minneapolis also provided soft sources to support past projects such as Elliot Twins and the 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 from MN Housing, for electrical systems work at MPHA's 630 Cedar high-rise and in 2025 for Cedars Mid-rises electrical systems work and the Snellings (3205 E 37th Street & 3755 Snelling Avenue) conversion and comprehensive rehab.

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 again pursued LIHTC financing for its Springs Expansion project, which is fully renovating two high-rises comprised of 221 units, replacing aged building systems, providing opportunities for expanded community spaces and additional amenities for residents, and allowing for the construction of 15 additional, fully accessible units. The project financial closing occurred in early July 2025 with construction underway and expected to be complete in late 2026.

Appendix B: 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 and for the pest control assistant performing decluttering activities.

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.

Appendix C: Annual Statement/Performance and Evaluation Report

See the attached PDF below.

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	Grant Type and Number	FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: MN46E00250121) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2021

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:

☒ Performance and Evaluation Report for Period Ending: 12/25 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity	250,000	250,000	250,000	250,000
6	1492 Moving to Work Demonstration				
7	1501 Collaterization 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				

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] 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

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: MN46E00250121 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2021

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☑ Performance and Evaluation Report for Period Ending: 12/25 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	250,000	250,000	250,000	250,000
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
[signature]	07/29/26		

* 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)

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: CFFP (Yes/ No): MN46E00250121 Replacement Housing Factor Grant No:	2021

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
MN002	General Capital Activity	1480	184 Units	250,000	250,000	250,000	250,000	100%

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Minneapolis Public Housing Authority

Federal FFY of Grant: 2021

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	08/28/25	06/30/25	08/28/26	12/03/25	

[1] 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
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	Grant Type and Number	FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: MN46P00250123) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2023

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:

☒ Performance and Evaluation Report for Period Ending: 12/25 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	**Revised[2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) [3]				
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	20,137,253	20,137,253
7	1501 Collaterization 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				

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] 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

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: MN46P00250123 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2023

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☑ Performance and Evaluation Report for Period Ending: 12/25 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	20,137,253	20,137,253	20,137,253	20,137,253
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 07/29/26 Signature of Public Housing Director 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)

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: CFFP (Yes/ No): MN46P00250123 Replacement Housing Factor Grant No:	2023

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
MN002	Moving to Work Demonstration Program	1492	5,055 Units	20,137,253	20,137,253	20,137,253	20,137,253	100%

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Minneapolis Public Housing Authority

Federal FFY of Grant: 2023

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	02/16/25	05/31/24	02/16/27	04/15/25	

[1] 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
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	Grant Type and Number	FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: MN46P00250124) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2024

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:

☒ Performance and Evaluation Report for Period Ending: 12/25 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	**Revised[2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) [3]				
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	20,613,209	20,613,209	20,613,209	20,613,209
7	1501 Collaterization 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				

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] 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

Part I: Summary

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

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☑ Performance and Evaluation Report for Period Ending: 12/25 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	20,613,209	20,613,209	20,613,209	20,613,209
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 07/29/26

Signature of Public Housing Director 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)

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: CFFP (Yes/ No): MN46P00250124 Replacement Housing Factor Grant No:	2024

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
MN002	Moving to Work Demonstration Program	1492	5,055 Units	20,613,209	20,613,209	20,613,209	20,613,209	100%

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Minneapolis Public Housing Authority

Federal FFY of Grant: 2024

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	05/05/26	06/30/25	05/05/28	12/10/25	

[1] 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
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	Grant Type and Number	FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: MN46P00250125) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2025

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:

☒ Performance and Evaluation Report for Period Ending: 12/25 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	**Revised[2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) [3]				
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	20,851,827	20,851,827	10,408,887	6,527,596
7	1501 Collaterization 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				

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] 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

Part I: Summary

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

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☑ Performance and Evaluation Report for Period Ending: 12/25 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	20,851,827	20,851,827	10,408,887	6,527,596
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 07/29/26

Signature of Public Housing Director 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)

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: CFFP (Yes/ No): MN46P00250125 Replacement Housing Factor Grant No:	2025

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
MN002	Moving to Work Demonstration Program	1492	5,055 Units	20,851,827	20,851,827	10,408,887	6,527,596	31%

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Minneapolis Public Housing Authority

Federal FFY of Grant: 2025

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	05/12/27		05/12/29		

[1] 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
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	Grant Type and Number	FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: MN46P00250126) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2026

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:

☒ Performance and Evaluation Report for Period Ending: 12/25 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	**Revised[2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) [3]				
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	21,024,249	21,024,249	0	0
7	1501 Collaterization 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				

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] 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

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: MN46P00250126 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2026

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☑ Performance and Evaluation Report for Period Ending: 12/25 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	21,024,249	21,024,249	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	Date
[signature]	07/29/26		

* 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)

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: CFFP (Yes/ No): MN46P00250126 Replacement Housing Factor Grant No:	2026

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
MN002	Moving to Work Demonstration Program	1492	4,834 Units	21,024,249	21,024,249	0	0	0%

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Minneapolis Public Housing Authority

Federal FFY of Grant: 2026

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	03/31/28		03/31/30		

[1] 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
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	Grant Type and Number	FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: MN46P00250127) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: Est. 2027

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:

☒ Performance and Evaluation Report for Period Ending: 12/25 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	**Revised[2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) [3]				
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	21,024,249	21,024,249	0	0
7	1501 Collaterization 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				

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] 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

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: MN46P00250127 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: Est. 2027

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☑ Performance and Evaluation Report for Period Ending: 12/25 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	21,024,249	21,024,249	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	Date
[signature]	07/29/26		

* 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)

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
Minneapolis Public Housing Authority	Capital Fund Program Grant No: CFFP (Yes/ No): MN46P00250127 Replacement Housing Factor Grant No:	Est. 2027

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
MN002	Moving to Work Demonstration Program	1492	4,834 Units	21,024,249	21,024,249	0	0	0%

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Minneapolis Public Housing Authority

Federal FFY of Grant: Est. 2027

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

[1] 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.

September 23, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Changes to MPHA Statement of Policies of Low-Income Public Housing (LIPH)

Previous Directives: The Board of Commissioners will typically review changes and additions to the Statement of Policies (SOP) annually. The MPHA Board of Commissioners last approved changes to the MPHA Statement of Policies that govern the Public Housing Program in September 2025.

Resident Council Review/Recommendation: The updated policies were posted for public comment for 30 days. The Resident Advisory Board will meet immediately before the Board of Commissioners meeting on September 23rd, 2026, to discuss and make recommendations. After action, MPHA will provide notice to residents of final changes before they go into effect January 1st.

Budget Impact: The proposed changes to the Statement of Policies will have little or no discernable impact on the agency's 2027 Budget.

Procurement Review: N/A

RECOMMENDATION: It is recommended that the Board of Commissioners adopt the attached resolution approving the proposed changes to MPHA's Statement of Policies.

MPHA is proposing the following changes to the Statement of Policies that govern the Low-Income Public Housing program. Most of these changes are being pursued to align with HUD policy.

Adjusted Income: Future deductions will be set annually by MPHA to align with HUD's Housing Opportunity Through Modernization Act (HOTMA).

Annual Income: Does not include in-kind donations.

Assets: The threshold of inclusion will be set annually by MPHA as determined by HUD.

Child Care Deduction Hardship: If families are unable to pay rent once they no longer qualify for this deduction, they can appeal for 90-day extension.

Medical Expense-Health, Medical, and Disability Hardship: Qualified households can request a hardship, so the income threshold is reduced to 5% for a 90-day period.

Admission: Assets cannot exceed the amount as determined by HUD.

Reexamination: A decrease in Rent resulting from an interim reexamination is effective on the first day of the month following the date the decrease was reported, and will be effective the first day of the month after the change in income occurs when Tenant is unable to report a loss of income through no fault of their own. When delays in verification are a direct result of the tenant's lack of cooperation or unavailability, the Rent will decrease the first of the month following the receipt of verification.

Sales & Service Charge:

- Service and Maintenance Specialist……. $25.00/hour
- Not removing a door sock after being warned……..….$20.00

MPHA solicited input and comments regarding the draft changes to the Agency's Statement of Policies (SOP) from residents, and the general public in the 30-day comment period. MPHA included an insert with the July rent statement to inform all residents on how to access copies of the proposed changes and modes to provide comment. This notice also included the date and time for the in-person public hearing and informational session. A summary of changes was provided to each attendee, and each item was covered in detail. No comments in regard to the changes were received.

A copy of the Board Resolution is attached to this Report.

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

RESOLUTION NO. 2026 - 265

***WHEREAS*,** the Minneapolis Public Housing Authority in and for the City of Minneapolis (MPHA) has a Statement of Policies that govern the Public Housing program; and

***WHEREAS*,** MPHA last made changes to the Statement of Policies in 2025; and

***WHEREAS*,** MPHA received and considered public comments regarding the Statement of Policies,

***NOW THEREFORE BE IT HEREBY RESOLVED*,** by the Board of Commissioners of MPHA that the changes to the Agency Statement of Policies are approved and that the Executive Director is authorized to implement them effective January 1, 2027.

English

This information is important, if you do not understand it, please call your MPHA representative, for free language assistance

Hmong

Yog koj tsi to taub txog cov nqi lust seem ceeb no, thov hu mus rau ntawm tsev luam qhov chaw ua hauj lwm MPHA peb yuav pab ntxhais rau nej

Somali

Halkan waxaa ku qoran war ama akhbaar aad u muhim ah, haddii aad fahmi kari weydo, fadlan ula tag wakiilka hay'adda MPHA, si aad tarjumaad bilaash ah uga hesho.

Oromo

Beeksifni kun hedduu barbaachisaa dha. Yaadni isaa hoo isiniif hin galle ta'e, bakka bu'aa "MPHA" (Bulchiinsa Mana Mootummaa Magaalaa Minneapolis) akka afaan isiniif hiikamu gargaarsa tolaa gaafadhaa.

Amharic (Ethiopian)

ይህ መረጃ በጣም አስፈላጊ ነው። ምን እንደሚል የማይገባዎ ከሆነ፣ ከየ MPHA (የሚኒያፖሊስ የመንግስት የመኖሪያ ቤቶች ባለስልጣን) ወኪል ጋር ተገናኝተው በነጻ የሚሰጥ የቋንቋ[ማስተርጎም] እርዳታ እንዲሰጥዎ ይጠይቁ።

Laotian

ຖ້າຫາກວ່າທ່ານບໍ່ເອົ້າໃຈໃນຂໍ້ຄວາມສໍາຄັນນີ້, ທ່ານຕ້ອງໂທໄປຫາຫ້ອງ ຫ້ອງການເຮືອນຫລວງ MPHA ພວກເຮົາຈະຊ່ວຍອະທິບາຍໃຫ້ທ່ານ.

Spanish

Esta información es importante , si usted no lo entienda, por favor póngase en contacto con MPHA para asistencia lingüística gratuita.

If you need language assistance, reasonable accommodation, or alternative format for any aspect of this process, or if you need this notice in an alternative format, please contact 612-342-1225. Hearing-impaired individuals needing accommodation may call TDD/TTY Minnesota Relay at 1-800-627-3529.



LOW-INCOME PUBLIC HOUSING
STATEMENT OF POLICIES
~~2026~~2027

Approved by the MPHA Board of Commissioners:

TABLE OF CONTENTS

TABLE OF CONTENTS 2
INTRODUCTION: PURPOSE AND NON-DISCRIMINATION STATEMENT 43
DEFINITIONS 54
REQUIREMENTS FOR ADMISSION 272
VERIFICATIONS 343
PREFERENCES 363
WAITING LIST ASSIGNMENT PLAN AND DESIGNATION OF BUILDINGS 383
OCCUPANCY STANDARDS AND LEASE ADD ONS 424
RENT COMPUTATION AND SECURITY AND PET DEPOSITS 464
TENANT TRANSFER 504
LEASES AND LEASE ADDENDA 555
REEXAMINATION OF TENANT ELIGIBILITY AND RENT ADJUSTMENTS 565
LEASE TERMINATIONS 605
TENANT GRIEVANCE 626
COMMUNITY SERVICE 696

PARKING POLICY
727~~0~~
POST ORDERS
777~~5~~
NO SMOKING
807~~8~~
PET POLICY
817~~9~~
RENT COLLECTION POLICY
878~~5~~
DEATH OF A TENANT VACATE
929~~0~~
LIMITED ENGLISH PROFICIENCY PLAN
939~~1~~
REASONABLE ACCOMMODATION POLICY
989~~6~~
VIOLENCE AGAINST WOMEN ACT POLICY
106~~104~~
COMMUNITY SPACE USE POLICY
116~~114~~
TRESPASS POLICY
122~~120~~
APPENDIX A: MAXIMUM INCOME LIMITS FOR ADMISSION AND CONTINUED OCCUPANCY
127~~125~~
APPENDIX B: MONTHLY ALLOWED UTILITY CALCULATIONUSAGE
128~~126~~
APPENDIX C: SALES AND SERVICE CHARGE SCHEDULE
132~~130~~

APPENDIX D: HOUSEKEEPING STANDARDS
138
~~136~~
APPENDIX E: SPECIAL HOUSING SITUATIONS
144
~~142~~
APPENDIX F: FLAT RENTS
147
~~145~~
APPENDIX G: SCHEDULE OF SECURITY DEPOSITS
148
~~146~~
APPENDIX H: APPLICANT CRIMINAL HISTORY SCREENING CRITERIA
149
~~147~~
APPENDIX I: APPLICANT HEARING RULES
153
~~151~~
APPENDIX J: TENANT HEARING RULES
154
~~152~~
APPENDIX K: REVENUE RECAPTURE HEARING RULES
155
~~153~~

INTRODUCTION: PURPOSE AND NON-DISCRIMINATION STATEMENT

1. **PURPOSE**: The purpose of this policy is to assist Minneapolis Public Housing Authority (MPHA) in administering its low-income public housing programs. MPHA's goal is to comply with all applicable laws, regulations, and ordinances (laws). If any part of the Statement of Policies (SOP) including Appendices is not in compliance with applicable laws, the law will prevail over the SOP.
2. **NON- DISCRIMINATION STATEMENT**: MPHA will not discriminate against any applicant or Tenant because of race, color, creed, religion, national origin, ancestry, familial status, sex, sexual orientation, gender identity, status with regard to public assistance, veteran status, marital status, disability, age, political or other affiliation provided such persons are otherwise eligible for admission or continued occupancy. MPHA will not retaliate against a person who claims discrimination.
3. MPHA will comply with its Reasonable Accommodation Policy and applicable law and regulation regarding reasonable accommodations.
4. A person may file a complaint of discrimination with:
   A. MPHA
      Attention: Executive Director
      1001 Washington Avenue North Minneapolis, MN 55401

B. Minneapolis Civil Rights Department Room, 239 City Hall,
350 South Fifth Street
Minneapolis, MN 55415;

C. Minnesota Department of Human Rights
190 East 5th Street Suite 700
St. Paul, MN 55101

D. U.S. Department of Housing and Urban Development, Area office
920 South Second Street, Suite 300
Minneapolis, MN 55401
or online via the HUD portal:
https://portal.hud.gov/hudportal/HUD?src=program_offices/fair_housing_equal_opp/online-complaint.

5. The filing of a complaint with MPHA does not prevent the subsequent filing of a complaint with another government agency.

DEFINITIONS

1. **ADJUSTED INCOME**: Annual Income of Tenant Family less the following deductions, determined in accordance with HUD regulations (24 CFR §5.609):

A. ~~$480 for each Dependent or~~The amount as determined annually by HUD for each dependent*;~~_____~~

A.

B. ~~$525 or T~~the amount as determined by HUD for an Elderly or Disabled Family;*

C. The sum of the following, to the extent the sum exceeds ~~ten percent of annual income~~the percentage of annual income as determined by HUD* ~~(hardship provisions available until December 31, 2025):~~

1) Unreimbursed medical expenses of any elderly family or disabled family;

2) Unreimbursed reasonable attendant care and auxiliary apparatus expenses for each member of the family who is a person with disabilities, to the extent necessary to enable any member of the family (including the member of the family who is a person with disabilities) to be employed, but this allowance may not exceed the earned income received by family members who are 18 years of age or older who are able to work because of such attendant care of auxiliary apparatus; and

D. Any reasonable childcare expenses necessary to enable a member of the family to be employed or to further his or her education.

* Certain policy and compliance updates required under the Housing Opportunity Through Modernization Act (HOTMA) cannot be fully implemented until the Housing Authority's software system supports the required HUD Form 50058 and all necessary 50058 functionality is available. Accordingly, implementation of the following HOTMA provisions will be deferred until the Housing Authority is able to accurately process and submit compliant Form HUD-50058 records:

1. Updated household deductions
2. Updated medical expense threshold
3. Updated asset limits

~~D.~~E.

2. **AFFILIATED INDIVIDUAL:** See definition in the Violence Against Women Act Policy.

3. **ALLOWANCES**: Amounts added to or deducted from the household's annual income in determining adjusted annual income.

4. **ANNUAL INCOME (24 CFR 5.609)**:

A. Annual income includes, with respect to the family:

1) All amounts, not specifically excluded in paragraph (B) of this section, received from all sources by each member of the family who is 18 years of age or older or is the head of household or spouse of the head of household, plus unearned income by or on behalf of each dependent who is under 18 years of age, and

2) When the value of net family assets exceeds $50,000 (which amount HUD will adjust annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers) and the actual returns from a given asset cannot be calculated, imputed returns on the asset based on the current passbook savings rate, as determined by HUD.

B. Annual income does not include the following:

1) Any imputed return on an asset when net family assets total $50,000 or less (which amount HUD will adjust annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers) and no actual income from the net family assets can be determined.

2) The following types of trust distributions:

a) For an irrevocable trust or a revocable trust outside the control of the family or household excluded from the definition of net family assets under § 5.603(b):

(1) Distributions of the principal or corpus of the trust; and

(2) Distributions of income from the trust when the distributions are used to pay the costs of health and medical care expenses for a minor.

b) For a revocable trust under the control of the family or household, any distributions from the trust; except that any actual income earned by the trust, regardless of whether it is distributed, shall be considered income to the family at the time it is received by the trust.

3) Earned income of children under 18 years of age.

4) Payments received for the care of foster children or foster adults, or State or Tribal kinship or guardianship care payments.

5) Insurance payments and settlements for personal or property losses, including but not limited to payments through health insurance, motor vehicle insurance, and workers' compensation.

6) Amounts received by the family that are specifically for, or in reimbursement of, the cost of health and medical care expenses for any family member.

7) Any amounts recovered in any civil action or settlement based on a claim of malpractice, negligence, or other breach of duty owed to a family member arising out of law, that resulted in a member of the family becoming disabled.

8) Income of a live-in aide, foster child, or foster adult as defined in §§ 5.403 and 5.603, respectively.

9) (i) Any assistance that section 479B of the Higher Education Act of 1965, as amended (20 U.S.C. 1087uu), requires be excluded from a family's income; and

(ii) Student financial assistance for tuition, books, and supplies (including supplies and equipment to support students with learning disabilities or other disabilities), room and board, and other fees required and charged to a student by an institution of higher education (as defined under Section 102 of the Higher Education Act of 1965 (20 U.S.C. 1002)) and, for a student who is not the head of household or spouse, the reasonable and actual costs of housing while attending the institution of higher education and not residing in an assisted unit.

a) Student financial assistance, for purposes of this paragraph (B)(ii), means a grant or scholarship received from—

(1) The Federal government;

(2) A State, Tribe, or local government;

(3) A private foundation registered as a nonprofit under 26 U.S.C. 501(c)(3);

(4) A business entity (such as corporation, general partnership, limited liability company, limited partnership, joint venture, business trust, public benefit corporation, or nonprofit entity); or

(5) An institution of higher education.

b) Student financial assistance, for purposes of this paragraph (B)(9)(ii), does not include—

(1) Any assistance that is excluded pursuant to paragraph (B)(9)(i) of this section;

(2) Financial support provided to the student in the form of a fee for services performed (e.g., a work study or teaching fellowship that is not excluded pursuant to paragraph (B)(9)(i) of this section);

(3) Gifts, including gifts from family or friends; or

(4) Any amount of the scholarship or grant that, either by itself or in combination with assistance excluded under this paragraph or paragraph (B)(9)(i), exceeds the actual covered costs of the student. The actual covered costs of the student are the actual costs of tuition, books and supplies (including supplies and equipment to support students with learning disabilities or other disabilities), room and board, or other fees required and charged to a student by the education institution, and, for a student who is not the head of household or spouse, the reasonable and actual costs of housing while attending the institution of higher education and not residing in an assisted unit. This calculation is described further in paragraph (B)(9)(ii)(e) of this section.

c) Student financial assistance, for purposes of this paragraph (B)(9)(ii) must be

(1) Expressly for tuition, books, room and board, or other fees required and charged to a student by the education institution;

(2) Expressly to assist a student with the costs of higher education; or

(3) Expressly to assist a student who is not the head of household or spouse with the reasonable and actual costs of housing while attending the education institution and not residing in an assisted unit.

d) Student financial assistance, for purposes of this paragraph (B)(9)(ii), may be paid directly to the student or to the educational institution on the student's behalf. Student financial assistance paid to the student must be verified by the responsible entity as student financial assistance consistent with this paragraph (B)(9)(ii).

e) When the student is also receiving assistance excluded under paragraph (B)(9)(i) of this section, the amount of student financial assistance under this paragraph (B)(9)(ii) is determined as follows:

(1) If the amount of assistance excluded under paragraph (B)(9)(i) of this section is equal to or exceeds the actual covered costs under paragraph (B)(9)(ii)(b)(4) of this section, none of the assistance described in this paragraph (B)(9)(ii) of this section is considered student financial assistance excluded from income under this paragraph (B)(9)(ii)(e).

(2) If the amount of assistance excluded under paragraph (B)(9)(i) of this section is less than the actual covered costs under paragraph (B)(9)(ii)(b)(4) of this section, the amount of assistance described in paragraph (B)(9)(ii) of this section that is considered student financial assistance excluded under this paragraph is the lower of:

(a) the total amount of student financial assistance received under this paragraph (B)(9)(ii) of this section, or

(b) the amount by which the actual covered costs under paragraph (B)(9)(ii)(b)(4) of this section exceeds the assistance excluded under paragraph (B)(9)(i) of this section.

10) Income and distributions from any Coverdell education savings account under section 530 of the Internal Revenue Code of 1986 or any qualified tuition program under section 529 of such Code; and income earned by government contributions to, and distributions from, "baby bond" accounts created, authorized, or funded by Federal, State, or local government.

11) The special pay to a family member serving in the Armed Forces who is exposed to hostile fire.

12) (i) Amounts received by a person with a disability that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);

(ii) Amounts received by a participant in other publicly assisted programs which are specifically for or in reimbursement of out-of-pocket expenses incurred (e.g., special equipment, clothing, transportation, childcare, etc.) and which are made solely to allow participation in a specific program;

(iii) Amounts received under a resident service stipend are not to exceed $200 per month. A resident service stipend is a modest amount received by a resident for performing a service for the PHA or owner, on a part-time basis, that enhances the quality of life in the development.

(iv) Incremental earnings and benefits resulting to any family member from participation in training programs funded by HUD or in qualifying Federal, State, Tribal, or local employment training programs (including training programs not affiliated with a local government) and training of a family member as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives and are excluded only for the period during which the family member participates in the employment training program unless those amounts are excluded under paragraph (B)(9)(i) of this section.

13) Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era.

14) Earned income of dependent full-time students in excess of the amount of the deduction for a dependent in § 5.611.

15) Adoption assistance payments for a child in excess of the amount of the deduction for a dependent in § 5.611.

16) Deferred periodic amounts from Supplemental Security Income and Social Security benefits that are received in a lump sum amount or in prospective monthly amounts, or any deferred Department of Veterans Affairs disability benefits that are received in a lump sum amount or in prospective monthly amounts.

17) Payments related to aid and attendance under 38 U.S.C. 1521 to veterans in need of regular aid and attendance.

18) Amounts received by the family in the form of refunds or rebates under State or local law for property taxes paid on the dwelling unit.

19) Payments made by or authorized by a State Medicaid agency (including through a managed care entity) or other State or Federal agency to a family to enable a family member who has a disability to reside in the family's assisted unit. Authorized payments may include payments to a member of the assisted family through the State Medicaid agency (including through a managed care entity) or other State or Federal agency for caregiving services the family member provides to enable a family member who has a disability to reside in the family's assisted unit.

20) Loan proceeds (the net amount disbursed by a lender to or on behalf of a borrower, under the terms of a loan agreement) received by the family or a third party (e.g., proceeds received by the family from a private loan to enable attendance at an educational institution or to finance the purchase of a car).

21) Payments received by Tribal members as a result of claims relating to the mismanagement of assets held in trust by the United States, to the extent such payments are also excluded from gross income under the Internal Revenue Code or other Federal law.

22) Amounts that HUD is required by Federal statute to exclude from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in paragraph (B) of this section apply. HUD will publish a notice in the Federal Register to identify the benefits that qualify for this exclusion. Updates will be published when necessary.

23) Replacement housing “gap” payments made in accordance with 49 CFR part 24 that offset increased out of pocket costs of displaced persons that move from one federally subsidized housing unit to another Federally subsidized housing unit. Such replacement housing “gap” payments are not excluded from annual income if the increased cost of rent and utilities is subsequently reduced or eliminated, and the displaced person retains or continues to receive the replacement housing “gap” payments.

24) Nonrecurring income, which is income that will not be repeated in the coming year based on information provided by the family. Income received as an independent contractor, day laborer, or seasonal worker is not excluded from income under this paragraph, even if the source, date, or amount of the income varies. Nonrecurring income includes:

    a) Payments from the U.S. Census Bureau for employment (relating to decennial census or the American Community Survey) lasting no longer than 180 days and not culminating in permanent employment.

    b) Direct Federal or State payments intended for economic stimulus or recovery.

    c) Amounts directly received by the family as a result of State refundable tax credits or State tax refunds at the time they are received.

d) Amounts directly received by the family as a result of Federal refundable tax credits and Federal tax refunds at the time they are received.

e) Gifts for holidays, birthdays, or other significant life events or milestones (e.g., wedding gifts, baby showers, anniversaries).

f) Non-monetary, in-kind donations, such as food, clothing, or toiletries, received from a food bank or similar organization.

g) Lump-sum additions to net family assets, including but not limited to lottery or other contest winnings.

25) Civil rights settlements or judgments, including settlements or judgments for back pay.

26) Income received from any account under a retirement plan recognized as such by the Internal Revenue Service, including individual retirement arrangements (IRAs), employer retirement plans, and retirement plans for self-employed individuals; except that any distribution of periodic payments from such accounts shall be income at the time they are received by the family.

27) Income earned on amounts placed in a family's Family Self Sufficiency Account.

28) Gross income a family member receives through self-employment or the operation of a business; except that the following shall be considered income to a family member:

a) Net income from the operation of a business or profession. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted, based on straight line depreciation, as provided in Internal Revenue Service regulations; and

b) Any withdrawal of cash or assets from the operation of a business or profession will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the family.

~~b)~~29) In kind donations received from a food bank or similar organization.

5. **APPLICANT**: The Applicant head of household and all the family members listed on the application

6. **ASSETS**: Where the Tenant Family has Net Family Assets (see below) in excess of ~~$50,000~~the amount as determined annually by HUD, annual income shall include the greater of the actual income derived from all net family assets or a percentage of the value of such assets based on the current passbook savings rate, as determined by HUD. MPHA will obtain 3rd party verification of assets prior to admitting a family and for assets valued at more than $50,000 during each re-examination. MPHA may accept the family's declaration of assets where the combined total is less than $50,000. See NET FAMILY ASSETS. HUD annually sets the Net Family Asset limit above which a Family is not eligible for Public Housing. See REQUIRMENTS FOR ADMISSION.

~~6.~~

7. **CHILDCARE EXPENSES**: Amounts anticipated being paid by Family for the care of children less than 13 years of age during the period for which Annual Income is computed, but only where such care is necessary to enable a Family member to be gainfully employed, to further his or her education, to actively seek employment and only to the extent such amounts are not reimbursed. The amount deducted will reflect reasonable charges for childcare and, in the case of childcare necessary to permit employment, the amount deducted will not exceed the amount of income received from such employment of the lowest paid adult family member.

8. **CHILD CARE DEDUCTION HARDSHIP**: Hardship exemption for families who are unable to pay rent once they are no longer eligible for the childcare deduction. Family can appeal to continue to take the deduction for a period of 90 days or until the hardship no longer exists, whichever comes first.

a) At the end of the 90 days, MPHA is required to determine whether the hardship still exists. If the hardship still exists, the site may continue to renew the exemption in 90-day intervals.

~~7.~~9.

~~8.~~10. **CEILING RENT**: MPHA does not have a ceiling rent. See Rent Computation and Security Deposit Policy.

~~9.~~11. **CITIZEN**: Citizen or National of the United States.

~~10.~~12. **CO-HEAD OF HOUSEHOLD**: An individual in the household who is equally responsible for the lease with the Head of Household, who signs the lease, and whose income and resources are available to meet the family's needs. Each lease may have only one Co-head of Household.

~~11.~~13. **COMMUNITY SERVICE**: The performance of voluntary work or duties in the public benefit that serve to improve the quality of life and/or enhance Tenant self-sufficiency, and/or increase the self-responsibility of the Tenant within the community in which he/she resides.

~~12.~~14. **CONSENT FORMS:** The Applicant must submit the signed consent forms to the MPHA when eligibility under a covered program is being determined. A Tenant must sign and submit consent forms at their next interim or regularly scheduled income reexamination. After all applicants or participants over the age of 18 in a family have signed and submitted a consent form once on or after January 1, 2024, family members do not need to sign and submit subsequent consent forms at the next interim or regularly scheduled income examination except under the following circumstances:

A. When any person 18 years or older becomes a member of the family, that family member must sign and submit a consent form; or

B. When a member of the family turns 18 years of age, that family member must sign and submit a consent form.

~~13.~~15. **COURT ORDERED FEES**: These Fees include any court damages, fees, costs, expenses, or other sums awarded to or ordered to MPHA from a Tenant, Applicant, or former Tenant. A Tenant, Applicant, or former Tenant's failure to pay these Fees is grounds to terminate the Lease or to deny admission.

~~14.~~16. **COVERED FAMILIES**: Families who receive welfare assistance or other public assistance benefits from a State or other public agency under a program for which Federal, State, or local laws requires that a member of the family must participate in an economic self-sufficiency program as a condition for such assistance.

~~15.~~17. **DATING VIOLENCE**: See definition in the Violence Against Women Act (VAWA) Policy.

~~16.~~18. **DEPENDENT**: A member of the Tenant Family household (excluding foster children) other than the Family head or co-head, who is less than 18 years of age or is a Disabled Person or is a full-time Student.

~~17.~~19. **DISABILITY ASSISTANCE EXPENSES**: Reasonable expenses that are anticipated, during the period for which annual income is computed, for attendant care and auxiliary apparatus for a disabled family member and that are necessary to enable a family member (including the disabled member) to be employed, provided that the expenses are neither paid to a member of the family nor reimbursed by an outside source.

~~18.~~20. **DISABLED FAMILY**: A family whose head, spouse or sole member is a person with disabilities; or two or more persons with disabilities living together; or one or more persons with disabilities living with one or more live-in aides.

~~19.~~21. **DISABLED PERSON**: A person who:

A. Has a disability as defined in 42 U.S.C. 423;

B. Is determined, pursuant to HUD regulations to have a physical, mental, or emotional impairment that:

- Is expected to be of long-continued and indefinite duration;

- Substantially impedes his or her ability to live independently; and

- Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or

C. Has a developmental disability as defined in 42 U.S.C. 6001.

- For the purposes of qualifying for Public Housing, does not include a person whose disability is based solely on drug or alcohol dependence.

~~20.~~22. **DISALLOWANCE**: Exclusion from annual income.

~~21.~~23. **DISPLACED FAMILY**: Refer to definition of involuntary displacement.

~~22.~~24. **DOMESTIC VIOLENCE**: See definition in the Violence Against Women Act Policy.

~~23.~~25. **DRUG FREE PUBLIC HOUSING ZONE**: Any public housing development administered by MPHA plus the area within 300 feet of the property's boundary, or one city block whichever distance is greater which shall be free of selling, possessing, or possessing with intent to sell any illegal controlled substance. Maximum sentencing penalties will be imposed by the courts for unlawful controlled substance crimes committed within this defined zone. (Minn. Stat. § 152.01, subd. 19; 152.01 *et seq* for crimes and penalties relating to public housing zones).

~~24.~~26. **DRUG RELATED CRIMINAL ACTIVITY**: The illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use a controlled substance, regardless of arrest or conviction as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802). Although cannabis became legal under Minnesota state law effective August 1, 2023, the federal

laws remain unchanged and do not permit the use, possession, distribution, or growing of cannabis on federally subsidized property.

~~25.~~27. **EARNED INCOME:** Income or earnings from wages, tips, salaries, other employee compensation, and net income from self-employment. Earned income does not include any pension or annuity, transfer payments (meaning payments made or income received in which no goods or services are being paid for, such as welfare, social security, and governmental subsidies for certain benefits), or any cash or in-kind benefits.

~~26.~~28. **ECONOMIC SELF-SUFFICIENCY PROGRAM**: Any program designed to encourage, assist, train, or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, or apprenticeship.

~~27.~~29. **EFFECTIVE DATE**: The "effective" date of an examination or reexamination refers to:

A. in the case of an examination for admission, the effective date of initial occupancy, and

B. in the case of reexamination of an existing tenant, the effective date of the redetermination Total Tenant Payment (i.e., effective date of Rent change).

~~28.~~30. **ELDERLY DESIGNATED BUILDING:** Is a highrise building approved by HUD and designated by MPHA as an Elderly Designated Building.

~~29.~~31. **ELDERLY FAMILY**: A family whose head or spouse/co-head or sole member is a person who is at least 62 years old. It may include two or more persons who are at least 62 years of age living together, or one or more persons who are at least 62 years of age living with one or more live-in aides.

~~30.~~32. **ELDERLY PERSON**: A person who is at least 62 years of age.

~~31.~~33. **ELIGIBLE NONCITIZEN**:

A. A noncitizen lawfully admitted for permanent residence, as defined by section 101(a)(20) of the Immigration and Nationality Act (INA), as an immigrant, as defined by section 101(a)(15) of the INA (8 U.S.C. 1101(a)(20) and 1101(a)(15), respectively) (immigrants). (This category includes a noncitizen admitted under section 210 or 210A of the INA (8 U.S.C. 1160 or 1161), special agricultural worker), who has been granted lawful temporary Tenant status);

B. A noncitizen who entered the United States before January 1, 1972, or such later date as enacted by law, and has continuously maintained residence in the United States since then, and who is not ineligible for citizenship, but who is deemed to be lawfully admitted for permanent residence as a result of an exercise of discretion by the Attorney General under section 249 of the INA (8 U.S.C. 1259);

C. A noncitizen who is lawfully present in the United States pursuant to an admission under section 207 of the INA (8 U.S.C. 1157) (refugee status); pursuant to the granting of asylum (which has not been terminated) under section 208 of the INA (8 U.S.C. 1158) (asylum status); or as a result of being granted conditional entry under section 203(a)(7) of the INA (8 U.S.C. 1153(a)(7)) before April 1, 1980, because of persecution or fear of persecution on account of race, religion, or political opinion or because of being uprooted by catastrophic national calamity;

D. A noncitizen who is lawfully present in the United States as a result of an exercise of discretion by the Attorney General for emergent reasons or reasons deemed strictly in the public interest under section 212(d)(5) of the INA (8 U.S.C. 1182(d)(5)) (parole status);

E. A noncitizen who is lawfully present in the United States as a result of the Attorney General's withholding deportation under section 243(h) of the INA (8 U.S.C. 1253(h)) (threat to life or freedom); or

F. A noncitizen lawfully admitted for temporary or permanent residence under section 245A of the INA (8 U.S.C. 1255a) (amnesty granted under INA 245A).

G. A VAWA self-petitioner who is in "satisfactory immigration status" (i.e., immigration status does not make the individual ineligible for financial assistance) while applying for assistance or continued assistance.

~~32.~~34. **EMANCIPATED MINOR:** Person who is under 18 years of age and who is married, an active-duty member of the U.S. armed forces or emancipated by court order.

~~33.~~35. **ESTABLISHED INCOME RANGE:** Between 85% and 115% (inclusive) of MPHA-wide average tenant income for developments covered under the rule to Deconcentrate Poverty 24 C.F.R. part 903, or below 30% of the area median. See Waiting List Assignment Plan and Designation of Buildings.

~~34.~~36. **EXCESS MEDICAL EXPENSES**: Any medical expenses incurred by elderly families or Disabled families only in excess of the HUD determined amount of Annual Income which are not reimbursable from any other source.

~~35.~~37. **EXCESS UTILITIES:** In Highrise Building units, tenants using certain appliances such as a freezer or air conditioner will pay a charge for excess utility consumption. In Family Housing Units, Tenants will pay for excessive usage of water, gas, and electric utilities. See Appendix for Monthly Allowed Utility Usage.

~~36.~~38. **EXTREMELY LOW-INCOME FAMILY*:*** A family whose income does not exceed the higher of 30 percent of area median as determined by HUD, with adjustments for family size or the Federal Poverty Level. HUD may establish income ceilings higher or lower than 30% of the median income for the area if HUD finds that such variations are necessary because of unusually high or low family incomes.

~~37.~~39. **FAMILY**: Includes, but is not limited to the following, regardless actual or perceived sexual orientation, gender identity, or marital status, a single person, who may be an elderly person, disabled person, near-elderly person, or any other single person; or a group of persons residing together. Such group includes but is not limited to a family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family), an elderly family, a near-elderly family, a disabled family, a displaced family, or the remaining member of a tenant family. The PHA has the discretion to determine if any other group of persons qualifies as a family. An otherwise eligible youth who has attained at least 18 years of age and not more than 24 years of age and who has left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act (42 U.S.C. 675(5)(H)), and is homeless or is at risk of becoming homeless at age 16 or older.

~~38.~~40. **FAMILY HOUSING UNIT**: All units that are two bedroom or larger, except highrise two-bedroom units, including Glendale Townhome units, public housing scattered site units, Community Housing Resource (CHR) units and Family Housing Expansion units. Family units are for adults with Dependents. For households who no longer have a Dependent, the remaining adults and residual family members may transfer to highrise units. If the household does not transfer in a timely manner, MPHA will terminate the lease.

~~39.~~41. **FAMILY SELF-SUFFICIENCY (FSS) PROGRAM:** A self-sufficiency program established by the Minneapolis Public Housing Authority (MPHA) that offers incentives to promote economic self-sufficiency among motivated FSS public housing low rent Tenants via successful completion of their FSS Contract of Participation.

~~40.~~42. **FIXED INCOME:** Occurs when a tenant's only source of income is from social security retirement, social security disability, social security dependent benefits, Minnesota Supplemental Income (MSA) and/or other fixed income approved by MPHA.

~~41.~~43. **FLAT RENT**: A Rent amount the family may choose to pay in lieu of having their Rent determined under the income-based method. The Flat Rent is established by MPHA based on HUDs Fair Market Rents. Families selecting the Flat Rent option must have their income evaluated every three years, rather than annually. See Flat Rents Appendix. Flat Rents are offered at the annual reexamination of income and eligibility. Families who do not properly report their income will not be allowed to take advantage of Flat Rents.

~~42.~~44. **FORMAL REPAYMENT AGREEMENT**: An agreement signed between an applicant or tenant and MPHA in which the applicant or tenant agrees to pay in monthly installments, a sum owed to MPHA. The agreement shall not exceed 24 months without the written approval of the Managing Director of Low Income Public Housing.

~~43.~~45. **FOSTER CHILD OR CHILDREN**: A child or children raised by someone not their own mother or father, and for whom the tenant or applicant receives compensation. Legal documentation of placement with the MPHA family will be required.

~~44.~~46. **FULL-TIME STUDENT**: A person who is attending school or vocational training on a full-time basis. A Full-time Student who is the Head of Household may not live in other housing including a dorm room.

47. **GENERAL OCCUPANCY BUILDING:** Is a highrise building that is not an Elderly Designated Building.

GUEST: A person temporarily staying in the Unit or is on the Premises with the consent of a Tenant or other member of the household who has the express or implied authority to so consent on behalf of the Tenant. ~~A Guest who is on home confinement - also called house arrest or home detention - may not stay in the Unit.~~

~~45.~~

~~46.~~48. **HANDICAPPED ASSISTANCE EXPENSES**: Refer to Definition for Disability Assistance Expenses.

~~47.~~49. **HANDICAPPED PERSON**: Refer to definition of Disabled Person.

~~48.~~50. **HATE CRIME**: The actual or threatened physical violence or intimidation that is directed against a person or his/her property and that is based on the person's race, color, religion, sex, national origin, disability, sexual orientation, or familial status.

~~49.~~51. **HEAD OF HOUSEHOLD**: The Head of Household is the person who assumes legal responsibility for the Household; signs the lease and is listed on the application as Head. Each lease has only one Head of Household. The Head of Household must reside in the unit on a full-time basis and use the unit as their sole and principal residence.

~~50.~~52. **HIGHRISE BUILDING**: Is a Non-Family Housing Unit that has four or more stories.

~~51.~~53. **HUD**: The United States Department of Housing and Urban Development.

~~52.~~54. **HUD'S STATEWIDE CLEARINGHOUSE LIST**: A list of Tenants/participants who have left a PHA in the state of Minnesota owing money. HUD publishes the list on a semiannual basis.

~~53.~~55. **IMPUTED ASSET INCOME**: Value of an asset times the HUD passbook rate where the value of such assets is greater than ~~$50,000~~the amount published by HUD. If the imputed income is more than the actual income from assets, the imputed amount is used as income from assets in determining Rent.

~~54.~~56. **IMPUTED WELFARE INCOME**: The amount of annual income not actually received by a family, as a result of a welfare benefit reduction for the family's welfare fraud or failure to comply with economic self-sufficiency requirements that is nonetheless included in the family's annual income for the purposes of determining the rent.

~~55.~~57. **INCOME BASED RENT**: Rent amount based on the family's Annual Income and Adjusted Income, as determined by MPHA's SOP and procedures.

~~56.~~58. **INCOME TARGETING**: At least 40 percent of admissions to the public housing program in each fiscal year must be extremely low-income families.

~~57.~~59. **INDIVIDUAL EXEMPT FROM COMMUNITY SERVICE:**

A. A family member who is 62 years of age or older.

B. A family member who is blind or disabled, as defined by Section 216 (i)(1) or 1614 of the Social Security Act (42 U.S.C. 416 (i) (1); 1382c) and who certifies that because of this disability is unable to comply with requirements.

C. A family member who is the primary care giver for someone who is blind or disabled as set forth in paragraph 2 above.

D. A family member who is engaged in work activity.

E. A family member who is exempt from having to engage in a work activity in a State program funded under Part A of Title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any welfare program of the State, including State-administered welfare-to-work program; A family member who is receiving assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act or under any welfare program of the State, including a State-administered welfare-to-work program, and is in compliance with that program.

~~58.~~60. **INSPECTION:** The review or examination of the Premises for any reason arising out of the Lease or SOP. At any time that MPHA is on the Premises for Inspection MPHA may photograph the Premises to show damage to MPHA property, unsafe conditions, housekeeping issues or other lease violations.

~~59.~~61. **INVOLUNTARY DISPLACEMENT**: An Applicant is or will be involuntarily displaced if the Applicant has vacated, or will have to vacate his/her housing unit as a result of one or more of the following actions:

A. **Displacement by Disaster**: An applicant's unit is uninhabitable because of a disaster, such as a fire or flood.

B. **Government Action**: Activity carried on by an agency of the United States or by any State or local government body or agency in connection with code enforcement or a public improvement or development program.

C. **Housing Owner's Action**: Action by a housing owner forces the applicant to vacate its unit. An applicant does not qualify as involuntarily displaced because action by a housing owner forces the applicant to vacate its unit unless:

1) the applicant cannot control or prevent the owner's action;

2) occurs although the applicant met all imposed conditions of occupancy; and

3) the action taken by the owner is other than a rent increase.

4) The reasons for a tenant's involuntary displacement by owner action includes, but is not limited to the following:

a) conversion of the unit to non-rental/residential use;

b) closing of the unit for rehab or any other reason;

c) notice by owner to vacate a unit because the owner wants the unit for personal or family use or occupancy;

d) sale of the unit, in which an applicant resides under an agreement which requires the unit to be vacant when possession is transferred;

e) any other legally authorized act that results or will result in the withdrawal of the unit from the rental market.

5) Such reasons do not include the vacating of a unit by a tenant as a result of actions taken by the owner because the tenant refuses:

a) to comply with HUD program policies and procedures for the occupancy and under-occupied or overcrowded units; or

b) to accept a transfer to another housing unit in accordance with a court decree or in accordance with policies and procedures under a HUD-approved desegregation plan.

6) When a Victim has vacated or will have to vacate their housing unit because of domestic violence, sexual assault, dating domestic violence or stalking against the Victim.

D. **Displacement to avoid reprisals**: An applicant family is involuntarily displaced if:

1) family members provided information on criminal activities to a law enforcement agency and

2) based on a threat assessment, the law enforcement agency recommends re-housing the family to avoid or minimize a risk of violence against family members as a reprisal for providing such information. MPHA will establish appropriate

safeguards to conceal the identity of families requiring protection against such reprisals.

E. **Displacement by hate crimes (refer to definition)**: An applicant family is involuntarily displaced if:

1) one or more members of the applicant's family have been the victim of one or more hate crimes; and

2) the applicant has vacated a housing unit because of such crime, or the fear associated with such crime has destroyed the applicant's peaceful enjoyment of the unit.

MPHA must determine that the hate crime involved occurred recently or is of a continuing nature.

F. **Displacement by inaccessibility of unit**: An applicant family is involuntarily displaced if:

1) a member of the family has a mobility or other impairment that makes the person unable to use critical elements of the unit; and

2) the owner is not legally obligated to make changes to the unit that would make critical elements accessible to the disabled person as a reasonable accommodation.

G. **Displacement because of HUD disposition of multifamily project includes**: A displacement because of disposition of a multifamily rental housing project by HUD under Section 203 of the Housing and Community Development Amendments of 1978.

~~60.~~62. **LIVE-IN AIDE**: A person who resides with a Near Elderly, Elderly or Disabled person or persons and who MPHA determines to be essential to the care and well-being of the tenant(s), who can prove they have the skills necessary for the care of the Near elderly, Elderly or Disabled tenant and the sole purpose for living with the tenant family is to provide the necessary full time supportive services;

A. not obligated for support of the person(s); and

B. would not be living in the unit except to provide necessary full-time supportive services.

C. The Live-in Aide will not be added to the lease but must comply with the terms of the lease.

D. The Live-in Aide has no residual tenancy rights to the unit; the Live-in Aide must vacate the unit with the Tenant Family.

E. The Live-in Aide will vacate the unit when the Tenant Family no longer qualifies for a Live-in Aide.

F. A Live-in Aide will be screened as any other applicant with the exception of economic criteria.

G. The Live-in Aide must pass the screening.

H. A Live-in Aide will be accommodated in the Tenant Families current unit.

I. A health care provider must verify the need for a Live-in Aide. See Reasonable Accommodation Policy. This verification will include the reason for the need, the hours care is needed, and the duration of the need.

J. The Tenant Family must provide medical confirmation of the continued need for a Live-in Aide at the request of Management at any time.

~~61.~~63. **LANDLORD**: This term means either the owner of the property or his/her representative or the managing agency or his/her representative, as shall be designated by the owner.

~~62.~~64. **LEASE COMPLIANT:** (1 & 2 of the definition of Lease Compliant does not apply to participation in a resident organization or committee.)

A. To be Lease Compliant a tenant must:

1) timely pay Rent and all other charges;

2) not be on a Formal Repayment Agreement or owe Retroactive Rent due to the fault of the tenant;

3) have no repeated or serious violations of the lease; and

4) have no valid eviction actions filed against them for any reason.

~~63.~~65. **LOW INCOME FAMILY**: A Family whose Annual Income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may establish income limits higher or lower than the 80 percent of the median income for the area on the basis of its finding that such variations are necessary because of the prevailing levels of construction costs of unusually high or low family incomes.

~~64.~~66. **MEMBERS OF THE HOUSEHOLD**: Persons listed in the lease or subsequent lease addendum.

67. **MEDICAL EXPENSES**: Those total medical expenses, including medical insurance premiums that are anticipated during the period for which Annual Income is computed, and that are not covered by insurance. Medical expenses are allowed only for elderly, and disabled, households. The amount allowable as a deduction is determined by HUD. ~~A family may request a hardship exemption per 24CFR § 5.11(c)(2).~~

68. **MEDICAL EXPENSE – HEALTH, MEDICAL and DISABILITY HARDSHIP**: Households who are qualified to deduct disability or medical expenses can request a hardship, so the income threshold is reduced to 5% for a 90-day period.

~~65.~~A.

~~66.~~69. **METROPOLITAN HOUSING OPPORTUNITIES PROGRAM (MHOP):** Privately owned units under MPHA's ACC located in the metropolitan area. These units are marketed to applicants from MPHA's 2-5-bedroom family public housing waiting list.

~~67.~~70. **MINNESOTA FAMILY INVESTMENT PROGRAM (MFIP)**: Minnesota welfare reform program previously known as AFDC.

~~68.~~71. **MINIMUM RENT:** Minimum Rent is not based upon income and is $75 per month.

~~69.~~72. **MIXED FAMILY:** An Applicant or Tenant Family whose members include those with citizenship or eligible immigrations status, and those without citizenship or eligible immigrations status.

~~70.~~73. **MIXED POPULATION DEVELOPMENT**: Is defined in 24 C.F.R. § 960.102 (b), as amended or other applicable regulation. MPHA does not have any mixed population developments.

~~71.~~74. **MONTHLY ADJUSTED INCOME**: Monthly Adjusted Income is one-twelfth of Adjusted Annual Income.

~~72.~~75. **MONTHLY INCOME**: Monthly Income is one-twelfth of Annual Income.

~~73.~~76. **MONTHLY RENT**: The Rent amount the Family pays monthly as determined by MPHA. Monthly Rent may include Flat Rent, Income Based Rent, Minimum Rent and Retroactive Rent. If MPHA supplies all utilities (except telephone or cable TV) and other essential housing services are supplied by MPHA, Monthly Rent equals the Total Tenant Payment. If MPHA does not supply all utilities (except telephone or cable TV) and other essential housing service, and these costs are not included in the Monthly Rent amount, Monthly Rent Equals Total Tenant Payment less the Utility Allowance.

~~74.~~77. **MOVING TO WORK:** A demonstration program enacted by Congress in 1996 and offered to a limited number of public housing authorities that allows public housing authorities to design and test various approaches to administering housing assistance programs.

~~75.~~78. **MPHA**: The Minneapolis Public Housing Authority, which operates in and for the City of Minneapolis. It is authorized to engage in or assist in the development or operation of housing for low-income families.

~~76.~~79. **NATIONAL**: A person who owes permanent allegiance to the United States as a result of birth in a United States territory or possession.

~~77.~~80. **NEAR ELDERLY FAMILY**: A family whose head or spouse/co-head (or sole member) is at least 50 years of age and below the age of 62.

~~78.~~81. **NET FAMILY ASSETS**: Net cash value after deducting reasonable costs that would be incurred in disposing of real property, savings, stocks, bonds, and other forms of capital investment.

A. **Excluding**:

1) The value of necessary items of personal property;
2) The combined value of all non-necessary items of personal property if the combined total value does not exceed $50,000 (which amount will be adjusted by HUD in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers);
3) The value of any account under a retirement plan recognized as such by the Internal Revenue Service, including individual retirement arrangements (IRAs), employer retirement plans, and retirement plans for self-employed individuals;
4) The value of real property that the family does not have the effective legal authority to sell in the jurisdiction in which the property is located;
5) Any amounts recovered in any civil action or settlement based on a claim of malpractice, negligence, or other breach of duty owed to a family member arising out of law, that resulted in a family member being a person with a disability;
6) The value of any Coverdell education savings account under section 530 of the Internal Revenue Code of 1986, the value of any qualified tuition program under section 529 of such Code, the value of any Achieving a Better Life Experience (ABLE) account authorized under Section 529A of such Code, and the value of any "baby bond" account created, authorized, or funded by Federal, State, or local government.
7) Interests in Indian trust land;
8) Equity in a manufactured home where the family receives assistance under 24 CFR part 982;

9) Equity in property under the Homeownership Option for which a family receives assistance under 24 CFR part 982;
10) Family Self-Sufficiency Accounts; and
11) Federal tax refunds or refundable tax credits for a period of 12 months after receipt by the family.

12) In cases where a trust fund has been established and the trust is not revocable by, or under the control of, any member of the family or household, the trust fund is not a family asset and the value of the trust is not included in the calculation of net family assets, so long as the fund continues to be held in a trust that is not revocable by, or under the control of, any member of the family or household.

~~79.~~82. **NONCITIZEN**: A person who is neither a citizen nor national of the United States.

~~80.~~83. **NON-SMOKING PROPERTIES**: Smoking is prohibited at all public housing, in all indoor areas which include but are not limited to apartments, shared areas, entryways, hallways, stairwells, balconies, lobbies, community rooms, laundry rooms and all outdoor areas including building grounds, parking lots except where there is a designated area. For Family Housing Units, smoking is prohibited in all indoor areas and within 25 feet of the structure, unless the property line is less than 25 feet from the structure, smoking is permitted at the property line. See No Smoking Policy.

~~81.~~84. **NOTICE:** This term applies specifically to Section 4.D of the Lease, which refers to the first time that the tenant is given written Notice of a charge, penalty, or assessment (charge). Notwithstanding any other provision in the Lease or SOP to the contrary, reminders, monthly rent statements lease terminations letters, or any other document referencing the charge does not create another opportunity to request a grievance hearing to contest the amount of the original charge. See Grievance Procedures.

~~82.~~85. **OCCUPANCY STANDARDS**: The standards that MPHA has established for determining the appropriate number of bedrooms needed to house families of different sizes or compositions.

~~83.~~86. **OVER HOUSED:** When the number of Members of the Household is less than the Occupancy Limit.

~~84.~~87. **OVER INCOME**: A Tenant Family is Over Income if their Annual Income exceeds 80% of the area median income for Tenant Families in Family Housing Units and 120% of the area median income for Tenant Families in Highrise Building Units. The area median income is published by HUD. An over income family may continue to reside in a Public Housing property for 24 months; at which time MPHA will terminate the lease. Once the lease termination is mailed to the Tenant Family, the Tenant Family must vacate the Unit within 6 months, whether or not there is a loss of income.

~~85.~~88. **PARTICIPANT**: A family or individual that is assisted by MPHA.

~~86.~~89. **PASSBOOK SAVINGS RATE:** The rate used to calculate income from assets when the asset is over $50,000 in value. This rate is determined by HUD.

~~87.~~90. **PREVIOUSLY UNEMPLOYED**: This includes a person who has earned, in the 12 months previous to employment, no more than would be received for 10 hours of work per week for 50 weeks at the established minimum wage.

~~88.~~91. **PROFIT MAKING ACTIVITIES IN A DWELLING UNIT**: With prior written MPHA approval, profit-making activities may be allowed provided that no additional space or parking is required for this purpose. No modifications can be made to the unit for such activities, and the Tenant must provide proper insurance.

~~89.~~92. **PUBLIC ASSISTANCE**: Welfare or other payments to families or individuals, based on need, which are made under programs funded, separately or jointly by Federal, State, or local governments.

~~90.~~93. **REAL PROPERTY:** As provided in Minnesota State law.

~~91.~~94. **RENT:** Includes Flat Rent, Income Based Rent, Minimum Rent, Monthly Rent, Retroactive Rent, and any Rent owing on a Formal Repayment Agreement.

~~92.~~95. **RETROACTIVE RENT**: When a tenant is charged less Rent than what should have been charged due to circumstances where the tenant is in whole or in part at fault and may be because a reexamination of income was not completed by the effective date. Retroactive Rent is Rent and may be referred to as Retro Rent. Retroactive Rent is due and collectable 30 days after MPHA gives written notice to the Tenant of the amount of Retroactive Rent owed.

~~93.~~96. **SELF-SUFFICIENCY INCENTIVES**: Reduction of gross employment income of 15%.

~~94.~~97. **SEPARATION OF HOUSEHOLD:** A separation of household is when MPHA agrees to provide a unit to an adult(s) who has requested to be separated from their current household. A separation of household may also occur when the household does not meet Occupancy limits. Those making separation of household requests must meet all MPHA eligibility and occupancy transfer requirements as well as being Lease Compliant, excluding exceptions for VAWA. See MPHA's Occupancy Standards and Lease Add-On; Tenant Transfer.

~~95.~~98. **SERVICE-PERSONNEL**: Persons in military or naval forces of the United States who served therein during World War II, or who have had active service therein on and after June 27, 1950, and prior to the final cessation of hostilities as proclaimed by proper federal authority.

~~96.~~99. **SEXUAL ASSAULT**: See definition in Violence Against Women Act Policy.

~~97.~~100. **SINGLE PERSON**: A person living alone or intending to live alone and who does not qualify as an Elderly Family, Disabled Family or as the remaining member of a tenant family.

~~98.~~101. **SINGLE ROOM OCCUPANCY (SRO)**: A unit which contains no sanitary facilities or food preparation facilities, or which contains one but not both types of facilities and which is suitable for occupancy by a single individual.

~~99.~~102. **SMOKE FREE PROPERTY**: Smoking is prohibited on the entire property including but are not limited to all indoor and outdoor areas, apartments, all shared areas, entryways, hallways, stairwells, balconies, lobbies, community rooms, laundry rooms, building grounds and the parking lot.

~~100.~~103. **SPECIAL HOUSING PROGRAM:** A Special Housing Program is for Applicants and Tenants who are eligible for the housing or supportive services listed in Appendix E or other programs approved by MPHA in writing.

~~101.~~104. **SPECIFIED WELFARE BENEFIT REDUCTION**:

A. A reduction of welfare benefits by the welfare agency, in whole or in part, for a family member, as determined by the welfare agency, because of fraud by a family member in connection with the welfare program; or because of welfare agency sanction against a family member for noncompliance with a welfare agency requirement to participate in an economic self-sufficiency program.

B. "Specified welfare benefit reduction" does not include a reduction or termination of welfare benefits by the welfare agency:

1) at the expiration of a lifetime or other time limit on the payment of welfare benefits;

2) because a family member is not able to obtain employment, even though the family member has complied with welfare agency economic self-sufficiency or work activities requirements; or

3) because a family member has not complied with other welfare agency requirements.

~~102.~~105. **SPOUSE:** Spouse refers to the marriage partner, either a husband or wife, who is someone you need to legally divorce in order to dissolve the relationship or a domestic partnership as defined by the City of Minneapolis.

~~103.~~106. **STALKING:** See definition in Violence Against Women Act Policy.

~~104.~~107. **SUBSTANDARD HOUSING:**

A. A housing unit is substandard if it:

1) Is dilapidated;

2) does not have operable indoor plumbing;

3) does not have a useable, flush toilet inside the unit for the exclusive use of the family;

4) does not have a useable bathtub or shower inside the unit for the exclusive use of the family;

5) does not have electricity or has unsafe or inadequate electrical service;

6) does not have a safe or adequate source of heat;

7) should, but does not, have a kitchen, or;

8) has been declared unfit for human habitation by an agency or unit of government.

B. A housing unit is dilapidated if:

1) The unit does not provide safe and adequate shelter, and in its present condition endangers the health, safety, or well-being of a family; or

2) the unit has one or more critical defects, or a combination of intermediate defects in sufficient number or extent to require considerable repair, or rebuilding. The defects may involve original construction or may result from continued neglect or lack of repair or from serious damage to the structure.

C. Status of SRO housing: In determining whether an individual living in Single Room Occupancy (SRO) housing qualifies for Preference, SRO housing is not considered substandard solely because the unit does not contain sanitary or food preparation facilities.

D. A homeless family includes any person or family that:

Lacks a fixed, regular, and adequate nighttime residence; and also has a primary nighttime residence that is:

1) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing;
2) an institution providing temporary residence for persons intended to be institutionalized;
3) a public or private place not designed for or intended for use as sleeping accommodations for human beings;
4) a place where the number of people occupying the unit grossly exceeds reasonable standards, three or more people per bedroom.

A "homeless family" does not include individuals imprisoned or detained by an Act of the Congress or a State law.

~~105.~~108. **TEMPORARY ASSISTANCE TO NEEDY FAMILIES (TANF)**: The program that replaced the Assistance to Families with Dependent Children (AFDC) that provides financial assistance to needy families who meet program eligibility criteria. Benefits are limited to a specified time period.

~~106.~~109. **TEMPORARY EARNED INCOME**: Income from a Temporary Employment Agency or of limited term employment will be annualized.

~~107.~~110. **TEMPORARY CHANGE OF INCOME**: A change in income that will not be longer than 30 days duration and is nonrecurring.

~~108.~~111. **TENANT:** Person listed as the Head of Household or Co-Head of Household. The Head and Co-Head of Household are only a Tenant at the building where they reside.

~~109.~~112. **TENANT FAMILY**: Head(s) of household and the Members of Household (see definition). The Tenant Family is only a Tenant at the building where they reside.

~~110.~~113. **TOTAL TENANT PAYMENT**: The monthly amount calculated under 24 CFR § 5.628. Total Tenant Payment (TTP) does not include charges for excess utility consumption or other miscellaneous charges as defined in VII Rent Computation and Security Deposit.

~~111.~~114. **UNDER HOUSED:** When the number of Members of the Household is greater than the Occupancy Limit. See Occupancy Standards and Lease Add-Ons.

~~112.~~115. **UNIT or DWELLING UNIT**: Living unit and any area assigned for the Tenant's exclusive use.

~~113.~~116. **UTILITY ALLOWANCE**: If the cost of utilities (except telephone and cable TV) for a public housing unit is not included in the Monthly Rent, e.g. Rent to Own Units and is the responsibility of the Family occupying the unit, an amount equal to the estimate made or approved by MPHA or HUD, of the monthly cost of a reasonable consumption of such utilities and other services for the unit by energy conscious household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment, is deducted from the Total Tenant Payment.

~~114.~~117. **UTILITY ALLOWANCE REIMBURSEMENT**: The amount, if any, by which the Utility Allowance for the unit, if applicable, exceeds the Total Tenant Payment for the family occupying the unit. The Utility Reimbursement is paid by MPHA to the tenant, or to the utility company.

~~115.~~118. **VERY LOW-INCOME FAMILY**: A family whose Annual Income does not exceed 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may establish income limits higher or lower than 50 percent of the median income for an area of unusually high or low family incomes.

~~116.~~119. **VETERAN**: A citizen of the United States or a resident alien: 1) who separated under honorable conditions from any branch of the armed forces of the United States after serving active duty for 181 consecutive days or by reason of disability incurred while serving on active duty; 2) who has met the minimum active duty requirement as defined by 38 C.F.R. § 3.12; or 3) who has active military service certified under section 401, Public Law 95-202. The United States secretary of defense must certify the active military service and issue a discharge under honorable conditions. Veteran does not include veteran's spouse or co-head if the veteran is not a current member of the household.

~~117.~~120. **VIOLENCE AGAINST WOMEN ACT (VAWA):** A federal law reauthorized on March 15, 2022, which amends the federal housing statutes to protect victims of dating violence, domestic violence, sexual assault, and stalking. Under the law, an incident, or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking is not a serious or repeated violation of the lease by the victim and is not good cause for denying to a victim admission to a program, terminating Section 8 assistance or occupancy rights, or evicting a tenant. See MPHA's VAWA Policy.

~~118.~~121. **WELFARE ASSISTANCE**: Welfare or other payments to families or individuals, based on need, that are made under programs funded, separately or jointly, by Federal, State or local governments. (See Public Assistance.)

REQUIREMENTS FOR ADMISSION

1. MPHA will maintain records regarding each applicant that indicate: the date and time of receipt of the application; MPHA's determination as to eligibility or non-eligibility of the applicant; the appropriate unit size, the preference rating, if any, and the date, location, identification, and circumstances of each vacancy offered and accepted or rejected.

2. **ELIGIBILITY**: It is MPHA's policy to admit only eligible and qualified applicants.

   A. Admissions follow requirements under federal law and MPHA's Moving to Work Agreement. Across all MPHA programs, MPHA must assist only Low-Income Families (as defined in Part I, as are subsequent terms in this section). At least 75 percent of families MPHA assists must be Very Low-Income Families. In the Low-Income Public Housing program, MPHA may admit only Low-Income Families, and at least 40 percent of families admitted must be Extremely Low-Income Families.

   B. "Eligibility" is a defined term under the Housing Act of 1937. Being eligible, however, is not entitlement to housing. In addition, every applicant must meet MPHA's Tenant Selection Criteria, established in accordance with 24 C.F.R. Part 960.

   An eligible Applicant Family shall:

   1) qualify as a "Family" as defined in Part I; the Head of Household must be at least 18 years of age or be an emancipated minor;

   2) have Annual Income as defined in Part I at or below program guidelines listed in Appendix A;

   3) documentation of a valid Social Security Number (SSN) for each household member, with the exception of individuals who do not contend eligible immigration status. Exemptions also include existing public housing tenants who were at least 62 years of age as of January 31, 2010, and had not previously disclosed an SSN.

      MPHA will accept the following documentation as acceptable evidence of the SSN:

      a) An original SSN card issued by the Social Security Administration (SSA);

      b) an original SSA-issued document which contains the name and SSN of the individual; or

      c) an original document issued by a federal, state, or local government agency which contains the name and SSN of the individual.

      MPHA may reject documentation of a SSN if the document is not an original document or if the original document has been altered, mutilated, is illegible or appears to be forged. MPHA may grant a 90-day extension to provide proper verification. MPHA may grant an additional 90-day extension if the applicant's failure to provide proper documentation was outside the individual's control and due to unforeseen circumstances.

   4) Be a U.S. Citizen or National or have eligible noncitizen status as defined in Part I and provide a completed and signed 214 Status for each applicant family member or VAWA self-petition (INS Form I-360 or I-130) or INS Form 797; or be a Mixed Family.

5) Not have:

a) net assets (as defined in § 5.603) exceeding ~~$100,000~~the amount determined by HUD, ~~or the limit as adjusted by HUD in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers; or~~

b) a present ownership interest in, a legal right to reside in, and the effective legal authority to sell, based on State or local laws of the jurisdiction where the property is located, real property that is suitable for occupancy by the family as a residence, except this real property restriction does not apply to:

(1) Any property for which the family is receiving assistance under 24 CFR 982.620; or under the Homeownership Option in 24 CFR part 982;

(2) Any property that is jointly owned by a member of the family and at least one non-household member who does not live with the family, if the non-household member resides at the jointly owned property;

(3) Any person who is a victim of domestic violence, dating violence, sexual assault, or stalking, as defined in this part 5 (subpart L); or

(4) Any family that is offering such property for sale.

C. A property will be considered "suitable for occupancy" unless the family demonstrates that it:

1) Does not meet the disability-related needs for all members of the family (e.g., physical accessibility requirements, disability-related need for additional bedrooms, proximity to accessible transportation, etc.);

2) Is not sufficient for the size of the family;

3) Is geographically located so as to be a hardship for the family (e.g., the distance or commuting time between the property and the family's place of work or school would be a hardship to the family, as determined by the PHA or owner);

4) Is not safe to reside in because of the physical condition of the property (e.g., property's physical condition poses a risk to the family's health and safety and the condition of the property cannot be easily remedied); or

5) Is not a property that a family may reside in under the State or local laws of the jurisdiction where the property is located.

3. MPHA requires:

A. That each applicant family member who is 18 years or older sign consent authorization documents and release of information forms; and

B. that each applicant family member who is 18 years or older must provide a State or U.S. government issued picture ID that includes the date of birth, or another acceptable picture ID with a birth certificate at the time of initial interview.

C. For each applicant family member under 18 provide:

1) A birth certificate indicating that the minor is a biological child of the Head of Household; legal proof of adoption; a court order; a delegation of powers under Minn. Stat. 524.5-211; written permission of the parent or other person having custody of the child; or if none of the above are available, reliable, accurate, and objective third-party verification of custody.

D. The Applicant must produce evidence that all minors and adults will be permanently using the unit as their sole and principal place of residence. Such evidence may be a marriage certificate, domestic partner registration, birth certificate, legal proof of adoption, a court order, school, work, a delegation of powers under Minn. Stat. 524.5-211, written permission of the parent or other person having custody of the child, or other records verifying the address of the person, or other reliable, accurate and objective third-party verification.

4. **TENANT SELECTION CRITERIA**: MPHA will screen all applicants in accordance with 24 C.F.R. Part 960), Appendix H, Applicant Screening Criteria Guidelines (relating to applicants with criminal histories) and sound management practices.

A. MPHA will consider information reasonably related to assessing the conduct of the applicant and all family members on the application, in present and prior housing. The conduct shall indicate a reasonable probability that the applicant and family members will comply with MPHA's lease, with or without reasonable accommodation.

B. **Presumptive Eligibility**: For Applicants who are eligible and approved for an Assisted Living or a Housing with Services program. MPHA will verify income and screen in accordance with all criminal history procedures.

C. Prior to admission, MPHA will verify and document whether the applicant family is not likely to:

1) Interfere with other Tenants, neighbors or MPHA staff in such a manner which may adversely affect their peaceful enjoyment of the premises, or their health, safety, or welfare;

2) Adversely affect the physical environment or financial stability of the project;

3) Violate the terms and conditions of the lease; or

4) Require services resulting in an alteration to the fundamental nature of MPHA's program.

D. MPHA may immediately deny admission to the Applicant Family for any of the conduct listed below. If a hearing panel or officer overturns MPHA's decision to deny admission and MPHA has not completed the selection process, MPHA will continue the selection process. MPHA will base a subsequent denial of admission solely upon any new unfavorable information.

1) Failure to pay financial obligations, especially Rent and utilities;

2) Disturbance of neighbors, destruction of property, living habits, or housekeeping habits at prior residences, that may adversely affect the health, safety or welfare of other tenants, neighbors or MPHA staff;

3) Involvement in any criminal activity, other activity or a history of criminal acts including drug-related criminal activity, pursuant to Appendix H, Applicant Screening Criteria Guidelines;
4) Illegal use or pattern of use of a drug or controlled substance, and abuse or pattern of abuse of alcohol which MPHA determines may interfere with the health, safety, or the right to peaceful enjoyment of the premises by other Tenants, neighbors or MPHA staff;
5) Current or past involvement in drug-related criminal activity, pursuant to Appendix H, Applicant Screening Criteria Guidelines**.** MPHA is a Drug Free Public Housing Zone. Refer to definition in Part I;
6) Fraud in connection with any Federal housing assistance program;
7) Eviction, lease termination or a vacate after the service of an eviction or a lease termination from housing or termination from residential programs for the last three years from the date that MPHA conducts the initial screening interview to process the application and throughout the application process. For the purposes of this section, an eviction will be considered if it results in a judgment against the applicant. MPHA may consider the date and circumstances;
8) Evicted from a 1937 Housing Act Program because of a drug-related criminal activity are ineligible for admission to public housing for a three-year period from the date of eviction.
9) Eviction, lease termination or a vacate after the service of an eviction or a lease termination from assisted housing for any drug related criminal activity for the last three years from the date that MPHA conducts the initial screening interview to process the application and throughout the processing period. For the purposes of this section, an eviction will be considered if it results in a judgment against the applicant.
10) Any material misrepresentation relevant to the application process discovered at any time prior to signing the lease;
11) Failure to cooperate with MPHA in completing the application process;
12) Failure to provide written, accurate, current, objective, and verifiable information regarding income, assets, family composition, childcare, alcohol abuse, illegal drug use or criminal activity;
13) Failure to supply requested documents or fingerprints as required by the application process;
14) Threatening, abusive or violent conduct towards an MPHA employee, applicant, or Tenant;
15) Currently or previously being trespassed from any MPHA property for the last three years;
16) Inability to have gas and/or electric service connected in the name of the applicant head of household for MPHA units with tenant paid utilities.
17) Having an active bench warrant.
18) Except for #14 and #15, an arrest or conviction is not required.

E. Other reasons to deny admission or qualifications for admission include:

1) MPHA must deny admission if MPHA determines that any household member has been convicted of manufacturing or producing methamphetamine on the premises of any federally assisted housing or is subject to a lifetime registration under a state sex offender registration program. Denial of admission for either of these reasons is not eligible for an Informal Hearing.

2) Former MPHA tenants whose lease was terminated or who vacated after the service of a lease termination, for any reason by MPHA shall establish for at least five years from the date of the move out that the applicant was not involved in any activity that was a factor or reason for the lease termination.

3) All applicants shall provide at least 24 months of their most recent consecutive residential history. Residential history may include but is not limited to: independent living; rental or ownership; shared residency; institutionalization group living; emergency shelters; transitional housing; and living with a guardian.

4) MPHA may waive this requirement #2 if the applicant shows that the failure to provide such history is through no fault of the applicant. If MPHA waives this requirement, the applicant must provide two professional reference letters. MPHA will evaluate the veracity and credibility of the reference letters by considering any relevant factor including but not limited to the type of contact between the applicant and letter author, the duration of the contact, whether the contact is related to ability to comply with the lease, and whether the letter is a form letter.

5) Applicant owes MPHA money, except upon documentation that the debt is barred by the applicable statute of limitations or was previously discharged in bankruptcy.

6) MPHA will screen criminal history and fingerprint all applicants electronically. Before making a decision regarding admission, MPHA will provide a copy of the criminal records to the applicant. The applicant will have an opportunity to contest the accuracy and relevance of the records, before MPHA makes a decision, as discussed in Appendix for Applicant Screening Criteria Guidelines.

7) Except as allowed by MPHA's VAWA Policy and F. below, applicants may not remove a member of the household from the application solely to avoid the denial of the application. See MPHA VAWA Policy.

8) If MPHA has denied admission to an applicant, the applicant may not re-apply for six months from the date of the denial letter.

9) If a Tenant Family vacates a unit after MPHA informs the Tenant of a pending lease termination or eviction, or is evicted, the Tenant Family may not re-apply for three years from the eviction or vacate date. For the purposes of this section, an eviction will only be considered if it resulted in judgment against the applicant.

F. In the event of the receipt of unfavorable information with respect to an applicant, including any evidence of illegal drug use, MPHA will consider the nature, severity and recency of the applicant's conduct and may consider factors which might indicate a reasonable probability of favorable future conduct or financial prospects, such as:

1) Written documentation of the successful completion of a drug or alcohol rehabilitation program and six months of successful residential history after rehabilitation.

2) Objective, written, and verifiable evidence of the applicant family's participation in or willingness to participate in social service or other appropriate counseling services and the availability of such services.

3) Objective, written and verifiable evidence of successful modification of previous disqualifying behavior.

4) Objective, written and verifiable evidence that unfavorable information regarding non-payment of Rent was based on Rent above 30% of the family's income. Objective, written and verifiable evidence that a person who has been involved in disqualifying conduct has not been a member of the household for a reasonable amount of time and the family agrees to trespass that person and enforce the trespass.

5. **QUALIFIED AND UNQUALIFIED APPLICANTS:**

A. MPHA will analyze the verified information provided under Part III and determine the following:

1) Eligibility of the applicant as a family;

2) Eligibility of the applicant with respect to income limits for admission;

3) Eligibility of the applicant and family members who are at least six years of age with respect to documenting Social Security Numbers;

4) Qualification of the applicant with respect to the Tenant Selection Criteria located in Requirements for Admission; and

5) Eligibility as a U.S. Citizen or having eligible non-citizen status, including mixed family status.

B. MPHA shall promptly notify applicants who are eligible and qualify under the Tenant Selection Criteria and give an estimate of time as to when a unit may be offered.

C. MPHA shall promptly notify applicants who are ineligible and/or unqualified in writing of the basis for the determination.

Applicants who are unqualified because they do not meet the screening criteria will have an opportunity to request an informal hearing before a Hearing Panel to contest the denial determination. The applicant must submit a written request for an informal hearing within 10 working days of the date of the denial letter.

The applicant should address the request to:

MPHA
Attn: Manager of Leasing, Occupancy and Compliance
1001 Washington Ave N
Minneapolis MN 55401

If the applicant does not timely request a hearing, the applicant waives the right to an informal hearing and may waive the right to further judicial review.

D. **Informal Hearing**: An applicant who was denied housing may ask for an informal hearing.

1) A hearing panel of two MPHA Tenants and an uninvolved staff member will conduct the hearing.
2) The applicant has a right to:
    a) have counsel or another representative at applicant's expense;
    b) give evidence and oral argument;
    c) refute MPHA evidence;
    d) question witnesses; and
    e) the opportunity to look at MPHA's applicant file or other documents that MPHA may rely upon and request a copy of these documents at their expense.
3) The panel will decide the case solely on the facts presented at the hearing.
4) MPHA will notify the applicant within ten working days of the hearing panel's decision.
5) If the applicant does not attend the scheduled hearing, the hearing panel may decide that the applicant has waived the right to a hearing.
6) MPHA is not bound by a hearing decision that is contrary to HUD regulations or requirements or is contrary to federal, state, or local law, ordinance, or the requirements of the annual contributions contract between HUD and MPHA. In such cases, MPHA's Board of Commissioners will review the matter within the next two Board Meetings. MPHA will notify the applicant of the date of the Board review and will send the Board decision to the applicant within ten days of the date of the review.
7) If the applicant does not like the hearing panel or Board of Commissioners' decision, the applicant may ask for judicial review as the law provides.
8) If an applicant presents a request for reasonable accommodation at the informal hearing, the hearing will be rescheduled until MPHA responds to the request. Please refer to the Reasonable Accommodation Policy.
9) If an applicant presents a request for VAWA at the informal hearing, the hearing will be rescheduled until MPHA responds to the request. Please refer to the Violence Against Women Act Policy.
10) As provided by the Applicant Hearing Rules either party may make an audio recording of the hearing. Video recording is not permitted.

6. **LANGUAGE SERVICES:** MPHA will comply with its Limited English Proficiency Policy in providing language services to applicants. Please refer to the LEP plan.

VERIFICATIONS

1. The Head of Household of the family, Co-head of Household of the family, and any additional adult members of the family will sign a completed application. MPHA will review the application to determine:
    A. eligibility and qualification;
    B. Rent;
    C. size of dwelling unit; and
    D. preference factors.

    At MPHA's request, applicants shall provide written, objective, and verifiable proof of any of statements. MPHA will require third party verification of changes in family composition.
2. The Family Head and other adult family members shall sign a HUD approved release and consent form authorizing any depository, private source of income or any government entity to furnish or release requested information to MPHA and HUD. Any adult member of a household who claims no income, is federally employed, or receives income through self-employment, including but not limited to taxicab drivers, interpreters and tutors shall provide accurate and complete copies of federal and state income-tax forms and shall sign a release for MPHA to receive a copy of federal and state tax forms.
3. All adult members of the household and applicant family must sign appropriate releases at the application interview. MPHA may deny admission if the adult members do not sign the releases. The releases will include the purpose of the inquiry and the release statement.
4. MPHA will verify all income, assets, and each applicable deduction, allowance, or exemption at the time of admission and at each subsequent reexamination. MPHA will verify income by:
    A. using the Enterprise Income Verification System

    If the Applicant or Tenant disputes the information, or if the Income Report does not contain any employment and income information, MPHA will attempt the next lower level verification technique, as noted in the below:
    B. Third Party Written, including Applicant or Tenant provided Third Party Written
    C. Third Party Written Form
    D. Third Party Oral
    E. Self-Certification Documents

    Third party written includes documents received from the Tenant Family originated by a third party, and may include benefit checks, employment checks stubs, income tax returns, benefit award letters, savings and checking account statements, estimated market value of real estate from tax statements, United States Savings Bond redemption values, or other relevant documents. MPHA staff will allow two weeks for receipt of a third party written verification forms and will attempt a third party oral verification before accepting self-certification documents. Self-certification documents a written statement from the Applicant or tenant regarding income or the value of assets. For asset income verification MPHA will only seek third party verification when the total value of all assets is over $50,000. MPHA may review documents to determine asset values.

5. Sources of information may include, but are not limited to, the applicant landlords, employers, family social workers, parole officers, court records, drug treatment centers, clinics, physicians or police departments or others depending upon the circumstances.
6. Applicants who claim a disability status, as defined in Section 223 of the Social Security Act section 102 (7) or the Developmental Disabilities Assistance and Bill of Rights Act, but do not receive Social Security benefits, a qualified medical practitioner will provide a medical certification of disability. The receipt of veterans' benefits for disability does not establish disability status for allowable deductions.
7. MPHA will also verify and document in the applicant or tenant file:
    A. Age of family members, or student status when necessary to support claimed deductions.
    B. Preference status.
    C. Non-economic selection criteria. (See Requirements for Admission Policy).
8. MPHA must receive all verifications no more than 90 days prior to the initial lease date and reexamination effective date to ensure that current and accurate data are being used in calculating Rents, eligibility, and qualification.
9. MPHA will verify all changes reported in income, which affect Rent between admission and reexamination as provided in 4, 5, 6 &7 above.
10. When an applicant or tenant reports annual income that appears to be less than adequate for the family's needs, or less than the amount of income benefits that the family appears to be eligible for such as MFIP, TANF, welfare, unemployment compensation, child support, MPHA will verify the absence of the income.
11. An applicant or tenant’s failure to provide written, accurate, current, objective, and verifiable information regarding income, assets, family composition, childcare, alcohol abuse, illegal drug use or criminal activity is grounds for denial of admission or termination of the MPHA lease.

PREFERENCES

1. MPHA has adopted preferences, which apply to applicants who are otherwise eligible for admission at the time they are applying for assistance. All applicants will be notified by MPHA regarding the tenant selection preferences and given an opportunity to show that they qualify. MPHA will not place any family on the waiting list that does not have a preference. Family applications will be processed based on date and time of the application and not the number of preference points. Highrise applications will be processed based on the date and time of the application and the number of preference points. MPHA reserves the right to limit the number of Applicants placed on the waiting list based on preference points and sound management practices.
2. **HIGHRISE UNIT PREFERENCES**: a Highrise Applicant head of household may qualify for one of the following preferences:
    A. The Applicant is Elderly or at least 62 years old (40 points);
    B. The Applicant is Near Elderly or between ages of 50 and 61 years old (35 points);
    C. The Applicant is disabled (30 points);
    D. The applicant is a U.S. Veteran as defined in Part I (5 points).
3. **FAMILY HOUSING UNIT PREFERENCES:** Applicants for a Family Housing Unit may qualify for the preference below:
    A. The applicant is a U.S. Veteran as defined in Part I.
4. MPHA will verify preferences during the application process. Once MPHA has verified an applicant's qualification for a preference, MPHA will not require the applicant to provide information to verify such qualification again unless:
    A. MPHA determines re-verification is desirable because six months have passed since the last verification; or;
    B. MPHA has reasonable grounds to believe that the applicant no longer qualifies for a preference.
5. MPHA will not deny a preference to an applicant for which the applicant qualifies, because the applicant is residing in assisted housing. MPHA will consider the actual condition of the housing unit and the possibility of involuntary displacement resulting from domestic violence.
6. If MPHA filed an eviction or terminated a lease of any member of the applicant family for any reason, the applicant or applicant family does not qualify for the 4.A. preference above.
7. If any member of the applicant family is a person who was evicted during the last three (3) years because of drug-related criminal activity from a housing assisted program under a 1937 Housing Act Program, MPHA will not give a preference to that applicant or applicant family.
8. If MPHA determines that an applicant does not qualify for a preference claimed, MPHA will give the applicant notice of that determination and the reasons for the determination. If the tenant was placed on the waiting list based on having a preference, and MPHA determines at the time of initial interview that they do not, MPHA will withdraw the application.

9. Notwithstanding any other provision to the contrary, MPHA may house up to 300 households per year, who are otherwise qualified and eligible, in the general occupancy buildings based solely upon date and time of the application.
10. Notwithstanding any other provision to the contrary, MPHA will process the application of persons who are otherwise qualified and eligible and will accept a general occupancy studio apartment or a unit in a general occupancy building with an occupancy rate less than 97% based solely upon the date and time of the application. Approved applicants who do not accept such a unit will be withdrawn.

    Applicants who are housed based under this paragraph may not request a transfer for 3 years, except when:

    A. a change in circumstances occurs after the tenancy and the change did not exist in any form prior to the tenancy and;

    B. MPHA determines that the tenant is not attempting to circumvent preferences or the wait list.
11. Notwithstanding any other provision to the contrary MPHA may accept applications and house MPHA staff who have passed the prescribed probationary period and are otherwise qualified and eligible without regard to preference. To apply for a Family Housing Unit staff must have dependents.
12. Notwithstanding any other provision to the contrary MPHA may accept applications and house families who are otherwise qualified and eligible for a Special Housing Program, without regard to preference. MPHA will offer one unit in the designated Special Housing Program locale. If MPHA determines that the tenant has gained admission or remained in occupancy because of the tenant's misrepresentation of the need for or intent to participate in a Special Housing Program, MPHA may terminate the lease.
13. An applicant head of household who is displaced due to a federally declared disaster or a local disaster, as determined by the Executive Director, will have a disaster preference. MPHA will offer one unit to an applicant who is approved for public housing. If the applicant rejects the offer, MPHA will put the applicant on an open wait list without the disaster preference or deny admission if the wait list is closed.

    A. In both instances, the MPHA Executive Director will declare the disaster preference to be in effect and the length of time that the preference will be available to displaced applicants.
14. Notwithstanding any provision to the contrary, MPHA will house applicants needing the amenities of an accessible unit in a vacant ready accessible unit without regard to preference, who is otherwise qualified and eligible.

WAITING LIST ASSIGNMENT PLAN AND DESIGNATION OF BUILDINGS

1. **TAKING APPLICATIONS:**

   A. MPHA at its discretion will determine when and where to accept applications. When opening the waiting list after being closed for a period of time, MPHA will advertise the specifics of how to apply. MPHA may accept applications, when the waiting list is closed, for special programs including but not limited to elderly designation, assisted living, the brain injured, and epilepsy programs for the highest preference categories, MPHA eligible staff and NAZ families.

2. **WAITING LISTS:**

   A. MPHA will assign each applicant to an appropriate applicant waiting list, based on date and time of application, area choice and applicable preferences as outlined in the Occupancy Standards and Lease Add-Ons Policy.

   B. MPHA maintains three separate waiting lists.

      1) A highrise waiting list for Elderly and Near-Elderly applicants eligible for admission to an elderly designated building. MPHA will offer units in 4 areas of choice. Applicants may choose up to four areas. The areas are: North, Northeast, South and Southwest. A list of units in each area is available on MPHA's website (www.mplspha.org) or upon request. Offers will be made based on available units, see below.

      2) A highrise waiting list for all applicants eligible for admission to a highrise General Occupancy building. MPHA will offer units in 4 areas of choice. Applicants may choose up to four areas. The areas are: North, Northeast, South and Southwest. A list of units in each area is available on MPHA's website(www.mplspha.org) or upon request. Offers will be made based on available units, see below.

      3) A family waiting list for applicants with Dependents who are eligible for a Family Housing Unit. The family waiting list is organized by bedroom size.

   C. MPHA will withdraw an applicant from the waiting list when:

      1) the applicant requests withdrawal, except after the applicant has been notified of the denial of their application;
      2) the applicant fails to advise MPHA of their continued interest during a waiting list update;
      3) MPHA has not received a timely response after one MPHA documented inquiry;
      4) mail properly addressed to the applicant's last known address is returned to MPHA; or
      5) the applicant fails to timely provide, or sign requested documents or to attend scheduled meetings.

   D. An applicant who is withdrawn from the waiting list is not entitled to a grievance but may request reinstatement for up to one year after the first withdrawal.

   E. MPHA will not reinstate any applicant on the waiting list who was withdrawn twice or who was withdrawn for a period of one year.

3. **INCOME TARGETING**: At least 40 percent of families admitted to MPHA's public housing units will be extremely low-income families.

4. **DECONCENTRATION OF POVERTY UNIT OFFERING**:

   A. MPHA will strive to house higher income families in lower income communities and lower income families in higher income communities as required by 24 C.F.R. § 903.

   B. The elderly designated buildings, Family Housing Units, handicapped accessible units and special or assisted living program units or applicants for the programs in general occupancy buildings are exempt from the deconcentration plan.

   C. MPHA buildings or units which are not exempt are divided into three groups based on the average tenant income. The Established Income Ranges for the three groups are:

      1) where the average is above 115% of the MPHA area-wide average tenant income.

      2) where the average is between 85% and 115% of the MPHA area-wide average tenant income or below 30% of the area median.

      3) where the average is below 85% of the MPHA area-wide average tenant income. Where applicable in Family Housing Units, the average tenant income will be measured based on bedroom size.

5. **UNIT OFFERING POLICY:**

   A. In offering a unit to an approved applicant MPHA may consider the size of the family, vacancies, the scarcity of units for large families, preferences, factors such as acceptance into a program listed in Appendix E and the date and time of the application.

   B. If the applicant is unable to see the unit within the prescribed time period, the Manager or Supervisor of Leasing, Occupancy and Compliance may grant additional time based upon reasonable cause. After seeing an offered unit, the applicant must notify MPHA of the acceptance or rejection of the unit no later than the second working day. If the applicant does not notify MPHA of a decision to reject or to accept the unit by the second working day, MPHA will deem the offer rejected.

   C. **Family Housing Units:**

      1) The Executive Director in writing may suspend the Family Unit Offering Policy when the occupancy rate is less than 97% for Family Housing Units.

      2) MPHA will offer Family Housing Units based on a unit's vacate date and the applicant's suitability for the unit. The unit with the oldest vacate date is offered first.

      3) MPHA will offer a unit to an applicant for a Family Housing Unit. If the applicant declines the unit, the applicant will be offered a second unit. If the applicant declines the second unit the Applicant's name will be removed from the waiting list.

      4) MPHA may offer an additional unit to an applicant family who has declined two units when the applicant makes a request in writing for an additional

offer, within 5 working days of the showing, based solely upon the following reasons:

a) The first offered unit is not accessible to the applicant's employment or job training site;

b) The first offered unit is not accessible to their daycare or special education facility for their child;

c) The first offered unit is not accessible to the medical or other support service necessary to the applicant's ability to be lease compliant, where such support service is a) provided by a limited number of agencies, b) does not provide citywide transportation services and the applicant cannot use public transportation services.

D. **Highrise Units**:

1) MPHA will offer two highrise units to an applicant for a highrise unit. If the applicant declines the two offers, MPHA will remove the applicant from the waiting list. The applicant may not reapply for one year running from the date of last rejection.

2) MPHA will offer highrise units excluded from the Deconcentration Plan based on vacate date and the applicant's suitability for the program or unit. The unit with the oldest vacate date is offered first.

3) MPHA will offer General Occupancy highrise units to approved general occupancy applicants in a manner that will promote Deconcentration.

4) MPHA will offer a unit in a development where the average income is below the Established Income Range, and visa and versa, to approved general occupancy applicants. If the approved applicant refuses the first unit offer, which is based on the deconcentration goals, MPHA will offer a unit based on the vacancy rate.

5) MPHA offers the unit that has been ready to rent the longest, and does not have a current pending offer, to an approved applicant based on date and time of the application, preference points and area choice. The applicant could receive a second unit offer of the unit that has been ready the next longest, that does not have a pending offer. Depending upon the number of vacancies, MPHA may, on a monthly basis, divide the General Occupancy highrises into three approximately equal groupings based upon the number of vacancies. The three groups are:

a) those with the largest number of vacancies;

b) those with a medium number of vacancies; and

c) those with the fewest number of vacancies.

MPHA's second unit offer will be in a building with the highest vacancy rate.

6) One-bedroom units at 1515 Park Ave, 1225 8th St S, and 1212 9th St S will be offered to Tenants who are lease compliant and have lived at one of those buildings for at least three years and who want to transfer from a studio unit.

One-bedroom units will be offered based on move-in date, with the tenant who has lived in their current studio unit the longest receiving the first offer. A resident in a studio will be offered 1 unit. If they decline the unit, their name will be placed at the bottom of the transfer list and the offer date will serve as the new priority date.

7) MPHA may offer an additional unit to an applicant for a Highrise Building when the applicant makes a request in writing for an additional offer, within 5 working days of the showing, based solely upon the following reasons.
   a) The first offered unit is not accessible to the applicant's employment or job training site;
   b) The first offered unit is not accessible to their daycare or special education facility for their child;
   c) The first offered unit is not accessible to the medical or other support service necessary to the applicant's ability to be lease compliant, where such support service is:
      (1) provided by a limited number of agencies,
      (2) does not provide citywide transportation services and the applicant cannot use public transportation services, or
   d) other good cause as determined by MPHA.

OCCUPANCY STANDARDS AND LEASE ADD ONS

1. PROVISIONS APPLICABLE TO ALL TENANTS

A. MPHA has established occupancy standards to prevent overcrowding and the underutilization of MPHA's housing resources. Within the occupancy standards MPHA may consider the size of the family, the family composition, vacancies, integrity of the waitlists, the scarcity of units for large families, and disability, ill health, and age factors in assigning a unit.

B. The minimum and maximum occupancy limits for each size and type of unit is as follows:

Bedrooms Per Unit/Unit Size	Minimum Number of Persons	Maximum Number of Persons
0 Bedroom	1 Person	2 Persons
1 Bedroom	1 Person	2 Persons
2 Bedroom	2 Persons	4 Persons
3 Bedroom	3 Persons	6 Persons
4 Bedroom	6 Persons	8 Persons
5 Bedroom	8 -12 Persons	
6 Bedroom	10 or more Persons	

C. Adult lease add-ons are subject to the same selection process as any applicant except that MPHA may waive verification of residential history. A lease add-on applicant who is denied admission based on screening criteria may request an informal hearing as any other applicant through the Leasing, Occupancy and Compliance Department. Only the lease add-on applicant can grieve denial based on the results of the lease add-on's applicant screening. A Tenant may grieve a denial of a lease add-on to the Tenant's Family when the denial is based on the Tenant's failure to comply with the Lease. A Tenant may not grieve the denial of a lease add-on to initiate or negotiate policy changes, such as occupancy standards or because MPHA has imposed a moratorium.

D. MPHA will approve lease add-ons only:

1) When the family has lived in the unit for three years, except for the addition of minor dependents, or a spouse, unless MPHA was informed of the potential addition on the application.

2) When the tenant family has been Lease Compliant for at least one year or the duration of the tenancy if less than one year; and

3) If the tenant does not owe any Rent, security deposit or other charges on their monthly statement, and is not on a retroactive Formal Repayment Agreement or owe Retroactive Rent due in part or in total to the fault of the tenant.

E. Notwithstanding any other provision to the contrary, a former public housing Tenant or Other Adult who was removed from any lease or unit subsidized by MPHA, will not be approved as a lease add-on or a Registered Guest (as defined in the Lease) for three years after the date of removal.

F. The Head of Household will sign a new lease or lease addendum for each lease add-on.

G. Every lease add-on will:

1) provide a social security card per Requirements for Admissions;

2) be a U.S. Citizen or National or have eligible noncitizen status as defined in part I;

3) provide a completed and signed 214 Status Form;

4) sign consent authorization documents and release of information forms when the lease add-on is 18 years or older.

5) provide a valid State issued picture ID that includes the date of birth, or another acceptable picture ID with a birth certificate when the lease add on is 18 years or older.

H. In addition to complying with paragraph F, for every addition of a minor to a lease within the occupancy standards, the tenant will provide proof of custody as evidenced by:

1) a birth certificate;

2) legal proof of adoption;

3) a court order;

4) a delegation of powers of a parent under Minn. Stat. 524.5-211;

5) written permission of the parent or other person having custody of the child; or

6) if none of the above documents are available, reliable, accurate, and objective third-party verification of custody.

I. If MPHA denies the request to add a minor to the lease for reasons not related to MPHA's occupancy standards, the tenant has the opportunity to request the grievance procedures as provided by the Tenant Grievance Policy.

J. If the Head of Household dies leaving minor children in the unit and if requested, MPHA may consider a new Head of Household for the unit. The new Head of Household must be eligible for admission like any other applicant.

K. If any part of the SOP conflicts with this section of the SOP, this section shall control.

2. **HIGHRISE UNITS**

A. The maximum number of persons on a studio or one-bedroom highrise lease is two. MPHA will not put more than two persons on any highrise lease except when a tenant applies and qualifies for a transfer to a Family Housing Unit.

B. In a one-bedroom unit MPHA may approve in writing a maximum of four persons including the tenant to be on the lease when the tenant qualifies for a transfer to a Family Housing Unit. The four persons including the tenant shall be limited to two minors and two adults or one adult and three minors.

C. In a studio unit MPHA may approve in writing a maximum of three persons including tenant to be on the lease when the tenant qualifies for a transfer to a Family Housing Unit. The three persons including tenants shall be limited to two adults and one minor or one adult and two minors.

D. A highrise tenant may qualify for a transfer to a Family Housing Unit when MPHA determines the following:

1) The tenant is not trying to circumvent the family waiting list; splitting up a family in order to add some members to the highrise lease will be considered circumventing the waiting list.

2) The family has been Lease Compliant for at least one year or the duration of the tenancy if less than one year and remains Lease Compliant until the transfer;

3) the tenant does not owe any Rent, sales and service charges, security deposit, and does not owe Retroactive Rent or is not on a Retroactive Rent Formal Repayment Agreement due in part or in total to the fault of the tenant; and

4) the tenant produces evidence that all minors and adults are permanently using the unit as their sole and principal place of residence. Such evidence may be a marriage certificate, domestic partner registration, birth certificate, legal proof of adoption, a court order, school, work, or other records verifying the address of the person, written permission of the parent or other person having custody of the minor, or other reliable, accurate and objective third-party verification.

E. MPHA may at any time, depending upon the availability of Family Housing Units and other sound management practices, place a moratorium on placing highrise tenants on the Family Housing Unit transfer list.

F. When MPHA approves an adult lease add-on, the Head of Household must remain in the unit for three years after the adult is added to the lease. If the Head of Household vacates public housing for any reason, except death, before the three-year period ends, the whole household will have to vacate unless there is a Co-Head of Household remaining in the unit. If the entire household does not vacate, MPHA will terminate the lease. MPHA will not transfer the

person added to the lease to a separate unit within that three-year period. If MPHA initiates a transfer the whole household will transfer together. In addition, persons in such households may not transfer to another unit without the Head of Household for three years.

3. **FAMILY UNITS**

A. Family Housing Units are for exclusive use by adults with Dependents. If a family does not have a Dependent approved in writing by MPHA to stay in the unit or to be added to the lease, the household members shall transfer to a highrise unit, vacate the unit or be subject to a lease termination. Households will not be guaranteed separate units and will be housed in accordance with the Occupancy Limits and the availability of the units. See Occupancy Standards and Lease Add-Ons.

B. If MPHA has told a family who is over-housed to transfer to a smaller unit, the addition of a minor will not prevent the transfer unless the tenant produces evidence that all minors are permanently using the unit as their sole and principal place of residence. Such evidence may be a birth certificate, legal proof of adoption, a court order, school records, Delegation of Parental Authority, written permission of the parent or other person having custody, verifying the address of the minor, or other reliable, accurate and objective third-party verification. Such evidence may also include whether the Head of Household has permanent custody of the minor. Any such single document may not be determinative to show that the minor is permanently using the unit as their sole and principal residence.

C. When the addition of a person to the lease will result in a family being underhoused, the tenant shall produce evidence that all persons are permanently using the unit as their sole and principal place of residence. MPHA may consider such evidence as a marriage certificate, domestic partner registration, birth certificate, legal proof of adoption, a court order, school, Delegation of Parental Authority, written permission of the parent or other person having custody, work or other records verifying the address of the person, or other reliable, accurate and objective third-party verification before MPHA will transfer the family. Such evidence may also include whether the Head of Household has permanent custody of the minor. Any such single document may not be determinative to show that the person is permanently using the unit as their sole and principal residence.

RENT COMPUTATION AND SECURITY AND PET DEPOSITS

1. MPHA may request income information from a Tenant at any time. The Tenant must provide timely written, accurate, current, objective, and verifiable information.
2. **REDETERMINATION:** As a part of MPHA's Moving to Work initiative tenants may have a reexamination less often than annually but not longer than once every three years. However, these tenants must report any change in source of or addition to income other than the cost of living increases associated with the fixed income source within five working days of the change. MPHA will determine whether a Tenant meets the requirement for less frequent reexamination. MPHA will notify Tenants in advance of each reexamination.
3. **TOTAL TENANT PAYMENT**: At admission and in preparation for their reexamination, each family may select Flat Rent or Income Based Rent. Families who do not timely and properly report their income may not take advantage of the Flat Rent.
    A. **Flat Rent** is available only at the time of admission or the scheduled re-examination and is 80% of the Fair Market Rents (FMR). Flat rate rents will take effect 60 days after the change in the FMR. MPHA will give a 30-day advance notice of the rent change.
        1) At the time of admission and the annual reexamination, MPHA will provide to a Family a letter stating:
            a) That the Family has the option to select Flat Rent or Income Based Rent.
            b) The amount of Flat Rent.
            c) That a Family who selects Flat Rent will go through the income reexamination process every three years rather than every year unless their income goes down or the Flat Rent increases to where the calculated rent is less than the Flat Rent.
            d) A Family on Flat Rent does not receive a utility allowance.
            e) That the Family must sign and return a certification to receive Flat Rent.
            f) If the Family does not choose Flat Rent, the Income Based Rent will be charged.
        2) Financial Hardship and Retroactive Flat Rent
            a) Families who select Flat Rent may request a reexamination and return to Income Based Rent at any time due to a financial hardship which exists when:
                (1) The family's income has decreased; or
                (2) The family's expenses such as childcare or medical care have increased;
            b) If the family does not timely elect the Flat Rent and the Income Based Rent is higher than the Flat Rent, MPHA will, with the Supervisor of Leasing, Occupancy and Compliance's approval, retroactively apply the Flat Rent a maximum of two rental periods prior to the tenant's request if the tenant timely reported an increase in income.
    B. **Income Based Rent:** The total tenant payment is equal to the highest of:
        1) Thirty percent of monthly Adjusted Income (refer to definition in Part I), rounded to the nearest dollar;
        2) Ten percent of monthly Annual Income (refer to definition in Part I), rounded to the nearest dollar;
        3) If the family is receiving government welfare assistance and the assistance is adjusted because the family is receiving subsidized housing, MPHA will use the lesser amount as income.

C. **Over Income:** When a Tenant Family is Over Income for 12 consecutive months, MPHA will notify the Tenant Family that if the income continues to exceed the Over Income Limit for 12 additional months (24 months total). The Tenant Family will be required to vacate, or the Lease may be terminated.

D. **Minimum Rent:** Is not based on income and is $75.00 per month. This would not apply to households in which all members are either elderly and/or disabled, and whose sole source of income is Social Security, SSI or other fixed annuity pensions or retirement plans. Those households would continue to pay 30% of their adjusted gross income.

Hardship Exemption: A tenant may request a hardship exemption from paying Minimum Rent.

1) If the tenant requests a hardship exemption, MPHA will suspend the Minimum Rent beginning the month following the family's request and until MPHA determines whether the hardship exists or is temporary or long-term.
2) A hardship exists when the Tenant Family is unable to pay Minimum Rent because:
    a) The Tenant Family has lost eligibility for or is waiting for an eligibility determination for a Federal, State, or local assistance program. This may include a family whose member is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
    b) The Tenant Family would be evicted because it is unable to pay the Minimum Rent;
    c) The income of the Tenant Family has decreased because of changed circumstances, including loss of employment; or
    d) A death has occurred in the Tenant Family.
3) If MPHA determines that there is no qualifying hardship, MPHA will reinstate the Minimum Rent and the suspended Minimum Rent. The tenant shall pay the reinstated and suspended Minimum Rent when billed.
4) A temporary hardship exists when the inability to pay Minimum Rent is due to a qualifying hardship that lasts for 90 days or less. If MPHA determines that the hardship is temporary, the Minimum Rent will not be billed for 90 days from the date of the suspended Minimum Rent. During the 90-day period MPHA will not terminate the lease for the non-payment of Minimum Rent.
   At the end of the 90-day period, the Minimum Rent will be reinstated retroactively to the time of suspended Rent. MPHA will offer a 12-month repayment agreement. If the Tenant does not sign a repayment agreement of up to 12 months, or provide full payment, MPHA will take action to terminate the lease.
5) A long-term hardship exists when the inability to pay Minimum Rent is due to a qualifying hardship that lasts over 90 days. If MPHA determines the hardship is long-term hardship, the family will be exempt from the Minimum Rent requirement, beginning the month following the month of the Tenant Family's request and during the hardship period.
6) Even if a tenant requests a hardship, the tenant will pay 30% of their Adjusted Gross Monthly Income as Rent. The failure to pay the Adjusted Gross Monthly Income as Rent may lead to termination of the Lease.

7) In determining whether a Tenant qualifies for a hardship, MPHA may request and review any relevant documentation including but not limited to:
   a) Income Verifications
   b) Bank Statements
   c) State Wage File Information
   d) Credit Report
   e) Employment Records
   f) Government Assistance
   g) Proof of the Death of a Tenant Family Member
   h) History of Reporting of Income Increases
   i) Income Tax Records
8) MPHA may deny a hardship exemption from paying Minimum Rent if MPHA determines that:
   a) the Tenant Family has or is receiving non-essential goods or services including but not limited to cable or satellite TV, internet services, a motor vehicle, pager, or more than a basic phone service;
   b) the Tenant Family does not accurately and completely complete the documents requested by MPHA to determine if there is a qualifying hardship;
   c) the Tenant Family has not disclosed all of its current or past income to MPHA;
   d) the Tenant Family's loss of income is voluntary or due to misconduct;
   e) the Tenant Family's loss of eligibility of any assistance program is due to the Family's failure to comply with the requirements of that program;
   f) If the Tenant is on temporary or long-term hardship and does not report all income within five working days.
9) The Tenant may use the grievance procedure to appeal MPHA's determination regarding the hardship. Tenant will not be required to escrow unpaid Rent to access the grievance procedure. See Tenant Grievance Procedures and Appendix on Schedule of Security Deposits.
10) Prior to filing an eviction action in court for failure to pay Minimum Rent, the Executive Director or Deputy Executive Director or a designee shall review the file and determine if the family has requested and qualifies for a hardship exemption or if any other remedial action should be taken on behalf of the family.

4. **ALLOWANCES:**
   A. When an interim Rent increase occurs, MPHA will deduct income so that Income Based Rent is equal to the Flat Rent amount.
   B. Amounts received specifically for a special diet are deducted from income.
   C. Child support payments which are made through a payroll deduction or a reduction in government benefits are deducted from income.
   D. 15% of the gross employment income, when income is timely and properly reported. This allowance will not be deducted for Retro Rent due to Tenant failure to timely and properly report income. 15% will be deducted for future rent.
   E. An amount such that rent will be twenty percent of monthly Adjusted Income (Refer to definition in Part I) rounded to the nearest dollar, for Studio units (zero-bedroom units) at 1710 Plymouth Avenue North and 1707 3rd Ave S;

F. An amount such that rent will be twenty percent of monthly Adjusted Income (refer to definition in Part I) rounded to the nearest dollar for Family Housing Units where five different families have declined the unit.

G. Grants to the Tenant Family as a result of participation in the Income and Child Development in the First Three Years of Life demonstration funded by the United States Department of health and Human Services National Institute of Health to evaluate the whether the unconditional cash payments have a causal effect on the cognitive, socioemotional and brain development of infants and toddlers.

5. **TENANT PAYMENT (RENT):** All Rent, except for Rent-to-Own units, includes gas, electric, water, and sewer, and does not include telephone, cable service, or other such services. The Total Tenant Payment is the amount the tenant pays for Rent.

6. **EXCESS UTILITIES:** In Highrise Building units, tenants using certain appliances such as a freezer or air conditioner will pay a charge for excess utility consumption. In Family Housing units, tenants will pay for excessive usage of water, gas, and electric utilities. See Appendix "B" Monthly Allowed Utility Usage.

7. **UTILITY ALLOWANCE REIMBURSEMENT:** Where a tenant pays their utility costs, and the Total Tenant Payment is less than the utility allowance for the unit, MPHA will pay a utility credit equal to the difference between the utility allowance and the Total Tenant Payment. MPHA may send the utility credit to a utility supplier on the tenant's behalf or with the Tenant's written permission apply the credit to outstanding balances on the tenant's account.

8. **SECURITY DEPOSITS**: Tenants signing an initial lease will pay a security deposit in the amount stated in the Schedule of Security Deposits. Tenants transferring from one MPHA low-rent public housing unit to another MPHA low-rent public housing unit will pay an additional Security or Pet Deposit if the unit to which the Tenant is transferring to has a higher deposit amount. Tenants who paid a deposit prior to the imposition of the current security deposit amount will not pay the difference between the two security deposits.

   At the discretion of MPHA, tenants may pay the security deposits in three monthly installments by signing a deposit payment agreement. If the tenant does not comply with the terms of the deposit payment agreement, MPHA may terminate the lease. MPHA will hold the security deposit until the lease is terminated or the tenant vacates public housing. Upon such termination and vacation, MPHA will return the deposit to the tenant with interest, in accordance with State Law and if:

   A. there is no unpaid Rent or other charges for which the tenant is liable,
   B. the apartment and all equipment are left clean, and all trash and debris were removed,
   C. there is no breakage or damage beyond normal wear and use,
   D. there is no equipment missing, and
   E. the keys to the dwelling are surrendered to MPHA.

9. **PET DEPOSIT**: With MPHA's prior written approval and payment of a pet security deposit of $75 for units without carpet and $150.00 for units with carpet, tenants may have common household pets as defined in the Pet Policy. MPHA will hold the pet deposit until the tenant moves out or no longer keeps a pet in the dwelling unit. MPHA will refund the pet deposit with interest according to State law unless the damage costs to the premises were caused by the pet. Tenants may sign an agreement to pay the pet deposit in three monthly payments. If the tenant does not comply with the agreement MPHA may terminate the lease. See Pet Policy.

TENANT TRANSFER

1. MPHA has eight types of tenant transfers from one MPHA dwelling unit to another MPHA dwelling unit. Tenant initiated requests for transfer must be submitted in writing to the Property Manager. Tenants requesting convenience, management, elderly designated, or occupancy transfers must be Lease Compliant for at least one year, at the time of the request and at the time of the transfer, to be considered for a transfer, this includes being current on the payment of Rent and other charges. Where appropriate Section 8 Vouchers may be used to expedite needed transfers.

    A. A family transferring from one MPHA low-rent public housing unit to another is not subject to a reexamination of family size and income and redetermination of Total Tenant Payment unless the reexamination schedule for the project to which the family is transferring would cause an excess of 12 months to elapse between the family's regular reexamination.

    A tenant family that transfers from public housing to another MPHA program will undergo an examination of family size and income and the TOTAL TENANT PAYMENT will be redetermined. The tenant family transferring to public housing from any Section 8 Program will meet all requirements for admission to public housing including the screening process as outlined in the Requirements for Admission.

    B. MPHA will inform transferring tenants that the units they vacate must be left clean and undamaged. MPHA will charge the tenant for the cleaning and repair of the vacated unit. MPHA will inspect the tenant's current unit prior to approval of a transfer request. MPHA will not approve a transfer if the tenant has caused damage to their current unit due to negligence or misuse. Also, management may consider lease termination based on the damage due to negligence or misuse and will charge the tenant for any extraordinary cleaning or repair work performed by MPHA.

    C. If the tenant is transferring to a unit where the tenant is responsible for payment of utilities, the tenant must provide verification that their previous utility accounts are paid or that the tenant has made acceptable arrangements with the utility company so that the tenant can receive service at the new address in the tenant's name.

    D. Tenants transferring from one MPHA low-rent public housing unit to another MPHA low-rent public housing unit will pay any additional Security or Pet Deposit if the unit to which the Tenant is transferring has a higher deposit amount.

    E. Tenants who do not vacate the unit they are transferring from within three days, except for transfers to senior designated units, will be charged a holdover fee of $10.00 per day in highrise units and $40.00 per day for Family Housing Units.

    F. A Tenant may not request a transfer for one year after refusal of a suitable unit without good cause.

2. Transfers are prioritized in the following order. The Leasing, Occupancy and Compliance Manager has the discretion to make exceptions to the priorities. Also, all transfer offers depend upon unit availability.

   A. **Emergency**: Emergency transfers are:

      1) due to a natural disaster such as a fire or flood;

      2) due to a hazardous substandard condition which significantly endangers the health or safety of the tenant family (see MPHA lease or fire procedure);

      3) in compliance with MPHA VAWA Emergency Transfer Policy (See MPHA Violence Against Women Act (VAWA) Policy); or

      4) requested by law enforcement agency for a tenant who provided information to a law enforcement agency and the transfer is needed to minimize the risk of reprisal.

   One suitable unit will be offered. If the unit is refused, the emergency transfer will be denied. If the offer is refused for reasons related to the VAWA, another offer will be made. If the tenant refuses an emergency transfer and in the sole judgment of MPHA a hazardous situation exists, the management may terminate the lease. There are no priority rankings among types of emergency transfers; transfers will be based on the availability of another appropriate dwelling unit.

   B. **Modernization/Demolition**: MPHA initiates these transfers when it determines that the unit requires substantial repairs or is scheduled for modernization or demolition. MPHA will offer two suitable offers. If the tenant refuses both offers, does not immediately sign a lease for the transferring unit or does not vacate the unit in three days, MPHA may immediately terminate the lease.

   C. **Reasonable Accommodation**: When MPHA determines that a transfer is appropriate for a disabled tenant as provided in its Reasonable Accommodation Policy. MPHA will offer one suitable unit to the tenant. If the tenant refuses the unit, and MPHA determines that the refusal is not due to or caused by the disability, MPHA will cancel the transfer. MPHA will not transfer a Tenant under this section when a lease termination is pending for a reason unrelated to the disability. See Reasonable Accommodation Policy.

   D. **Reasonable Accommodation Handicapped Accessible Unit**: MPHA will offer an accessible unit to a qualifying disabled tenant who needs the accessibility features as provided in MPHA's Reasonable Accommodation Policy. MPHA will offer one suitable unit. If the tenant refuses the unit, MPHA will cancel the transfer.

   A tenant living in an accessible unit or a unit with special adaptations, who does not need the amenities shall move if an eligible tenant is waiting for that unit. MPHA will offer two suitable offers to the tenant. If the tenant refuses the offer, MPHA may terminate the lease.

E. **Convenience For Non-Disabled Tenants:** This is a transfer due to a medical reason, which does not qualify as a reasonable accommodation under MPHA's Reasonable Accommodation Policy. This kind of transfer does not apply to a transfer from a highrise building to a Family Housing Unit. MPHA may grant the transfer if a medical doctor verifies the medical need for a transfer. MPHA will offer one suitable unit. If the tenant refuses the offer, MPHA will cancel the transfer.

F. **Occupancy:**

1) MHOP Transfers:

a) MHOP Tenant Families who are over or under housed will have priority to transfer to other MHOP developments when openings occur, provided that the over or under housed MHOP Tenant Family can meet the criteria for the development to which that family is seeking to transfer. If a family meeting these circumstances refuses a transfer to a suitable unit, the MHOP Developer may terminate the tenant's lease.

b) MPHA will place MHOP Tenant Families that are over or under housed on an MPHA managed MHOP transfer waiting list under the same criteria as MPHA housed families. Prior to transferring to another MHOP property, the MHOP Tenant Family must meet the respective property's Requirements for Admission and Tenant Selection Criteria. If a family meeting these requirements refuses a suitable unit, the Owner/Agent may terminate the tenant's lease.

c) MHOP Tenant Families who are over housed and require a one bedroom or studio unit will be placed on MPHA's transfer waiting list under the same criteria as MPHA housed Tenant Families. Prior to the transfer to an MPHA managed property the MHOP Tenant Family must meet MPHA's Requirements for Admission and Tenant Selection Criteria. If a family meeting these circumstances refuses an MPHA unit, the MHOP Owner/Agent shall terminate the tenant's lease.

2) MPHA Transfers:

a) MPHA will offer one appropriate unit based on the unit size needed and the date of the approval of the transfer. MPHA may make an additional offer based solely on the fact that the unit previously offered would place a hardship on the family because the location is not accessible to the family's employment, job training, daycare, child's educational facility, or medical or support services. To qualify for a transfer:

(1) the Tenant Family must have been Lease Compliant for at least one year or the duration of the tenancy if less than one year and remain Lease Compliant until the transfer;

(2) the Tenant Family may not owe any Rent, sales and service charges, security deposit, and does not owe Retroactive Rent or is not on a Retroactive Rent Formal Repayment Agreement due in part or in total to the fault of the Tenant Family.

(3) These transfers occur when at the time of the scheduled reexamination the permanent size of the Tenant Family is less than the minimum or more than the maximum number of persons permitted for that unit as described in Occupancy Standards and Lease Add-Ons or when there is a valid reason to separate a household and the Tenant Family Members have lived together in MPHA housing for more than 5 years. A Tenant Family with Dependents who are under housed by one-bedroom size may stay in the unit if MPHA determines that it will not cause undue wear and tear.

b) The priority of Occupancy Transfers is as follows:

(1) Separation of Household

(2) Transfers from Family Housing Unit to Highrise

(3) Transfers from Highrise to Family Housing Units

(4) All other occupancy transfers.

c) If a tenant refuses the offer of a unit of the correct size, MPHA may terminate the lease.

G. **Elderly Designated**: Transfers from a general occupancy building to a senior designated building or from a senior designated to a general occupancy building are prioritized by the initial lease date. Transfers to senior designated buildings are available to Tenants when they become age eligible. Transfers will also be offered to Tenants in an Elderly Designated if they have minors added to the lease. If a tenant refuses an offer the tenant's name will go to the bottom of the transfer list. If a tenant refuses two offers, MPHA will cancel the transfer.

H. **Management Transfer:**

1) These transfers are for tenants who have been an MPHA tenant for three consecutive years. They will not occur if MPHA's overall occupancy rate is less than 98%.

2) A tenant may request management to transfer from an efficiency unit to a one-bedroom unit within their highrise building.

3) If the tenant refuses one suitable offer, MPHA will cancel the transfer.

4) One-bedroom units at 1515 Park Ave, 1225 8th St S and 1212 9th St S may be offered to Tenants who are lease compliant and have lived at one of those buildings for at least three years and who want to transfer from a

studio unit. One-bedroom units will be offered based on move-in date, with the tenant who has lived in their current studio unit the longest receiving the first offer. A resident in a studio may be offered one (1) unit, if they decline the unit their name will be placed at the bottom of the transfer list and the offer date will serve as the new priority date.

LEASES AND LEASE ADDENDA

1. Before signing a lease, the head of the household and all adult members shall attend a Tenant Orientation Briefing. In cases of unusual hardships, the Manager of Leasing, Occupancy and Compliance or designee may permit the tenants to attend the Tenant Orientation Briefing at a later date.
2. The head of household, all adult members and MPHA will sign and date a lease and future leases and all lease addenda except for Rent changes.
3. When a tenant family transfers to another unit, the head of household, all adult members, and MPHA will sign and date a lease for the future unit.
4. The lease will comply with MPHA policies and applicable regulation, law, and ordinances.
5. When MPHA changes the amount of Rent, MPHA will issue a lease addendum to amend the lease. MPHA will provide a copy of the lease addendum to the tenant and put a copy in the tenant's file.
6. MPHA will post the Sales and Service Charge Schedule utilities, fees and rules and regulations which are referred to in the lease in a conspicuous manner in each highrise building and the family AMP office and provide a copy of the same to affected applicants and tenants upon request. MPHA may amend the schedules, rules, and regulations by providing a minimum of a 30- day written notice to each affected tenant of the proposed change, the reason for each change, and the opportunity to present written comments. MPHA will consider the written comments before the change is adopted.
7. When a 30-day written notice is required, MPHA shall:
    A. Deliver or mail the notice to each affected tenant's unit or deliver to the tenant; or
    B. Post the notice in three conspicuous places within each affected highrise building or family AMP office.
8. When the head of household ceases to be a member of the tenant family, the current lease will be voided and the remaining adult tenant family members who are eligible and qualify for continued occupancy will sign a new lease. Adult tenant family members who did not sign the voided lease shall be screened for admission and must meet all eligibility and qualifying requirements.
9. When two or more elderly single persons agree to share a unit, eligibility, qualification, and Rent may be determined separately for each and a separate lease executed with each person unless such persons live as a family with income and assets available for joint use. In the latter case, the two individuals will be regarded as a family and the Rent and eligibility will be based on the joint incomes and assets.

    In case of such joint occupancy of an apartment, each lease should provide that the unit is leased to all occupants as tenants-in-common and that each tenant should have the right to the use and occupancy of the entire apartment in common with his or her co-tenant(s).
10. Tenants shall not receive mail at their unit for any person who is not on the lease except for a live-in aide approved in writing by MPHA. This does not apply to mail from the Social Security Administration to a representative payee for a Social Security recipient.

REEXAMINATION OF TENANT ELIGIBILITY AND RENT ADJUSTMENTS

1. All adult tenants, whose Rent is not Flat Rent, must notify MPHA in writing of all changes in income, or sources of income within five working days of the change.

2. All adult tenants must notify MPHA in writing of all changes in family composition within five working days of the change.

3. **REEXAMINATION OF TENANT ELIGIBILITY STATUS:**

   A. 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. However, the initial reexamination after their admission for all families will occur according to the schedule for the development in which they reside.

      MPHA may, at its discretion, fix the time of the next reexamination. MPHA will notify Tenants in advance of each reexamination.

   B. At each scheduled reexamination families will complete a written Application for Continued Occupancy signed by the Head of Household, Spouse, Co-Head of Household, and any adult member of family. The Application will request data and information necessary to enable MPHA to determine: (1) whether the family meets the requirements of eligibility for continued occupancy; (2) the Rent to be charged; and (3) the size of the unit required.

   C. If MPHA determines that a Tenants at the time of reexamination is ineligible or not qualified for failing to meet the requirements for continued occupancy, including the community service requirement (see Community Service Policy), or a breach of the lease, MPHA will provide a written notice of the reasons for the ineligibility and may terminate the lease.

   D. If upon reexamination the tenant family's size or composition has changed so that the dwelling unit occupied by the family does not meet MPHA's occupancy standards for the family size, MPHA may process a transfer request. MPHA will give at least a 30-day notice to the family of the transfer to another unit. Rent changes as a result of a scheduled reexamination of income are effective on the scheduled reexamination due date.

   E. If the tenant has misrepresented to MPHA the facts upon which their Rent is based, so that the Rent being charged is less than what should have been charged, the tenant will owe Retroactive Rent from the date the increase would have become effective. Also, MPHA may propose lease termination.

   F. If MPHA determines the tenant has gained admission or remained in occupancy because of the tenant's misrepresentation of income, assets, family composition, or information related to applicant screening criteria, MPHA may terminate the lease.

4. **RENT ADJUSTMENTS:**

   A. MPHA will adjust Rents at the time of reexamination.

   B. Once the Rent is established, the rate will be effective until the next scheduled reexamination unless there is a decrease in the income; or an increase in non-earned income of 10% or more per month for non-earned income If a Tenant Family has reported a decrease in earned income that resulted in a rent reduction, MPHA will then take into

account subsequent increase in earned 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.

C. If any of the following circumstances occur, MPHA will review and may adjust Rent and income in accordance with the Total Tenant Payment Formula.

1) A loss or addition to the tenant's household whether by birth, death, dissolution of marriage or other circumstances.

2) Receipt of or discontinuance of receipt of welfare assistance.

3) Transfer of a family from one MPHA program to another MPHA program,

4) ~~Completion of an Earned Income Disallowance, and~~ Receipt or discontinuance in any income, and

5) An increase in income that would cause a Rent to increase by 10% or more per month.

D. For tenants that work regular seasonal jobs such as with a school or school district Rent will automatically increase at the end of the off season. If the Rent does not increase at the end of the off season, it is the tenant's responsibility to report to MPHA that their Rent did not increase.

E. **Annualized Income Review**: If it is not feasible to anticipate a level of income over a twelve-month period, the income anticipated for a shorter period may be annualized subject to a reexamination at the end of the shorter period.

F. Tenants or applicants who claim zero income may be subject to reexamination every 90 days.

G. In circumstances where tenant income fluctuates, Rent will be computed based on an average of past amounts. This applies to all adults in the household. MPHA will annualize the Rent of a Tenant at the third interim Rent change. See 24 C.F.R. § 5.609

~~H. Rent credits will be issued for persons who are on temporary leave from work or experience a temporary reduction of income. Temporary leave is defined as more than 30 days and less than 120 days. The Manager or Supervisor of Leasing, Occupancy and Compliance or the Regional Property Manager will approve a credit adjustment for the loss of income~~.

~~I.~~H. MPHA will notify tenants in writing of any change in Rent or payments resulting from an interim reexamination as stated in the lease.

1) An increase in Rent resulting from an interim reexamination is effective the first day of the second month following the date of the actual change in income. If there is a delay in increasing the Rent, the tenant will pay the Retroactive Rent effective the first day of the second month following the increase in income.

2) A decrease in Rent resulting from an interim reexamination is effective on the first day of the month following the date the decrease was reported and when Tenant is

unable to report a loss of income through no fault of their own. When delays in verification are a direct result of the tenant's lack of cooperation or unavailability, the Rent will decrease the first of the month following the receipt of verification.

~~J.~~l. MPHA will not reduce Rent when a Family experiences a reduction in benefits because of welfare fraud or noncompliance with economic self-sufficiency requirements.

5. **VERIFICATION OF TENANT'S STATEMENTS AND INCOME:** (same as in Verifications)

A. Tenants must furnish proof of their statements as required by MPHA to ensure accuracy. At the time of admission and each reexamination, MPHA will verify all income, assets, and each applicable deduction, allowance, or exemption MPHA will verify income by using:

1) Enterprise Income Verification System

If the Applicant or Tenant disputes the information, or if the Income Report does not contain any employment and income information, MPHA will attempt the next lower level verification technique, as noted in the below:

2) Third Party Written, including Applicant or Tenant provided Third Party Written

3) Third Party Written Form

4) Third Party Oral

5) Self-Certification Documents

a) Third party written includes documents received from the Tenant Family originated by a third party, and may include benefit checks, employment checks stubs, income tax returns, benefit award letters, savings and checking account statements, estimated market value of real estate from tax statements, United States Savings Bond redemption values, or other relevant documents. MPHA staff will allow two weeks for receipt of a third party written verification forms and will attempt a third-party oral verification before accepting self-certification documents. Self-certification documents a written statement from the Applicant or tenant regarding income or the value of assets.

b) MPHA will seek third party verification of bank accounts and other assets during the reexamination when the total value of all assets is over ~~$50,000~~the amount determined by HUD. Because banks do not timely provide 3rd party verification for bank accounts and other assets, MPHA will review the official documents provided by Tenants to determine asset values.

c) Social Security amounts may be determined by adding COLA to the last verified amount.

B. The Family Head and other designated family members will execute a HUD approved release and consent form authorizing any depository or private source of income, or any federal, state, or local agency, to furnish or release to MPHA and to HUD information requested by MPHA or HUD. The Family shall directly submit all requested documentation. Requested information or documentation may be required for purposes of determining or auditing a

Family's eligibility to receive housing assistance, for determining the Family's Adjusted Income or Tenant Rent, for verifying related information or for monitoring compliance with equal opportunity requirements.

C. Tenants claiming a disability status as defined in the Social Security Act, or in Section 102 (7) of the Developmental Disabilities Assistance and Bill of Rights Act but do not receive Social Security benefits, a qualified medical practitioner will provide a medical certification of the disability. The receipt of veteran's benefits for disability does not establish a disability status for allowable deductions.

6. **FLAT RENT:** Is available only at the time of admission or the scheduled reexamination. Families who do not timely and properly report their income may not elect flat rent.

A. At the time of the scheduled reexamination MPHA will provide to a Family a letter stating:

1) That the Family has the option to select Flat Rent or Income Based Rent.

2) The amount of the Flat Rent.

3) That a Family who opts for the Flat Rent will go through the income reexamination process every three years, rather than every year.

4) A Family on Flat Rent does not receive a utility allowance.

5) That the Family must sign and return a certification to receive the flat rent.

6) Flat Rent is effective on the first day of the month following MPHA's receipt of the signed certification. If the Family does not choose Flat Rent, the Income Based Rent will be charged.

B. **Financial Hardship and Retroactive Flat Rent**

1) Families who select Flat Rent may request to have a reexamination and return to the Income Based Rent method at any time due to a financial hardship which exists when:

a) The Family's income has decreased because of changed circumstances, including loss or reduction of employment, death in the family, or reduction in or loss of earnings or other assistance; or

b) The Family's expenses such as childcare, medical care, transportation, education, or similar items have increased.

2) If the family does not timely elect the Flat Rent and the Income Based Rent is higher than the Flat Rent, MPHA will, with the Supervisor of Leasing, Occupancy and Compliance's approval, retroactively apply the Flat Rent a maximum of two rental periods prior to the tenant's request if the tenant timely reported an increase in income.

LEASE TERMINATIONS

1. MPHA may terminate the Lease of a Tenant for being away from the unit for more than 90 days per 12-month period, absent good cause. The new 12-month period begins on the date a resident leaves the unit. Tenants shall give MPHA 10 business days advance written notice when the Head or Co-head of Household may be absent from the unit for more than 30 consecutive calendar days. MPHA will not authorize an absence of the Head or Co-head of Household for more than 90 days per 12-month period.
2. Written notice is required by Landlord or Tenant to end the Lease. The notice must end the lease on the last day of a month and must be received before the first day of that month. For example, to end a lease on April 30, the notice must be received on March 31 or earlier. If the Tenant does not give MPHA a written notice of the intent of vacate Rent will be charged for the full month following the day that MPHA learns the Tenant has moved out. This requirement controls over the Lease to comply with State and Federal requirements for notice to vacate.
3. MPHA may terminate the lease for non-payment of Rent or other good cause. Reasons for a lease termination may include but are not limited to:
    A. Failure to pay charges on the monthly Rent statement;
    B. serious or repeated interference with the rights of other tenants or neighbors;
    C. serious or repeated damage to the leased premises;
    D. the creation of physical or health hazards;
    E. serious or repeated violations of the terms of the lease;
    F. MPHA determines that the tenant has gained admission or remained in occupancy because of the tenant's misrepresentation of income, assets, family composition, or information related to applicant screening criteria, including but not limited to applicant’s misrepresentation of the need for or intent to participate in a Special Housing Program;
    G. a Tenant living in an exclusively Assisted Living building who no longer avails themselves of the services provided;
    H. any activity that threatens the health, safety or right to peaceful enjoyment of the premises by other tenants, neighbors, or public housing employees;
    I. the Head of Household being absent from the unit longer than 90 days in a ca12 month period;
    J. An over income family may continue to reside in a Public Housing property for 24 months; at which time MPHA will terminate the lease. Once the lease termination is mailed to the Tenant Family, the Tenant Family must vacate the Unit within 6 months, whether or not there is a loss of income.
    K. permitting a person or persons not a member of the Tenant Family to reside in the unit including someone whose application has been denied; or
    L. drug related criminal activity on or off the premises engaged in by a tenant, a member of the tenant's household, a guest or another person under the tenant's control or any other criminal activity on or off premises.

M. Having assets in excess of the HUD asset limit.

4. If MPHA terminates the lease, MPHA will give written notice as follows:
   A. At least 30 days prior to termination for the non-payment of rent or as required by federal or state law or regulation. (See Table of Contents for Rent Collection Policy).
   B. A reasonable time:
      1) depending on the seriousness of the situation;
      2) when a threat or act against the health or safety of other tenants, guests, neighbors or MPHA's employees or vendors or others exist or when the tenant violates the safety of the premises, or in the case of any drug related criminal of criminal activity; or
      3) for any lease violation for which the tenant is not entitled to the grievance procedure.
   C. Thirty calendar days prior to termination in all other cases.
5. Notice of termination to a tenant shall inform the tenant of:
   A. The reasons for the termination,
   B. whether the tenant has the opportunity to request the grievance procedure; and
   C. the tenant's right to examine documents relevant to the termination.

TENANT GRIEVANCE

1. **PURPOSE AND APPLICABILITY**

   A. MPHA has established this grievance procedure in compliance with federal regulations. The purpose of the procedures is to permit tenants an opportunity for a hearing if the tenant disputes an MPHA action or failure to act under the tenant's lease with MPHA or federal regulations.

   B. This grievance procedure applies to individual grievances as defined in Section 2. E 1) below, including complaints of a tenant and eviction for cause. The grievance procedure shall not apply to lease terminations for:

      1) non-payment of Rent except to dispute the amount of the Rent charged;
      2) any activity that threatens the health or safety of the premises, Tenant Family, other Tenants, neighbors, employees of MPHA or others;
      3) any drug-related criminal activity on or off the premises;
      4) any violent criminal activity on or off the premises; or
      5) any felony conviction.

   C. Also, the grievance procedure does not apply to:

      1) disputes between tenants that do not involve MPHA;
      2) class grievances;
      3) grievances intended to initiate or negotiate policy changes;
      4) tenants who are denied a lease add-on because of occupancy standards or because MPHA has placed a moratorium upon placing highrise tenants on the Family Housing Unit transfer waiting list;
      5) a tenant who requests a reasonable accommodation or VAWA protection after the Formal Hearing for a lease termination for the purpose of contesting the results of the Formal Hearing, except when MPHA did not properly inform tenant of their right to request the reasonable accommodation or VAWA protection;
      6) the denial of a reasonable accommodation request when MPHA has terminated the lease for any reason under 1 B. 2), 3), 4), and 5) above.
      7) Any claim for monetary damages including but not limited to property or personal injury damages.
      8) issues that have been previously decided in another grievance hearing, judicial proceeding, quasi-judicial proceeding, or administrative proceeding involving the tenant and MPHA.

2. **HUD REQUIREMENTS**

   A. MPHA will adopt a grievance procedure affording each Tenant an opportunity for a hearing on a grievance as described above.

   B. MPHA shall provide at least 30 days' notice to tenants and to resident organizations setting forth proposed changes in the grievance procedure and will provide an opportunity to

present written comments. MPHA will consider the comments before adopting any grievance procedure changes.

C. MPHA shall furnish a copy of the grievance procedure to each tenant and to resident organizations.

D. MPHA shall consult with the Minneapolis Highrise Representative Council (MHRC) to compile a list of qualified Hearing Panel members. MPHA will consider recommendations from the MHRC prior to the appointment of a Hearing Panel member.

E. **Definitions**

For purposes of this grievance procedure, the following definitions apply:

1) "Grievance" shall mean any dispute not listed in Sections 1B or 1C which a tenant may have with respect to MPHA's action or failure to act in accordance with the individual tenant's lease or MPHA policies, which violate the individual's, rights, duties, welfare, or status. Adverse actions may include but are not limited to: lease terminations for cause, transfers for family composition, and imposition of charges for maintenance, repairs, and excess consumption of utilities.

2) "Complainant" shall mean any tenant whose grievance is presented to MPHA.

3) "Element of due process" shall mean an eviction action or a termination of tenancy in a state court in which the following procedural safeguards are required:

   a) Adequate notice to the tenant of the grounds for terminating the tenancy and for eviction.

   b) Right of the tenant to be represented by counsel.

   c) Opportunity for the tenant to refute the evidence presented by MPHA including the right to confront and cross-examine all witnesses and to present any affirmative legal or equitable defense, which the tenant may have.

   d) A decision on the merits.

4) "Due Process Determination" shall mean a determination by HUD that state or local law requires that a tenant be given the opportunity for a hearing in court which provides the basic elements of due process before eviction from the dwelling unit. HUD has issued a due process determination for the State of Minnesota. MPHA may evict tenants through the judicial eviction procedures and is not required to provide the opportunity for the grievance procedure for lease terminations listed in Section 1B or 1C.

5) "Hearing Panel" shall mean the officer(s) in charge of the hearing.

   a) The Hearing Panel shall be three people except as stated below.

   b) MPHA will appoint a one-person Hearing Officer from a specially trained group for grievances regarding the denial of a reasonable accommodation request, the denial of VAWA protection, and grievances regarding the calculation of rent. Special training will be offered to Tenants and Property Management. MPHA may also appoint a one-person Hearing Panel for any formal or informal hearing as defined in Section 2. E 1) above in the event of

a national pandemic or equivalent emergency as determined by MPHA or when less than three Hearing Officers are available, including but not limited to, when a conflict arises or exists with empaneled resident member(s), when there are less than three (3) active resident panelists in total, or when a resident panelist(s) fail to appear at the scheduled hearing.

c) The Hearing Panel will be impartial person(s) appointed by MPHA. A Hearing Panel member shall not be a person or a subordinate of a person who made or approved MPHA's action under review. If a Hearing Panel Officer knows, or has information about the subject of the hearing, the Officer shall excuse themselves from the hearing and the hearing will either continue with two Officers with the consent of the complainant or be promptly rescheduled. MPHA will consult with the resident organization before the appointment of each Hearing Officer or panel member. Comments or recommendations submitted by the tenant organizations shall be considered by MPHA before the appointment.

6) "Notice" as used in Lease Section 4.D. is defined in the Definitions.

7) "Tenant" shall mean: (1) the person(s) who reside(s) in the unit and who executed the MPHA lease or is listed as Head(s) of Household in the MPHA lease or in a subsequent Lease Addendum, or if no such person now resides in the unit, (2) who resides in the unit and is the remaining Co-Head of Household of the tenant family residing in the unit.

8) "Resident Organization" includes a resident management corporation.

F. **Informal settlement conference**

1) The purpose of the informal conference is for the complainant and MPHA to:

a) attempt to resolve grievances without a formal hearing; and

b) evaluate the grievance and advise the complainant whether the grievance procedure applies.

2) Procedure

a) The complainant or the complainant's representative shall present the basis of the grievance, either orally or in writing, to MPHA Area Management Office within 10 working days after the date of first written Notice, initiation of the action, or failure to act. Notwithstanding any other provision in the Lease or Statement of Policies to the contrary, reminders, monthly rent statements, lease termination letters, or any other document referencing the first Notice, the initiation of the action or the failure to act (jointly event) does not create another opportunity to grieve the event.

Although the grievance may be simply stated, it must specify:

(1) the reasons for the grievance;

(2) the action requested; and

(3) the name, unit address and telephone number (if available) of the complainant.

Within 10 working days after MPHA's receipt of the complainant's grievance, MPHA will contact the complainant to arrange a date for an informal settlement conference.

b) Because this is an informal settlement conference, the only persons permitted to be present at this conference are the complainant, complainant's representative or counsel, appropriate members of the complainant's family, MPHA Management staff and counsel, or an individual who can assist the complainant in reaching a settlement.

c) A tenant may present documentary and hearsay evidence at the informal settlement conference.

d) Within 10 working days after the settlement conference, MPHA will give or mail a summary of the proceedings to the complainant and put a copy in the complainant's tenant file. The summary will include:

(1) Names and titles of participants;

(2) date of the conference;

(3) reasons for the conference;

(4) proposed disposition of the grievance and the reasons therefore; and

(5) specific steps by which a complainant may request a formal hearing, if appropriate.

The complainant may submit to MPHA a written response to the settlement conference summary, which shall be included in the complainant's tenant file.

e) If MPHA offers a formal hearing and the complainant disagrees with MPHA's settlement decision, the complainant shall follow the procedures below to request a formal hearing. If the complainant is satisfied with the decision, MPHA and the complainant will abide by the decision.

f) If a Tenant signs a Settlement Agreement as a result of the Informal Settlement Hearing process for a Lease Termination and does not comply with the terms of the Settlement Agreement, MPHA will continue the Lease Termination process at the Formal Hearing Stage, unless the Settlement Agreement provides otherwise.

G. **Formal Hearing**

The purpose of the formal hearing is to allow the complainant an opportunity to request a review of the informal settlement conference decision. The complainant has a right to be represented by counsel or another person chosen as a representative. When the hearing involves an eviction or termination of tenancy, the complainant is entitled to the basic elements of due process as defined in the Tenant Grievance Procedures. The formal hearing will be heard before a Hearing Panel.

1) Procedures for obtaining a formal hearing:

a) The complainant requested and attended an informal settlement conference as provided by this Part.

b) The complainant submits a written request for a formal hearing to MPHA Area Management Office within 10 working days after MPHA gives or mails to the complainant a written notice of the opportunity to request a formal hearing or the informal settlement conference decision.

c) The written formal hearing request must state:

(1) the reason(s) for the grievance;

(2) the action or relief sought;

(3) the name, address, and telephone number (if available) of the complainant; and

(4) the name, address, and telephone number of the complainant's representative, if any.

2) Disputes over amount of rent due:

a) Before a hearing is scheduled involving the amount of Rent, the Tenant shall pay the amount of Rent that MPHA states was due and payable in the month before the Tenant's act or failure to act occurred. The Tenant shall continue to pay that amount until the grievance is resolved.

b) Thereafter, the complainant shall pay each month when normally due until the grievance is resolved by the decision of the Hearing Panel.

c) These requirements for payment of Rent may be waived by MPHA in extenuating circumstances and will be waived to appeal the denial of a Minimum Rent hardship or MTW hardship exemption.

d) Unless so waived, failure to make the aforementioned payments shall result in termination of the grievance procedure.

e) Failure to make such payments shall not constitute a waiver of any right the complainant may have to contest MPHA's disposition of the grievance in any appropriate judicial proceeding.

3) Scheduling the hearing

a) After the complainant complies with the above procedures, MPHA will mail or deliver written notice to the complainant or to the complainant's unit within 10 days from the receipt of the request for the hearing.

b) The written notice will state the time, date, place and the Fair Hearing and Due Process, listed below, to the complainant and the Property Manager.

4) Failure to request a formal hearing: If the complainant does not request a formal hearing within 10 working days after the informal settlement conference, she/he waives the right to a formal hearing. MPHA's informal settlement conference shall be final unless the complainant timely seeks judicial review.

5) Selection of hearing panel: The Hearing Panel will be impartial person(s) appointed by MPHA. The Hearing Panel member shall not be a person or a subordinate of such a person who made or approved MPHA's action under review. If a Hearing Panel member knows or has information about the subject of the hearing, he/she must excuse themselves from the hearing and the hearing will either continue without the removed hearing officer(s) or be promptly rescheduled.

6) Fair hearing and due process - The elements of a fair hearing and due process include:

a) The opportunity to examine before the grievance hearing any MPHA documents, including records and regulations that are relevant to the hearing.

(1) The tenant may request to copy any such document at the tenant's expense.

b) The right to be represented by counsel, or other person chosen by the tenant and to have such person make statements on the tenant's behalf. Any such counsel or representative will be at the tenant's expense.

c) The right to a private hearing unless the complainant requests a public hearing.

d) The right to present evidence and arguments in support of the tenant's complaint, to controvert evidence relied on by MPHA or property management, and to confront and cross-examine all witnesses upon whose testimony or information MPHA relies.

e) A decision based only on the facts presented at the hearing.

7) Procedures governing the hearing: see Hearing Rules, Appendix J.

a) Failing to appear at a scheduled hearing by either party without advanced notice or other good cause will result in a waiver of the hearing. If good cause is shown, the hearing will be rescheduled in a timely manner.

b) The hearing shall be conducted informally by the Hearing Panel. Oral or documentary evidence relevant to the facts and issues raised by the complainant may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings. The Hearing Panel shall require MPHA, the complainant, counsel and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the Hearing Panel's directions may result in exclusion from the proceedings in a decision adverse to the interest of the disorderly party or the granting or denial of the relief sought.

c) The complainant or MPHA may arrange, in advance and at the party's expense, for a transcript of the hearing.

d) MPHA must provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include a qualified sign language interpreter, reader, accessible location, or attendants. MPHA must also provide free interpreter services in accordance with the LEP plan. See MPHA's Limited English Proficiency (LEP) Policy.

e) If a Tenant makes a request for a reasonable accommodation at a hearing, MPHA may reschedule the hearing if the request is related to the reason for the hearing.

f) As provided by the applicable hearing rules either party may make an audio recording of the hearing at their own expense. Video recording is not permitted.

8) Decision of the hearing panel:

a) The Hearing Panel shall prepare a written decision, together with the reasons therefore, within 10 working days after the hearing. A copy of the decision shall be sent to the complainant and MPHA. MPHA shall retain a copy of the decision in the tenant file and in a master file.

b) The decision of the Hearing Panel shall be binding on MPHA which shall take actions, or refrain from actions, reasonable and necessary to carry out the decision unless MPHA's Board of Commissioners determines that:

(1) The grievance does not concern MPHA's action or failure to act in accordance with the complainant's lease or MPHA duties. Grievances must concern a threat to the complainant's rights, duties, welfare, or status within the scope of these regulations.

(2) The decision of the Hearing Panel is contrary to applicable Federal, State, or local law, HUD regulations ordinance or requirement of the annual contributions contract between HUD and MPHA

(3) A decision by the Hearing Panel or Board of Commissioners in favor of MPHA, or which denies the relief request by the complainant in whole or in part shall not constitute a waiver of, nor affect in any manner whatever, any rights the complainant or MPHA may have to judicial review in any judicial proceedings.

The Board of Commissioners will review the matter within the next two Board meetings. MPHA will notify the Tenant of the date of the Board review and will send the Board decision to the Tenant within ten days.

H. **Administrative expense**

MPHA shall provide the required space, secretarial services, and funds for administrative expenses for the Hearing Panel. This may include reimbursement for the reasonable expenses of Hearing Officers.

I. **Review and amendment of policies**

The Grievance Procedure may be reviewed and changed by the Commissioners of MPHA after tenants and tenant organizations have had at least 30 days to review and provide written comments.

COMMUNITY SERVICE

1. **GENERAL**

In order to be qualified and eligible for continued occupancy, each adult family member must either:

A. contribute eight hours per month of community service (not including political activities), or

B. participate in an economic self-sufficiency program, or

C. perform eight hours per month of combined activities as previously described unless they are exempt from this requirement.

2. **EXEMPTIONS**

The following adult family members of tenant families are exempt from this requirement:

A. Family members who are 62 or older.

B. Family members who are blind or disabled as defined under 216(I)(1) or 1614 of the Social Security Act (42 U.S.C. 416(I)(1) and who certifies that because of this disability she or he is unable to comply with the community service requirements.

C. Family members who are the primary care giver for someone who is blind or disabled as set forth in Paragraph B above.

D. Family members engaged in work activities (see Notice PIH 2003-17 (HA)). In order for an individual to be exempt from the CSSR requirement because he/she is "engaged in work activities," the person must be participating in an activity that meets one of the following definitions of "work activity" contained in Section 407(d) of the Social Security Act (42 U.S.C. Section 607(d)):

1) Unsubsidized employment;

2) Subsidized private-sector employment;

3) Subsidized public-sector employment;

4) Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available;

5) On-the-job-training;

6) Job-search;

7) Community service programs;

8) Vocational educational training (not to exceed 12 months with respect to any individual);

9) Job-skills training directly related to employment;

10) Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;

11) Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalency, in the case of a recipient who has not completed secondary school or received such a certificate;

12) The provision of childcare services to a Tenant who is participating in a community service program.

13) Family members who are exempt from work activity under part A Title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program.

14) Family members receiving assistance, benefits, or services under a State program funded under Part A Title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program.

15) Those that meet requirements under a State program funded under Part A of title IV of the Social Security Act (42 U.S.C. Section 601 et seq.) or under any other welfare program of the State in which PHA is located including a State-administered Welfare-to-Work program and has not been found by the State or other administering entity to be in noncompliance with such a program.

3. **NOTIFICATION OF THE REQUIREMENT**

MPHA shall identify all adult family members who are apparently not exempt from the community service requirement.

MPHA shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. MPHA shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first scheduled reexamination on or after October 1, 2003. For families paying a Flat Rent, the obligation begins on the date their scheduled reexamination would have been effective had a scheduled reexamination taken place. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent scheduled reexamination.

4. **VOLUNTEER OPPORTUNITIES**

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance Tenant self-sufficiency, and/or increase the self-responsibility of the Tenant within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

5. **THE PROCESS**

At each scheduled reexamination thereafter, MPHA will do the following:

A. Provide a list of volunteer opportunities to the family members.

B. Provide information about obtaining suitable volunteer positions.

C. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.

6. **NOTIFICATION OF NON-COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT**

MPHA will notify any family found to be in noncompliance of the following:

A. That the family member(s) has been determined to be in noncompliance;

B. that the determination is subject to the grievance procedure; and

C. that, unless the family member(s) enters into an agreement to comply, the lease will not be renewed or will be terminated.

7. **OPPORTUNITY FOR CURE**

MPHA will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the Tenant shall at the same time stay current with that year's community service requirement. The first hours a Tenant earns goes toward the current commitment until the current year's commitment is made.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service, MPHA shall take action to terminate the lease.

8. **PROHIBITION AGAINST REPLACEMENT OF AGENCY EMPLOYEES**

In implementing the community service requirement, MPHA may not substitute community service or self-sufficiency activities performed by Tenants for work ordinarily performed by its employees or replace a job at any location where Tenants perform activities to satisfy the service requirement.

PARKING POLICY

PARKING POLICY (Highrise)

1. **GENERAL STATEMENT –** The Minneapolis Public Housing Authority is interested in providing a fair parking policy to all highrise Tenants. It is understood that no two highrises have exactly the same needs, Tenants, facilities, etc., and that MPHA is not obligated or able to provide parking for all Tenants and guests. However, MPHA has attempted to have a flexible and equitable policy that meets the needs of both the Tenants and the management staff. All parking lots must conform to Federal handicapped accessibility laws and statutes as well as city ordinances. All parking lot decisions are subject to the final approval of the Property Manager. Tenants who want to park their car in the building parking lot must obtain a parking permit from the Property Manager and be in compliance with Section 6 listed below. MPHA will distribute only one parking permit per Tenant family. Commercial vehicles are not permitted to park in the parking lot unless it is a one ton or smaller automobile, owned by the Tenant, properly registered with Management and is the Tenant's principal vehicle.
2. **VOTING PROCESS –** Each resident council will vote on the type of parking the building will have. The voting process must have the following components:
    1) Notices posted in prominent places within the building which advertise that a vote on the parking lot choices will be taken. Notices must include the date, time, and place of the vote. Notices will be posted ten days prior to the voting day.
    2) Votes may be taken by secret ballot at a resident council meeting, by handing out ballot on a door-to-door basis, or by reporting to a designated place to cast an individual Tenant’s vote.
3. **PARKING CLARIFICATIONS –** All handicapped parking will be assigned regardless of the vote of a particular building in order to comply with all Federal, State, and local handicapped accessibility laws. Tenants will be allowed to vote on the following parking lot choices:
    A. **Open Tenant Parking –** One parking permit will be issued to each Tenant household owning a motor vehicle in compliance with Section 6 listed below. Tenants who own a vehicle, have mobility impairments, need accessible parking, and have a valid Minnesota Handicapped Parking Permit are entitled to have a reserved parking space adjacent to the accessible entrance or in another area that will provide equal or greater accessibility to the property. If there is adequate space, Tenants may also vote on whether to allow a visitor parking area in the lot. All visitor parking must conform to the Visitor Parking Regulations and be in conformance with ADA requirements. If space does not permit, this will not be an option.
    B. **Restricted Tenant Parking –** Resident councils may request, subject to MPHA Property Manager’s approval, that if sufficient parking spaces are not available for all households owning vehicles, that parking permits be issued to only the number of households for which space is available. If Restricted Parking is approved, upon the initial restriction of a parking lot, and there is insufficient parking for all of the Tenants, those Tenants who are entitled to accessible parking shall be given the first available parking space permits. The remainder of the parking space shall be issued on the basis of Tenant move-in date. Thereafter, permits will be issued on the basis of the date of the request. Management may need to maintain a waitlist for parking spaces. Those with the earliest request date will receive their parking

permits first after all eligible handicapped Tenants have been assigned in accordance with accessibility laws. Tenants who have mobility impairments, need accessible parking, and have a valid Minnesota Handicapped Parking Permit, are entitled to have a reserved accessible parking space adjacent to the accessible entrance or in another area that will provide equal or greater accessibility to that property.

C. **Assigned Parking –** Resident Councils may request, subject to MPHA Property Manager approval, that specific parking spaces at a building be assigned to individual Tenants. Upon the initial assignment of parking spaces, those Tenants who are entitled to the accessible parking shall be given the first available parking space permits. The remainder of the parking spaces shall be issued on the basis of the Tenant's move-in date. Thereafter, permits will be issued on the basis of the date of the request. Management may need to maintain a waitlist for parking spaces. The Property Manager will be responsible for the assignment of parking places according to the date the Tenant meets the criteria for an assigned spot in accordance with this policy see number 6 below. Tenants who have mobility impairments, need accessible parking, and have a Minnesota Handicapped Parking Permit, shall be assigned a space located adjacent to the accessible entrance or another area that provides equal or greater accessibility to the property.

4. **VISITOR PARKING -** All Tenants are responsible for communicating the parking lot rules to their guests and service providers. Parking for visitors must be in accordance with ADA, MN State Building Code, Chapter 1340. When parking spaces are provided for self-parking by visitors, then there must be spaces reserved for visitors who have handicapped parking permits. Each "standard" accessible parking space must be at least 8 feet wide and have an access aisle that is at least 5 feet wide. Each "van accessible" parking space must be at least 8 feet wide and have an access aisle that is at least 8 feet wide. Two handicapped parking spaces can share an access aisle. These spaces are to be located as close as possible to an accessible entrance. One in every eight accessible spaces, but not less than one, must be "van accessible." Minimum number of required accessible spaces are as follows:

Total Number of Spaces in Lot	Minimum Number of Required Accessible Spaces	Minimum Number of Required Van Accessible Spaces
1 to 25	1	
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1

Each accessible parking space must have a sign with the white international wheelchair symbol on a blue background that indicates a permit is required, and that there is a fine of up to $200 for violators. Also, the van accessible spaces are to have an additional sign indicating the space is "van accessible." The 8-foot wide access aisle adjacent to the van accessible parking space should have a sign posted, "No Parking, Access Aisle."

Handicapped staff must also be accommodated under this policy. All staff are required to park in accordance with this policy.

5. **PASSENGER LOADING ZONES –** If passenger loading zones are provided, they shall have an access aisle that is at least 5 feet wide and 20 feet long, adjacent, and parallel to the vehicle pull-up space, then a curb ramp shall be provided.
6. **REGISTRATION OF VEHICLES –** In order to be eligible to park in the highrise parking lot Tenants must meet the following requirements:
    A. Tenants must have a valid Minnesota driver's license and current insurance coverage, as required by the State of Minnesota. If Tenant's insurance lapses they must immediately return the parking permit to the Property Manager and are prohibited from parking in the lot.
    B. The vehicle being registered for a parking permit must be owned by the Tenant or a member of the Tenant's family. Proof of ownership must be provided to the Manager along with valid vehicle registration and proof of insurance as outlined in section 6A above.
    C. The vehicle must have a valid Minnesota license plate and current license tabs in accordance with the State of Minnesota laws and local ordinances. Tenants registering a vehicle with out-of-state plates must be in compliance with the State of Minnesota vehicle registration provisions within the allotted state timeline of sixty days.
    D. The vehicle must be in operable condition and be able to run at all times.
    E. Tenants are responsible for advising the property manager if they sell or change vehicles.
7. **REMOVAL OF VEHICLES FROM HIGHRISE PARKING LOTS –** MPHA may remove vehicles not in conformance with these standards, vehicles posing a threat or safety hazard, vehicles creating obstructions, and for other reasons deemed necessary by the Property Manager. Random checks of the parking lot will be conducted and any vehicle not in compliance with this policy will be towed at the owner's expense. The cost for such removal will be the responsibility of the vehicle owner. Vehicles will be removed according to the following:
    A. MPHA parking lots are monitored for parking violations. Vehicles parked in restricted and assigned lots without proper permission will be towed, without notice or warning, at the vehicles owner's or Tenant expense.
    B. Vehicles which do not display an appropriate parking permit, are parked in traffic lanes, or "No Parking" areas, or are parked in violation of the Parking Regulations, are to be referred for towing by the appropriate MPHA staff person or contracted monitoring company.
    C. Inoperable motor vehicles must be repaired or removed from the parking lots or be subject to towing by MPHA at the vehicle owner's expense. Managers should generally give Tenants a minimum of one working day and no more than five working days to remove the vehicle in question commensurate with D below.
    D. Upon posting in the building, Tenants are responsible for removing their vehicle for snowplowing or parking lot maintenance. Vehicles not removed may be tagged and charged per the Sales and Service Schedule or towed by MPHA at the owner's expense.
    E. Warning notices should be used whenever possible prior to towing a vehicle out of an MPHA parking lot. Managers or others authorized to conduct towing should attempt to

contact a vehicle owner by posting a vehicle with warning notices and Tenants should contact the Manager immediately upon receiving the towing notice to make arrangements for the removal of the vehicle or to arrange to get the vehicle into immediate compliance with this policy. The exception to this is when a vehicle presents a hazard such as leaking gas or is parked in a manner that blocks emergency routes, etc.

F. Managers must contact MPHA's designated towing contractor after the warning time has lapsed on the towing notice and if the Tenant has not responded to the warning and made the necessary arrangements to handle the vehicle. Managers should indicate the color, make, and license plate number and the current location of the vehicle. Ask the dispatcher for the arrival time of the tow truck. Managers should make arrangements to meet the tow truck to sign the towing authorization form.

G. Individual Tenants do not have the right to tow other cars. Tenants who find another vehicle in their parking space must advise the Property Manager of the vehicle make, model and color as well as the license plate, date, and time of the violation. Reports may also be made to Security Guards, if present, but reports should be made directly to the Property Manager as well.

H. Tenants who intend to be away from their unit are still responsible for adhering to this policy. Tenants who will be away on vacation, in the hospital, etc. should authorize another person to look after their vehicle and be prepared to remove the vehicle in the event of snowplowing, hazards, or parking lot repairs. Failure to designate a responsible person or failure of the designated person to look after a Tenant's car does not exempt that vehicle from being towed at the owner's expense.

I. With the RPM's approval, the PM may call 651-201-7000 and make arrangements to go to St. Paul to the Department of Public Safety to have a name and address search done on a vehicle, if necessary. The Department of Public Safety does charge for this service and managers should avoid this step if at all possible. Due to Data Privacy restrictions, the Minneapolis Police Department is unable to give managers this information from patrol car computers.

8. **CAR REPAIRS –** The Tenant may be allowed, at Management's discretion, to make limited repairs to the Tenant's registered car. Such repairs will not involve the removal of fluids or the major mechanical parts and must be in accordance with City codes and ordinances.

PARKING POLICY (FAMILY HOUSING UNITS)

1. **CAR OWNERSHIP –**

A. Tenants of Family Housing Units must meet the following requirements:

B. Tenants must own the vehicle and have the title in their names, have a current Minnesota driver's license and current insurance coverage.

1) Tenants of the Glendale Townhomes must register for parking and prove ownership by providing the manager with vehicle registration in the Tenant's name. Tenants may ***not*** register a relative or friend's car. Each household may have a maximum of two (2) vehicles. There must be a licensed driver, who is a household member, for each vehicle.

C. The car must have a valid license plate and current license tabs in accordance with Minnesota State and local ordinances.

D. The car must be in operable condition and be able to run at all times.

2. **PARKING AREAS –** Cars may be parked only in the designated spots for a Tenant's particular unit. Cars and other vehicles may not be parked on the lawn.

3. **VEHICLE REPAIRS –** Tenants may not make repairs to their vehicles including changing oil or replacing mechanical parts.

4. **TOWING –** MPHA reserves the right to tow all vehicles without notice if they present a hazard or otherwise jeopardize the safety of others. In the event that a Tenant's vehicle does not meet the requirements of this procedure MPHA will tow the Tenant's vehicle at the owner's expense.

POST ORDERS

1. **SIGN IN PROCEDURES WHEN A STATIONARY GUARD IS ON DUTY**

   A. Each guest who is 18 years old or older shall show a valid picture ID or other official identification card. Acceptable forms of ID include:

      1) Current and valid state issued driver's license,

      2) state issued ID, or

      3) a passport;

      4) if the person doesn't have a state issued ID, another form of picture ID plus a birth certificate or other valid verification of date of birth will be accepted.

      5) Health care attendants or other people entering the building in a work capacity must show their work ID. If they do not have a valid work ID, they must follow the procedure for guests entering the building.

   B. A Tenant may not vouch for a guest who is 18 years old or older.

   C. Check Trespass List. If the guest is on the Trespass List, ask the guest to leave and write up an incident report. A Tenant who has an "order of protection" or a "no contact order" may provide MPHA with a copy of the order to have the person trespassed from an MPHA property.

   D. Each guest shall state the name of the Tenant whom the guest wants to visit and the Tenant's apartment number. The Tenant must be listed on the Tenant roster. (Note new Tenants may move in everyday).

   E. The Guard shall legibly print the name of each guest and the Tenant whom the guest is visiting and the Tenant's apartment number on the sign-in log.

   F. A guest who is under 18 years old must be with an adult.

   G. A guest who is under 18 years old and who is not with an adult shall not be let in the building until an adult Tenant meets the minor at the entry and takes the minor to the unit. If no adult meets the minor, ask the minor to return to the entry to call the Tenant again. If no adult Tenant meets the minor, call dispatch, and write up an incident report.

   H. If any person does not follow these rules, the guard shall call dispatch and write up an incident report. The guard shall not confront the person. The guard shall put a copy of the incident report under the door to the management office at the end of their shift.

   I. Property Management shall follow up to determine if the person should be trespassed from the Premises.

2. **USE OF PHONE ENTRY SYSTEM**

   A. The buzz in by the phone entry system will be shut off at a time determined by MPHA and the building resident council, no later than 11:00 p.m. and there will be no ability to buzz in a guest.

   B. The buzz in by the phone entry system will be turned on at a time determined by MPHA.

C. When the buzz in by the phone system is shut off, the guest may use the phone entry system to call a Tenant and the Tenant shall go to the lobby to let in the guest.

3. **RESTRICTING GUEST ACCESS**

In the event of a national pandemic or equivalent emergency as determined by MPHA based upon guidance and recommendations from state, local, and federal agencies, and health departments, MPHA may limit or deny access to guests within all or specifically designated high rise buildings as is necessary to address the emergency or protect the health, safety, and right to peaceful enjoyment of the residents. No limitation or restriction would prohibit guests who are providing essential care or direct professional services (personal care assistant or home health aide) to a resident or who are delivering necessary supplies and services, nor would it restrict first responders and medical professionals.

4. **ROVING GUARD ON PATROL**

The guard shall patrol each building as designated by MPHA management.

5. **RESPONSE TO INCIDENTS**

A. The guard shall not confront any person to take any action that may result in injury or bodily harm to the guard or any other person.

B. For serious incidents that are life threatening or involve bodily harm, the threat of bodily harm, or major property damage, the guard shall call 911 and dispatch.

C. The guard shall also write up an incident report.

D. For all other incidents, the guard shall call dispatch (but not 911) and write up an incident report.

E. A guard may ask a non-Tenant to return a key tag to the guard, if MPHA did not okay the use of the key tag. (Management should give the guard a list of persons other than Tenants who are authorized to use the key tag. If the person is not a Tenant and is not on the authorized list, the guard may take the key tag.)

F. If a guard has a question on any matter, the guard should call dispatch or the property manager.

6. **RULES OF CONDUCT**

A. A guard shall not bring TV's, radios, boom boxes, handcuffs, mace, guns, knives, weapons, or anything similar on MPHA property during their shift.

B. A guard shall always wear their nametag on their chest.

C. A guard shall keep their post or area clean, cleaning it every day.

D. A guard shall not accept food, gifts, or presents from Tenants.

E. A guard shall not take personal phone calls while on duty.

F. A guard shall not socialize with Tenants, guests, or others while on duty or on break.

G. A guard shall not enter a Tenant's apartment while on duty or on break.

H. A guard shall keep sign-in logs, incident reports, rosters, Trespass List, or other MPHA documents confidential. Guards shall direct questions to MPHA management or dispatch.

I. A guard shall treat Tenants and guests with respect and courtesy.

J. A guard shall not confront any person or take any action that may result in injury or bodily harm to the guard or any other person.

K. A guard shall immediately notify their supervisor who will report to MPHA management if a key tag is confiscated from a non-Tenant, returning the key tag to MPHA management as soon as possible or the next business day.

L. A guard shall put away all of their equipment at the end of each shift.

M. A guard shall keep entrance doors shut. A guard shall not allow the doors to be propped open.

N. A guard shall return lost or stolen goods to MPHA management as soon as possible or on the next business day.

NO SMOKING

1. **BACKGROUND**

   A. Since 1994, MPHA has banned smoking in all MPHA offices and the common areas of residential buildings. In 2013, MPHA instituted a smoking ban inside all highrise housing. Beginning August 1, 2018, HUD's "'Smoke-free public housing" rule bans smoking in and around all public housing properties nationwide. MPHA's adoption of this No Smoking Policy does not make MPHA or any of its managing agents the guarantor of the smoke-free condition of the tenant's unit and the common areas. MPHA cannot and does not warranty or promise that properties or common areas will be free from secondhand smoke.

   B. Smoking includes but is not limited to the ignition and burning of cigarettes, cannabis, cigars, pipes, hookahs, waterpipes, tobacco, incense products or other plant products, and use of e-cigarettes or vapes.

2. **PROHIBITED AREAS**

   Certain prohibitions apply to all MPHA buildings and facilities. Additional restrictions apply to designated Smoke-Free Properties. A temporary exception for certain Family Properties applies until August 1, 2018.

   A. Smoke-Free Properties: Smoking is prohibited in all indoor areas, which include, but are not limited to, apartments, entryways, hallways, stairwells, balconies, lobbies, community rooms, laundry rooms and all outdoor areas. The Smoke-Free Properties are: 350 Van White Memorial Boulevard, 901 4th Ave N., 1015 4th Ave N., 710 2nd St N.E., 616 Washington St N.E.

   B. Family Housing Units: Starting August 1, 2018, smoking is prohibited in all indoor areas (as described above) and within 25 feet of the structure unless the property line is less than 25 feet from the structure, smoking is permitted at the property line.

   C. All other properties, including MPHA administrative buildings: Smoking is prohibited in all indoor areas (as described above) and all outdoor areas except where there is a designated smoking area. Designated smoking areas will be clearly marked and will be at least 25 feet from the building. All smokers in designated smoking areas must dispose of smoking materials in proper receptacles.

   D. All tenants shall sign a lease addendum to comply with the smoking prohibitions and agree to smoke only off the property or in the outdoor designated area. Tenants are responsible for the behavior of their guests and violations by guests are considered a violation of the Tenant's lease.

PET POLICY

HIGHRISE APARTMENTS

1. **PERMITTED PETS**

   A. Only one cat or one dog weighing no more than 25 pounds; or two caged birds; or an aquarium of thirty gallons or less for fish only; or two caged gerbils or hamsters will be allowed in a highrise unit. Tenants must be lease compliant to have a pet. MPHA may terminate the lease of Tenants who violate this policy.

2. **PROHIBITED PETS**

   A. Only domesticated pets will be allowed. Pets of a vicious or aggressive disposition will not be permitted. Doberman Pinchers, Pit Bulls, Rottweilers, Chow, boxer breeds and German Shepherds, including mixed breeds of those mentioned, as well as livestock (including chickens and roosters), goats, reptiles, rodents, ferrets, birds of prey, pigeons, doves, Mynah birds, psittacine birds, other species that are host to the organisms causing psittacosis in humans and poisonous fish are prohibited.

   B. **Dangerous and potentially dangerous animals**: Minneapolis Animal Care and Control is authorized to deem any animal as a dangerous animal or a potentially dangerous animal subject to the requirements under this Code and under Minnesota State Statute 347.50 subdivision (2), Dangerous Dogs and Minnesota State Statute 347.50 subdivision (3) potentially dangerous dogs. The owner or custodian of the animal must immediately comply with the confinement requirements as defined in this ordinance, even if appealing the declaration.

   C. No “guest” pets are allowed on any MPHA property.

3. **ASSISTANCE ANIMALS**

   A. **Definition:** An assistance animal, often referred to as a “service animal,” “assistant animal,” “support animal,” or “therapy animal” is not a pet and therefore is not subject to the Pet Policy except as otherwise indicated herein. An assistance or service animal is an animal that provides assistance, services, or support to a person with a qualified disability, and which is needed as a reasonable accommodation to such an individual. See Reasonable Accommodation Policy. Such animal works, provides assistance, or performs tasks for the benefit of a person with a disability, or provides emotional support that alleviates one or more identified symptoms or effects of a person’s disability (for example a dog guiding an individual with impaired vision or alerting an individual with impaired hearing).

   B. **Approval of assistance animals:** This subsection applies to assistance animals only. Tenants or applicants with a qualified disability are permitted to have an assistance animal if such animal is necessary as a reasonable accommodation for their disabilities. There must be a relationship between an individual’s disability and the assistance the animal provides. If it is not obvious that someone requesting the right to an assistance animal is disabled, or that there is a disability-related need for the animal, supporting documentation may be required from your healthcare provider. (See Reasonable Accommodation Policy).

      1) An assistance animal does not need to be specially trained, unless the service it provides to its owner requires specialized training. Emotional assistance animals,

for example, do not require specialized training. There are no size or breed restrictions on assistance animals; however, the animal must be registered and follow all sections 4-11 of this section, except there will be no pet deposit. Although a pet deposit is not required, reasonable fees or fines may be assessed for any property damage caused by the animal. A person requesting an assistance animal must complete the Assistance Animal Lease Addendum form.

C. **Care and handling of assistance animals:** Assistance animals must be cared for in a manner that complies with state and local laws. MPHA may deny access to an assistance animal that poses a direct threat to the health and safety of others or causes substantial physical damage to the building, unit, or property of others that cannot be eliminated or reduced by a reasonable modification of other policies, practices, or procedures.

4. **PET REGISTRATION:**

   A. All dogs and cats must be registered with MPHA before they can be permitted in a highrise. Registration requires:

      1) Proof the animal has been vaccinated by a licensed Veterinarian for rabies, parvovirus, distemper, heartworm, and other vaccines appropriate for the species.
      2) Proof the animal has been spayed (female animals) or neutered (male animals).
      3) Proof the animal has been licensed with the City of Minneapolis
      4) A completed pet policy form.

   B. Registration also requires that pet owners identify no less than one local emergency contact who will care for the pet in the event the owner is unable to do so. Updated emergency contacts and proof of licensing/inoculations must be provided to MPHA annually at the time of Tenant re-exams and re-certification.

5. **PET DEPOSIT:** $75.00 except for units with carpet where the pet deposit is $150.00.

   A. Pet deposits will be held by MPHA until the Tenant moves out or no longer owns or keeps a pet in the highrise. The pet deposit will be fully refunded, with interest, provided that no pet damage has been done to the premises. Amounts necessary to repair any such damage will be deducted from the pet deposit.

   B. A new Tenant who owns a dog or cat will make this known at the time of application and will complete the pet's registration before the dwelling lease is signed.

6. **PET INOCULATION AND IDENTIFICATION:** Dogs must be re-inoculated against rabies according to Veterinarian's recommendations or city codes. Animals must wear at all times a valid rabies inoculation tag and an identification tag bearing the owner's name, address, and telephone number. Tenant must give a copy of inoculation record to management.

7. **PET-RELATED LIABILITY INSURANCE:** A pet owner may be liable for any injury or damage his/her pet causes to the person or property of another Tenant, a highrise visitor, or an agency or employee of MPHA. Therefore, it is strongly recommended that Tenants who own a dog or cat purchase a personal liability insurance policy (renter's insurance) from an insurance carrier of their choice.

8. **PET CONTROL REQUIREMENTS:**

A. Out of concern and respect for Tenants who are allergic to animals or suffer from respiratory illnesses, no pets will be allowed in the community spaces, including lobbies, sitting rooms, game rooms, rest rooms, laundry rooms, and offices of all highrises. However, pets may be in community spaces on a leash no longer than six (6) feet or in a kennel if your unit is being treated for pest control. Escorted dogs and cats are permitted in hallways, elevators, and entryways only for the purpose of passing through. The foregoing does not apply to animals trained and certified to assist the handicapped or disabled. In buildings with balconies, balcony areas are off-limits to all pets.

B. Outside their apartments, pet owners must at all times keep dogs and cats on a leash no longer than six (6) feet. The pet must be under control at all times. The owner must walk the animal well away from the building entrances and must promptly and properly dispose of any fecal matter as required by City Ordinance.

C. Pet owners shall not permit any disturbances by their animals, which interfere with the peace of the other Tenants, MPHA employees, neighbors, or others. Pets will be physically controlled or confined during the times when MPHA employees must enter the apartment to conduct business or make repairs. No pet will be taken into the apartment of another Tenant without the explicit approval of that Tenant.

D. Each pet owner must take adequate precautions to prevent or eliminate any pet odors within or around the owner's apartment. Any damages caused to MPHA property by a pet will be charged to the owner; this includes, but is not limited to, odors and scratch marks.

9. **UNATTENDED OR IMPROPERLY CARED FOR PETS:**

A. If any pet is left unattended and it is determined by MPHA that the pet is in distress or is suffering from lack of care, or if the pet is causing a disturbance to others, MPHA may, at its sole discretion, enter the pet owner's apartment, and remove the pet and deliver it or cause it to be delivered to the proper authorities. MPHA accepts no responsibility for the pet under such circumstances. The Tenant shall be responsible for all costs and fees related to the pet's removal.

B. If it is determined by MPHA that a pet owner is no longer capable of properly caring for a pet, MPHA may, at its sole discretion, require that the pet be removed from the owner's immediate possession and control.

10. **PET BATHING AND LAUNDRY RESTRICTIONS:** Bathing pets will not be permitted in highrise laundry rooms or tub/shower rooms.

11. **CITY ORDINANCE:** Pet or Assistance Animal owners must observe all State laws and Minneapolis City Ordinances related to pets.

12. **PET POLICY VIOLATIONS:**

A. If a pet or Assistance Animal causes harm to any person,7 property or another animal, the pet's owner will be required to permanently remove the pet from the highrise within twenty-four (24) hours of written notice from MPHA and provide verifiable proof of where the animal resides. Said pet owner may also be subject to termination of his or her dwelling lease.

B. Complaints arising out of alleged violations of the policy are to be reported to the site manager.

FAMILY HOUSING UNITS

1. **PERMITTED PETS:**

   One cat or one dog weighing no more than 25 pounds; or two caged birds; an aquarium of thirty gallons or less for fish only; or two caged gerbils or hamsters. Tenant must be lease compliant to have a pet. MPHA may terminate the lease of Tenants who violate this policy.

2. **PROHIBITED PETS:**

   A. Only domesticated pets will be allowed. Pets of vicious or aggressive disposition will not be permitted. Doberman Pinchers, Pit Bulls, Rottweilers, Chow, boxer breeds and German Shepherds, including mixed breeds of those mentioned as well as livestock (including chickens and roosters), goats, reptiles, rodents, ferrets, birds of prey, pigeons, doves, Mynah birds, psittacine birds, other species that are host to the organisms causing psittacosis in humans and poisonous fish are prohibited.

   B. **Dangerous and potentially dangerous animals**: Minneapolis Animal Care and Control is authorized to deem any animal as a dangerous animal or a potentially dangerous animal subject to the requirements under this Code and under Minnesota State Statute 347.50 subdivision (2), Dangerous Dogs and Minnesota State Statute 347.50 subdivision (3) potentially dangerous dogs. The owner or custodian of the animal must immediately comply with the confinement requirements as defined in this ordinance, even if appealing the declaration.

   C. No cats or dogs will be allowed at Glendale or Minnehaha Townhomes.

   D. No “guest” pets are allowed on any MPHA property.

3. **ASSISTANCE ANIMALS:**

   A. **Definition:** An assistance animal, often referred to as a “service animal,” “assistant animal,” “support animal,” or “therapy animal” is not a pet and therefore is not subject to the Pet Policy except as otherwise indicated herein. Tenants and tenant guests are permitted to be accompanied by assistance animals as defined herein and in accordance with this policy. An assistance animal or service animal is an animal that provides assistance, services, or support to a person with a qualified disability, and which is needed as a reasonable accommodation to such an individual. See Reasonable Accommodation Policy. Such animal works, provides assistance, or performs tasks for the benefit of a person with a disability, or provides emotional support that alleviates one or more identified symptoms or effects of a person’s disability (for example a dog guiding an individual with impaired vision or alerting an individual with impaired hearing).

   B. **Approval of assistance animal:** This subsection applies to assistance animals only. Tenants or applicants with a qualified disability are permitted to have an assistance animal if such animal is necessary as a reasonable accommodation for their disabilities. There must be a relationship between an individual’s disability and the assistance the animal provides. If it is not obvious that someone requesting the right to an assistance animal is disabled, or that there is a disability-related need for the animal, supporting documentation may be required from your healthcare provider. (See Reasonable Accommodation Policy).

   An assistance animal does not need to be specially trained, unless the service it provides to its owner requires specialized training. Emotional assistance animals, for example, do not

require specialized training. There is no size or breed restrictions on assistance animals; however, the animal must be registered and follow sections 4, 5, 6, 7, 8, 9, and 10 of this section, except there will be no pet deposit. Although a pet deposit is not required, reasonable fees or fines may be assessed for any property damage caused by the animal. A person requesting an assistance animal must complete the Assistance Animal Lease Addendum form.

C. **Care and handling of assistance animals:** Assistance animals must be cared for in a manner that complies with state and local laws. MPHA may deny access to an assistance animal that poses a direct threat to the health or safety of others or causes substantial physical damage to the building, unit, or property of others that cannot be eliminated or reduced by a reasonable accommodation of other policies, practices, or procedures.

4. **PET REGISTRATION:**

A. All dogs and cats must be registered with MPHA before they can be permitted in a Family Housing Unit. Registration requires:

1) Proof the animal has been vaccinated by a licensed Veterinarian for rabies, parvovirus, distemper, heartworm, and other vaccines appropriate for the species.

2) Proof the animal has been spayed (female animals) or neutered (male animals).

3) Proof the animal has been licensed with the City of Minneapolis

4) A completed pet policy form.

B. Registration also requires that pet owners identify no less than one local emergency contact who will care for the pet in the event the owner is unable to do so. Updated emergency contacts and proof of licensing/inoculations must be provided to MPHA annually at the time of Tenant re-exams and re-certification.

5. **PET DEPOSIT:** $75.00 except for units with carpet where the pet deposit is $150.00.

A. Pet deposits will be held by MPHA until the Tenant moves out or no longer owns or keeps a pet. The pet deposit will be fully refunded, with interest, provided that no pet damage has been done to the premises. Amounts necessary to repair any such damage will be deducted from the pet deposit.

B. A new Tenant who owns a dog or cat will make this known at the time of application and will complete the pet's registration before the dwelling lease is signed.

6. **PET INOCULATION AND IDENTIFICATION:**

Dogs must be re-inoculated against rabies according to veterinarian recommendations or city codes. Animals must wear at all times a valid rabies inoculation tag and an identification tag bearing the owner's name, address, and telephone number. Tenants must give a copy of inoculation records to management.

7. **PET-RELATED LIABILITY INSURANCE**

A pet owner may be liable for any injury or damage his or her pet causes to the person or property of another Tenant, a neighbor or visitor, or an agent or employee of MPHA. Therefore, it is strongly recommended that Tenants who own a dog or cat purchase a personal liability insurance policy (renter's insurance) from an insurance carrier of their choice.

8. **PET CONTROL REQUIREMENTS**

   A. Outside their units, pet owners must at all times keep dogs and cats on a leash no longer than six (6) feet. The pet must be under control at all times. The owner must promptly and properly dispose of any fecal matter as required by Minneapolis City Ordinance.

   B. Pet owners will not permit any disturbances by their animals, which interfere with the peace of the neighbors, MPHA employees or others. Pets will be physically controlled or confined during the times when MPHA employees must enter the unit to conduct business or make repairs.

   C. Each pet owner must take adequate precautions to prevent or eliminate any pet odors within or around the owner's unit. Any damages caused to MPHA property by a pet will be charged to the owner; this includes, but is not limited to, odors and scratch marks.

9. **UNATTENDED OR IMPROPERLY CARED FOR PETS**

   A. If any pet is left unattended and it is determined by MPHA that the pet is in distress or is suffering from lack of care, or if the pet is causing a disturbance to others, MPHA may, at its sole discretion, enter the pet owner's unit, and remove the pet and deliver it or cause it to be delivered to the proper authorities. MPHA accepts no responsibility for the pet under such circumstances.

   B. If it is determined by MPHA that a pet owner is no longer capable of properly caring for a pet, MPHA may, at its sole discretion, require that the pet be removed from the owner's immediate possession and control.

10. **CITY ORDINANCE:** Pet owners must comply with all Minneapolis City Ordinances related to pets.

11. **PET POLICY VIOLATIONS:**

    If a pet or Assistance Animal causes harm to any person that cannot be immediately eliminated or mitigated, the pet's owner will be required to permanently remove the pet from the unit within twenty-four (24) hours of written notice from MPHA and provide verifiable proof of where the animal resides. Said pet owner may also be subject to termination of his or her dwelling lease.

RENT COLLECTION POLICY

1. **RENT:**

   A. Rent is due and payable in full on or before the first of each month. Tenant shall mail a check or money order using the return envelope provided with the bottom portion of the statement or use the other payment methods available. Tenants should not mail cash.

   B. Retroactive Rent is Rent and is due and collectable 30 days after MPHA gives written notice to the Tenant of the amount of Retroactive Rent that is owed, unless the Tenant and MPHA sign a lease addendum in the form of a Formal Repayment Agreement.

   C. If the Tenant does not pay the Rent; MPHA will mail a notice of lease termination to the Tenant which will provide the tenant with at least 14 days' notice. Tenant shall pay all Rent that is owed. Also, Tenants who have received a lease termination notice for nonpayment of rent must pay ALL Rent owed by cashier's check or money order at MPHA's Rent Collections Department. MPHA's acceptance of a partial payment of Rent is not a waiver of MPHA's right to terminate the lease for cause or non-payment of Rent.

2. **COURT EVICTION ACTIONS:**

   A. If the Tenant does not pay the Rent by the date stated on the lease termination notice; MPHA will file an Eviction Action in court for the Rent owed. The court will hold an Eviction Action hearing and may issue a Writ of Recovery to recover the premises within 24 hours of the court's decision.

   B. After MPHA files an Eviction Action, the Tenant must pay all Rent owed, the court filing fee and the fee for serving the Eviction Action, and other awarded fees or costs. The failure to timely pay Court Ordered Fees or costs is grounds to evict.

   C. In an Eviction Action, MPHA in its sole discretion, may permit a tenant who is otherwise lease compliant, to sign a court approved settlement agreement to pay all Rent that is due and owing and all court, filing and service fees or other awarded fees and costs (fees). For the purpose of this Part, lease non-compliance may be shown by a written warning of a lease violation from MPHA within the last 180 days or a pending or unresolved lease termination notice for cause.

   D. Tenants who are not otherwise lease compliant or who had two prior eviction actions for non-payment of Rent in the last 24 months must pay all rent and fees within eight calendar days of the court hearing.

   E. MPHA may terminate the Lease for cause when a Tenant has had two valid Eviction Actions for non-payment of Rent within four consecutive months or of three valid Eviction Actions for non-payment of Rent in 12 consecutive months. In these Lease terminations, the Tenant may not cure the lease termination or the resulting eviction by paying the Rent or fees. However, if the Tenant is evicted, the Tenant will owe the Rent and fees to MPHA.

   F. After MPHA obtains a Writ of Recovery, the Tenant may cure the Eviction Action by obtaining a court order to quash the Writ as permitted by law and regulation. MPHA may permit a Tenant who is otherwise lease compliant to cure the Eviction Action by paying all Rent and court filing, service and sheriff fees and other court awarded fees and costs that

are owing. Even if the court issues an order quashing the Writ, the Tenant is obligated to pay the amount owed, unless the court orders otherwise.

3. **LEASE ADDENDUM AND REPAYMENT AGREEMENTS FOR RETROACTIVE RENT**

A. MPHA will mail or deliver a Retroactive Rent Lease Addendum to the Tenant or the Tenant's unit.

B. If a Tenant disputes the amount of Retroactive (Retro) Rent, MPHA will offer an Informal Settlement Conferences. Before MPHA schedules a Formal Hearing, MPHA may require the Tenant pay the amount of Rent not in dispute as of the first of the preceding month. The Rent may include Monthly or Retroactive Rent that was due in the preceding month. See 24 C.F.R § 966.55 (e)(1).

C. **Retro rent repayment agreement**

1) MPHA will include all Retro Rent due and owing in determining the threshold of $5000.

2) MPHA will offer a repayment agreement if the amount of Retro Rent is $5000 or less. In order to qualify for a repayment agreement when the Retro Rent amount over $5000, but less than $10,000, the Tenant must pay the amount due above the $5000 threshold within 60 days of receiving notice of the balance. If Tenant does so, MPHA will offer a repayment agreement for the remainder of the balance, up to $5000. If the Retro Rent amount exceeds $5000 and is due in part or in total to Tenant's conduct, and the Tenant does not pay the amount over $5000 within 60 days of receiving the notice, MPHA will not offer a repayment agreement and can terminate the lease. If the Retro Rent is not timely paid, MPHA will terminate the lease for non-payment of Rent.

3) If the amount of Retro Rent is $10,000 or more and is due in part or in total to Tenant's conduct, MPHA will terminate the lease for cause regardless of whether the Retro Rent is paid. Cause may include but is not limited to when The Tenant:

a) did not report or under reported the income;

b) provided incomplete or inaccurate information or misrepresented any information on an income-reporting document; or

c) did not inform MPHA in writing that the amount of income on the lease addendum was incorrect.

4) If a Tenant owes less than $5000 in Retro Rent or owes any amount through no fault of the Tenant, MPHA may offer a Retro Rent repayment agreement to the Tenant. If the Tenant does not sign a Formal Repayment Agreement within 30 days after the Retro Rent is due, MPHA will terminate the lease for non-payment of Rent.

5) The repayment agreement may not exceed 24 months without the approval of the Director of Operations.

6) The Formal Repayment Agreement shall state:

a) reference the section(s) in the lease which were violated and that the Tenant may be subject to a termination of tenancy;

b) that the Retro Rent is in addition to the Monthly Rent;

c) that the terms of the agreement may be renegotiated if there has been a 25% decrease or increase in the Tenant Family's income;

d) that a late or missed payment is a default of the agreement and may result in termination of tenancy;

e) that all payments shall be rounded to the nearest dollar. The last payment should be the remaining balance on the agreement; and

f) if applicable, Minimum Rent Tenants shall pay the greater of $25 per month or 10% of the Total Tenant Payment that the Tenant should have paid at the time the income was earned.

4. **REVENUE RECAPTURE NOTICE AND HEARING:**

A. Under the Revenue Recapture Act (Minnesota Chapter 270A or as amended) MPHA may collect a debt owed by a former Tenant and set off against the Tenant's state income tax refund or property tax credit or refund or lottery prizes under Minn. Stat. §349A.08 or as otherwise provided by law. This section is intended to comply with the notice and hearing requirements of the Revenue Recapture Act.

B. **Notice to former tenant:**

1) Within five days after MPHA has notified the Commissioner of the Minnesota Department of Revenue under Minn. Stat. §270A.07 subd. 1, MPHA will mail a notice to the Tenant stating that MPHA has the right to offset a debt owed by the Tenant through the Commissioner of the Minnesota Department of Revenue.

2) If the letter is returned to MPHA as undeliverable or if MPHA believes the former Tenant did not receive the notice or that it does not have a current address, MPHA will obtain the last known address from the Commissioner of the Minnesota Department of Revenue and resend the notice if MPHA continues to pursue the claim.

3) The notice will state the basis for MPHA's claim, the dates the debt was incurred and that MPHA intends to request a set off of the refund against the debt.

4) The notice will state that:

a) The debt can be set off against the refund unless the time period allowed by law for the collecting the debt has expired;

b) the former Tenant may be exempt from the Revenue Recapture Program, if the former Tenant was receiving food support, transitional childcare, or transitional medical assistance at the time of recapture; and

c) the former Tenant has the opportunity to request a hearing to contest the validity of the claim and whether proper notice was given.

5) The notice will state that MPHA must receive a written request for the hearing within 45 days of the mailing date of the original notice or resent notice.

6) The 45 day timeframe starts when the Tenant has received the notice. The former Tenant has the burden of showing no notice was received.

C. **Scheduling of the hearing:** If former Tenant timely requests a hearing, MPHA will mail within 10 days from receipt of the request a letter stating the time, date, place and include the Fair Hearing and Due Process information listed below.

D. **Selection of hearing panel:** The Hearing Panel will be three persons appointed by MPHA. A Panel member shall be impartial and shall not be a person or subordinate of the person who was the former Tenant's Property Manager. If a Panel member knows of or has information about the former Tenant, the member must excuse themselves. The hearing will continue with two officers or will be rescheduled at the former Tenant's request.

E. **Fair hearing and due process** (See Hearing Rules Appendix)

1) At least two working days prior to the day of the hearing, the former Tenant may request the opportunity to review any MPHA documents, records or regulations that are relevant to the hearing. The review may not occur on the day of the hearing. The former Tenant may request a copy of any such document at the Tenant's expense.

2) The former Tenant may at their expense select an attorney or other person to be their representative at the hearing who may make statements, present evidence, and question witnesses at the hearing.

3) The hearing shall be private.

4) The former Tenant may present relevant evidence or witnesses to support their position and to controvert MPHA's evidence and may cross-examine MPHA's witnesses.

F. **Hearing procedures**

1) If the former Tenant fails to appear at a scheduled hearing, the Panel may postpone the hearing or may decide that the former Tenant has waived the right to attend the hearing by failing to appear or contact MPHA to reschedule. If the Panel determines that the former Tenant has waived the right to a hearing, the Panel will issue a decision based upon the evidence presented by MPHA.

2) The former Tenant has the burden to show that the former Tenant was receiving food support, transitional childcare, or transitional medical assistance at the time of recapture.

3) MPHA has the burden to show that the former Tenant owes the debt and has not paid the debt.

4) The hearing shall be informal, the rules of evidence do not apply, however oral and documentary evidence shall be relevant. The Panel is in charge of the hearing and shall require all participants to conduct themselves in an orderly fashion. The Panel may exclude any person, including the Tenant, who is disorderly.

5) Either party may make a record of the hearing at their own expense.

G. **Hearing Panel's Decision:**

1) The Panel shall prepare a written decision stating the reasons for the decision shall be based solely upon the evidence presented at the hearing.

2) MPHA in writing will notify the former Tenant, MPHA's representative and the Minnesota Department of Revenue of the Panel's decision within 10 working days.

3) The Panel's decision will be binding on MPHA unless MPHA's Board of Commissioners determines that the decision is contrary to federal, state, or local law or ordinance, HUD regulation or the Annual Contributions Contract between HUD and MPHA.

4) The Board of Commissioners will review the matter within the next two Board Meetings. MPHA will notify the former Tenant of the date of the Board review and will send the Board decision to the Tenant within ten days.

5) The Panel's decision is binding on the former Tenant who may not request another hearing to contest the validity of the debt.

6) The former Tenant may seek judicial review as provided by law.

H. **Administrative expense:** MPHA shall provide the space and administrative services and funds for the Panel.

I. **Reasonable accommodation and VAWA requests:**

1) If the former Tenant asks for reasonable accommodation at the Revenue Recapture Hearing in order to have access to the hearing or asks for reasonable accommodation or VAWA protections related to the reason for the Revenue Recapture, MPHA may reschedule the Revenue Recapture Hearing to give MPHA an opportunity to respond to the reasonable accommodation or VAWA request.

a) MPHA will notify the Tenant of the decision regarding the reasonable accommodation or VAWA request.

2) If the Tenant does not like MPHA's decision with regard to the reasonable accommodation or VAWA request, the Tenant may request review of the denial. The Tenant must request a hearing in writing within 10 working days from the time MPHA gives or mails the decision to the Tenant. A panel will review the denial of the reasonable accommodation or VAWA request first. Depending on the nature of the request and the hearing panel's decision on the request, the panel may also decide the validity of the debt.

3) The Tenant may not make a reasonable accommodation or VAWA request after the hearing has ended.

DEATH OF A TENANT VACATE

1. MPHA will attempt to contact the person(s) listed on the emergency contact form or HUD 92006 Supplement to Application for Federally Assisted Housing. Tenants complete this form at the initial lease signing and during the recertification process. MPHA will give unit keys only to the contact person(s) listed on the form or next-of-kin. MPHA reserves the right to change the unit locks or otherwise take measures to secure the unit upon the death of a resident.
2. Emergency Contact or next-of-kin must sign and comply with Intent to Vacate – Next-of-Kin Form, provided by MPHA.
3. If the unit is not vacated on the date agreed upon by the contact person, MPHA will take possession and dispose of personal items left in the unit.
4. If:
    A. reasonable efforts to contact the contact person have failed,
    B. the person contacted does not want to vacate the unit, or
    C. no contact person was provided,

    MPHA will terminate the lease and dispose of the personal items left in the unit in compliance with Minnesota Statutes, including but not limited to Minn. Stat. §§ 504B.265 and 504.271.
5. If the Head of Household dies leaving minor children in the unit and if requested, MPHA may consider a new Head of Household for the unit. The new Head of Household must be eligible for admission like any other applicant.

LIMITED ENGLISH PROFICIENCY PLAN

1. **PURPOSE:**

   The purpose of this Plan is to assist Minneapolis Public Housing Authority (MPHA) staff in providing meaningful access to MPHA's programs and activities by persons with Limited English Proficiency (LEP). MPHA is committed to complying with federal requirements by making reasonable efforts to provide free language assistance and meaningful access for its LEP clients. No LEP client will be denied access to an MPHA program because the client does not speak English or communicates in English on a limited basis.

2. **DEFINITION OF TERMS:**

   A. **Client** – A client is a person who:

      1) is an applicant for public housing, Section 8, homeownership and other MPHA programs;

      2) is a recipient of public housing, Section 8, home ownership and other MPHA programs; or

      3) may be eligible for MPHA's programs but is underserved and may benefit from an outreach program.

   B. **Effective communication** – Effective communication occurs when MPHA staff has taken reasonable steps to provide meaningful access to an LEP client. Effective communication also means that the LEP client is able to provide and receive required or necessary information.

   C. **Interpretation** – Interpretation means the oral or spoken transfer of a message from one language into another language.

   D. **Language assistance** - Language assistance includes interpretation and translation. MPHA has the sole discretion to determine when the language assistance in the form of interpretation or translation is needed and reasonable. MPHA will periodically review its language assistance program to ensure meaningful access.

   E. **Limited English Proficiency (LEP)** – A person who does not speak English as their primary language **and** who has a limited ability to read, write, speak, or understand English may be limited English proficient (LEP) and may be entitled to language assistance with respect to a particular program, benefit or right. The focus is on the client's lack of English proficiency. A client who proficiently speaks English may not be a LEP client.

   F. **Meaningful access –** Meaningful Access is free language assistance in compliance with federal requirements. MPHA's goal is to provide meaningful access to MPHA's programs and services by LEP persons in a manner that balances the following four factors:

      1) The number of or proportion of LEP persons eligible to be served or likely to be encountered by MPHA.

      2) The frequency with which MPHA comes into contact with a particular language. MPHA's daily contact with a particular language may require more language service than sporadic contact.

3) The nature and importance of the program, activity, or service to the person's life. A compulsory activity is evidence of importance. For example, voluntary attendance at a resident meeting does not have the same importance as the application and termination process for Public Housing and Section 8 participation.

4) MPHA's resources and the cost of providing meaningful access. Reasonable steps may cease to be reasonable where the costs imposed substantially exceed the benefits. MPHA determines the budget for language assistance.

G. **Translation** – Translation means the written transfer of a message from one language into another language. In any conflict between an English document and a translated document, the English version will control.

H. **Vital document –** A vital document is one that is critical for ensuring that a LEP person has Meaningful Access.

3. **OFFER OF FREE LANGUAGE ASSISTANCE:**

MPHA staff will take reasonable steps to offer the opportunity for meaningful access to LEP clients who have difficulty communicating in English. If a client asks for language assistance and MPHA determines that the client is LEP and that language assistance is necessary to provide meaningful access, MPHA will make reasonable efforts to provide free language assistance. If reasonably possible MPHA will provide language assistance in the LEP client's preferred language.

4. **LANGUAGE ASSISTANCE**:

A. **Mix of language assistance**: MPHA has substantial flexibility in determining the type of language assistance necessary to provide meaningful access. Meaningful access should be at a time and place that avoids the effective denial of the program or an undue burden or delay in the rights, benefits, or services to the LEP person.

B. **Translation of documents**:

1) Where 5% or 1,000 persons, whichever is less, of MPHA's public housing Tenants, or Section 8 recipients, or applicants to these programs are part of an eligible LEP language group, MPHA will translate the public housing lease and selected documents of vital importance in that language.

2) MPHA's determination to translate vital documents will be on a case by case basis considering the totality of circumstances and the four factors listed under Section B. 6. Meaningful Access. MPHA will also weigh the costs and benefits of translation, the barriers of meaningful translation of technical housing information, and the likely lifespan of the document.

3) MPHA may also consider the likely lifespan of the document. Based upon this analysis, MPHA has determined that it is not cost effective to translate a one of a kind document such as a letter denying admission to a program, notice of lease termination, a court eviction action, and a Section 8 notice of termination of rental assistance program participation and a letter of non-disclosure.

4) Persons who may approve the translation of a document include: Executive Director; Deputy Executive Director; Managing Director of Low Income Public Housing; Managing Director of the Section 8/Housing Choice Voucher Program and General Counsel.

C. **Formal interpreters**:

1) Formal interpreters include MPHA bilingual staff and contract vendors.
2) Formal interpreters shall be used at the:
   a) formal hearing for denial of admission to public housing; and
   b) informal settlement conferences and formal hearing for termination of public housing;
3) MPHA Staff interpreter may not be a subordinate to the person making the decision.

D. **Informal interpreters**:

1) Informal interpreters may include family members, friends, legal guardians, service representatives or advocates of the LEP client. Informal interpreters may be appropriate depending upon the circumstances and subject matter. However, in many circumstances, informal interpreters, especially children, are not competent to provide quality and accurate interpretations. There may be issues of confidentiality, competency, or conflict of interest.
2) An LEP person may use an informal interpreter of their own choosing and expense in place of or as a supplement to the free language assistance offered by MPHA. If possible, MPHA should accommodate a LEP client's request to have an informal interpreter. In these cases, the client and interpreter should sign a Waiver of Free Interpreter Services.
3) MPHA may risk noncompliance if it requires, suggests, or encourages a LEP client to use an informal interpreter.
4) If an LEP client prefers an informal interpreter, after MPHA has offered free interpreter services, the informal interpreter may interpret.
5) If an LEP client wants an informal interpreter, MPHA may also have a formal interpreter present.

E. **Outside resources**:

1) Outside Resources may include community volunteers, Minneapolis Highrise Representative Council, City Liaison, and MPHA Tenants or Section 8 participants.
2) Outside Resources may be used for interpretive services at public or informal meetings or events if a timely request has been made.

F. **Emergency situations**: Any interpreter may be used in an emergency situation. MPHA should first respond to the emergency and follow-up with language assistance as appropriate.

G. **Document use of interpreter**: MPHA staff will document in the LEP client's file or record when an interpreter is used during the application and termination process to an MPHA program or during a public housing grievance procedure.

H. **Vital document**: A vital document is one that is critical for ensuring that a LEP person has Meaningful Access.

5. **GUIDELINES FOR USING AN INTERPRETER:**
   A. State the purpose of your communication and describe the type of information you may convey.
   B. Enunciate your words and avoid contractions such as “can’t” which can be easily misunderstood. Instead say, “cannot.”
   C. Speak in short sentences, expressing one idea at a time and allow the information to be interpreted.
   D. Avoid the use of double negatives, e.g., “If you don’t appear in person, you won’t get your benefits.” Instead say, “You must come in person in order to get your benefits.”
   E. Speak to the LEP client and not to the interpreter.
   F. Avoid using slang and acronyms such as MFIP. If you must do so, please explain their meaning.
   G. Provide brief explanations of technical terms or terms of art, such as recertification, income disregard and Minimum Rent.
   H. Occasionally ask if the interpreter understands the information or if you should slow down or speed up your speech. If the interpreter is confused, the client may also be confused.
   I. Occasionally ask if the LEP client understands the information. You may have to repeat or clarify some information by saying it in a different way.
   J. Be patient and thank the interpreter.

6. **NOTICE OF FREE LANGUAGE ASSISTANCE FOR MPHA BUSINESS:**

   MPHA will provide notice of free Language Assistance as follows:
   A. Applications for public housing will request applicants to indicate if they are LEP and need free language assistance for MPHA business.
   B. Any letter informing clients about recertification will state that clients may contact their eligibility technician to request free language assistance for MPHA business.
   C. Each denial to public housing and lease termination to an LEP client will state that the client may contact MPHA for free language assistance about the action taken.
   D. The public housing monthly rental statement will state that a Tenant may contact their property manager for free language assistance for MPHA business.
   E. On other occasions as determined by MPHA which may include documents informing persons about how to apply for MPHA programs.

7. **PRIVATE AND CONFIDENTIAL DATA:**
   A. **MPHA staff interpreters -** Federal and state law requires MPHA to protect private or confidential data.
   B. **Contract language assistance vendors** - Contract language assistance vendors will sign a “State and Federal Data Privacy Statement” form as part of the contract documents.
   C. **Informal interpreters -** When using informal interpreters MPHA should have the informal interpreter and client sign a “Waiver of Free Interpretive Services” form.

8. **COLLECTION OF LANGUAGE INFORMATION:**
   A. The application for public housing shall ask the LEP client to identify their language.
   B. MPHA will enter a client's language on the tracking software for public housing.
9. **MPHA STAFF TRAINING:**
   A. MPHA will designate a staff member as LEP Coordinator, responsible for ongoing updates of the LEP analysis, addressing staff and public questions and issues related to LEP matters, and providing ongoing LEP training.
   B. MPHA will make the LEP Plan available to staff.
   C. MPHA will inform new employees in the New Employee Orientation of MPHA's duty to offer free language assistance in compliance with federal requirements.
   D. MPHA Staff who have ongoing contact with LEP clients will attend LEP training.
      1) LEP training will include the following:
         a) MPHA's duty to offer free language assistance in compliance with federal requirements;
         b) The substance of MPHA's LEP Plan;
         c) How to document a client's language needs; and
         d) Identity of the LEP Manager, bilingual staff, and contract interpreters.
      2) MPHA will make a language identification flashcard available to staff.
10. **MONITORING:**

    Periodically, the MPHA LEP Manager will review and revise the LEP Plan. The review will include:
    A. A summary report from the tracking software of the number of MPHA clients who are LEP.
    B. A summary report from the tracking software listing the languages used by LEP clients.
    C. A determination as to whether 5% of MPHA's clients speak a specific language requiring the translation of documents as provided in Part D-2 listed above.
11. **LEP PLAN DISTRIBUTION AND PUBLIC POSTING:**

    The LEP Plan will be:
    A. Distributed to all MPHA supervisors.
    B. Available in MPHA Management Offices and the Section 8 Department.
    C. Posted on MPHA's website, mphaonline.org.
12. **CONFLICT AND SCOPE**
    A. The LEP Plan does not create a standard of care, a covenant of habitability or any rights to third parties or MPHA clients. The Plan does not enlarge MPHA's duty under any law, regulation, or ordinance. If this Plan conflicts with applicable law, regulation or ordinance, the applicable law, regulation, or ordinance shall prevail. The Plan is a general guideline as to a standard of care to which MPHA aspires.

REASONABLE ACCOMMODATION POLICY

1. **PURPOSE**

The purpose of this policy is to assist Minneapolis Public Housing Authority (MPHA) staff in providing reasonable accommodations to its applicants, public housing Tenants, Section 8 participants, and other program recipients with a disability. It does not enlarge MPHA's duty under any law, regulation, or ordinance. Where in conflict, the applicable law, regulation, or ordinance shall prevail.

2. **NON-DISCRIMINATION STATEMENT**

A. MPHA's policy is to comply with the Rehabilitation Act, § 504 29 U.S.C. § 794, as implemented by 24 C.F.R. § 8, Americans with Disabilities Act, 42 U.S.C. § 2101 as implemented by 28 C.F.R. § 35 and 29 C.F.R. § 1630, Fair Housing Act, 42 U.S.C. § 3601 as implemented by 24 C.F.R. §100, Minnesota Human Rights Act, Minn. Stat. § 363 and Minneapolis Civil Rights Ordinance.

B. MPHA shall not discriminate or retaliate against an applicant, public housing Tenant, Section 8 participant or other program recipient because of disability, race, color, creed, religion, national origin or ancestry, familial status, sex, sexual preference, veteran status, public assistance status, marital status, age, or political affiliation. MPHA shall not retaliate against a person who claims discrimination. MPHA shall not, solely on the basis of a disability, deny benefits to an otherwise qualified person. MPHA shall give a qualified person with a disability through a reasonable accommodation an equal opportunity to participate in and benefit from its housing, aid, benefit, or service.

C. By means of reasonable accommodation, MPHA shall give a qualified person with a disability housing, aid, benefit, or service that is equally effective as that provided to others without a disability. The term "equally effective" is not intended to produce an identical result or level of achievement as a person without a disability but is intended to give a person with a disability an equal opportunity to obtain the same result or level of achievement.

D. MPHA Director of Operations is designated MPHA's Section 504/ADA Coordinator.

3. **DISABILITY**

A. A person with a disability is one who:

1) Has a physical or mental impairment that substantially or as regards the Minnesota Human Rights Act and Minneapolis Ordinances materially limits one or more major life activity;

2) Has a record of such impairment; or

3) Is regarded as having such impairment.

B. Specifically, excluded from the definition of a disability under the Americans with Disabilities Act are:

1) Sexual behavior disorders such as transvestitism, pedophilia, exhibitionism, and voyeurism.

2) Compulsive gamblers, kleptomaniacs, or pyromaniacs.

3) Homosexuality, bisexuality, gender disorders and transsexual conduct

C. Under the Americans with Disabilities Act, the disability must be current and substantially limit one or more major life activity. Under certain circumstances, physical conditions such as high blood pressure and poor vision, which are corrected by medication or another measure, are not disabilities.

D. Under 24 CFR § 100.201 (a)(2), a disability does not include the current illegal use of a controlled substance. Also, being a transvestite is not a disability. Also, for purposes of eligibility for low-income housing a person does not have a disability solely based on any drug dependence.

4. **MAJOR LIFE ACTIVITY**

A. Includes but is not limited to caring for oneself, doing manual tasks, walking, seeing, sleeping, hearing, speaking, breathing, learning, and working.

5. **MENTAL AND PHYSICAL IMPAIRMENTS**

A. A mental impairment may include but is not limited to mental retardation, organic brain syndrome, emotional or mental illness and specific learning disabilities.

B. A physical impairment may include the following body systems: neurological; musculoskeletal; senses; respiratory; cardiovascular; reproductive, digestive, genito-urinary, hemic, and lymphatic; skin; and endocrine.

C. A mental or physical impairment may include but is not limited to cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, and mental retardation.

6. **A QUALIFIED PERSON WITH A DISABILITY**

One who meets the essential eligibility requirements and who can achieve the purpose of the program or activity with or without reasonable accommodation or modification.

7. **ESSENTIAL ELIGIBILITY REQUIREMENTS**

A. Include but are not limited to:

1) stated eligibility requirements like income;
2) compliance with selection criteria;
3) timely payment of financial obligations;
4) care of premises;
5) no disqualifying criminal or drug activities;
6) respect for the rights of others;
7) explicit or implicit requirements inherent to the program or activity; and
8) compliance with all obligations of occupancy with or without supportive services provided by persons other than MPHA.

B. A person may request reasonable accommodation to meet the essential eligibility requirements. For instance, a mentally ill person whose conduct even with a reasonable accommodation poses a significant risk of substantial interference with the health, safety, or peaceful enjoyment of the premises, or would result in substantial physical damage to

the property of others, may not be qualified for a project or program lacking the necessary supportive services.

8. **EXCLUSIONS**

A person with a disability may be excluded if the person is not "otherwise qualified" for housing or when a person's tenancy with or without a reasonable accommodation would pose a direct threat to others or the person's own health or safety or would result in substantial physical damage to the property of others.

9. **UNDUE HARDSHIP**

MPHA has the burden to show that reasonable accommodation would result in an undue hardship. An undue hardship is a significant difficulty or expense or undue financial or administrative burden.

10. **REASONABLE ACCOMMODATION**

A. Need for a Reasonable Accommodation and Nexus Between the Disability and Accommodation

A reasonable accommodation may include a transfer, an alteration to the home or housing complex or an exception to MPHA's rules, policies, or procedures. While MPHA may accept the judgment of the person with the disability that accommodation is needed, MPHA may require the person to show the need for accommodation or to permit an Inspection of the Premises. Also, MPHA may investigate alternatives to the requested accommodation and/or alternative methods of providing the requested accommodation. MPHA will select appropriate accommodation which is most convenient and cost effective for MPHA.

The person with the disability has the burden of showing that there is a connection between the disability and the accommodation and a connection between the disability and the lease violation. The person must also show that the accommodation is likely to enable the person to comply with the lease or the program and that the person will accept the necessary assistance.

However, MPHA cannot amend the lease or the program requiring the person to accept such services. MPHA may evict or deny admission to the program if the rejection of the services results in conduct that violates the lease or program. For example, MPHA may not evict a Tenant for not taking a medication but may evict the Tenant for conduct resulting in serious or repeated lease violations resulting from not taking the medication.

B. The requesting party, applicant, or Tenant has the burden to show that the request is linked to the disability, is necessary to afford the person an equal opportunity to enjoy public housing and is possible to implement. Equal opportunity means that the program is equally accessible to disabled and non-disabled persons. Thus, three key elements are necessity, equal opportunity, and reasonableness.

C. **REASONS TO DENY AN ACCOMMODATION**

1) MPHA shall make a reasonable accommodation for a physical or mental impairment of a qualified applicant or recipient unless MPHA shows that:

a) the accommodation would impose an undue financial and administrative burden;

b) the accommodation will fundamentally change the nature of the program;

c) the accommodation would pose a direct threat to others;

d) the accommodation will create an unsafe condition;

e) the accommodation would result in substantial physical damage to MPHA's property or the property of others;

f) the person cannot meet the essential eligibility requirements;

g) the request is not a request for a reasonable accommodation;

h) there is a lack of documentation of the disability;

i) the documentation of the disability lacks credibility or foundation;

j) the accommodation has failed in the past and the person cannot show new circumstances as to why the accommodation will likely work in the future;

k) the request is based upon a personal preference;

l) in the case of extra bedrooms or space that the person is not using the space for the intended reasonable accommodation; or

m) other reasons as provided by law or regulation.

D. For instance, reasonable accommodation is not a personal preference. A personal preference is the liking of something over another. In addition, reasonable accommodation does not require MPHA to provide counseling, medical or social services that are outside the scope of services provided to other persons.

E. MPHA may also deny a request for reasonable accommodation if the person does not show a necessity, an equal opportunity and reasonableness as stated in Section 10. B. above.

11. **COMMUNICATION ACCOMMODATIONS**

MPHA shall make reasonable accommodations to communicate with applicants, public housing Tenants, Section 8 participants, other program recipients and members of the public. Reasonable accommodations may include using auxiliary aids such as interpreters for applicants, Braille materials, large print materials, audio tapes, note takers or telecommunication devices for deaf people. MPHA is not required to provide devices that are of a personal nature or that are prescribed for personal use or study.

12. **APPLICANTS FOR PUBLIC HOUSING**

A. During the application process, MPHA may ask all applicants the same appropriate questions. An applicant is not required to talk about a disability. However, MPHA may ask an applicant to verify a disability if the applicant asks for reasonable accommodation. MPHA shall not assume that a person has a disability.

B. An applicant may refuse to explain negative information because it may reveal the existence, nature, or severity of a disability. The applicant has the right not to discuss the disability. However, MPHA may have the right to deny admission because of a lack of information or negative information.

C. If an applicant requests reasonable accommodation, the applicant has the burden of showing that the accommodation is likely to enable the applicant to comply with the lease and that the applicant will accept necessary assistance. MPHA cannot amend the lease or

program to require the person to accept such services but may evict or deny admission if the rejection of the services results in conduct that violates the lease or program.

D. With or without reasonable accommodation, the applicant shall complete the application process, meet eligibility criteria, and shall follow the lease.

13. **PROCESS FOR REQUESTING REASONABLE ACCOMMODATION**

An applicant or an applicant's representative should submit a request for reasonable accommodation to the Manager of the Leasing, Occupancy and Compliance Department and not to a Hearing Panel.

A. A Tenant or Tenant's representative shall give a request for reasonable accommodation to their Property Manager and not to a Hearing Panel.

B. MPHA will process the request and if necessary, investigate or obtain additional information.

C. Within 30 days after receipt of the request, MPHA will inform the applicant or Tenant of a denial, approval, or the need for ongoing investigation.

D. If MPHA denies the request, MPHA will offer the grievance procedure in compliance with the Requirement for Admission for applicants and the Tenant Grievance Procedures for Tenants.

14. **PHYSICAL ACCESSIBILITY**

A. Where practicable, MPHA's buildings will be physically accessible and usable by disabled persons. With each physical alteration, a cost base analysis may be needed. Cost base factors include but are not limited to the type of accommodation, cost, the size of MPHA's overall housing business, number of units, type of units, budget, expenses, and ability to recoup the cost.

B. Alterations in new construction shall comply with federal and state law and regulations. MPHA will comply with Section 10. A. in determining whether to grant physical accommodation. If physical accommodation is unreasonable, MPHA may provide for program access at a different accessible location.

15. **BARRIER-FREE UNITS**

It is MPHA's goal to provide barrier-free units for persons with mobility-impairments of at least 5% of the total number of the units in each project as follows:

A. In new construction 5% of the units will be barrier free and an additional 2% will be accessible for the hearing or sight impaired. MPHA will comply with accessibility standards as provided by the Uniform Federal Accessibility Standards, 24 C.F.R. § 40, Appendix A, and the Americans with Disabilities Act Accessibility Guidelines.

B. If the rehabilitation of existing projects is 75% or more of the replacement cost of the completed facility, 5% of the units will be barrier free and as needed, equipment for the hearing or sight impaired will be installed.

C. Alteration work in a dwelling unit that does not exceed 75% of the replacement cost of the completed facility, but is substantial in nature as determined by MPHA, will include the conversion of 5% of the units to barrier free at the time of construction.

D. Buildings receiving modernization work resulting in substantial work in the units which does not exceed 75% of the cost of the unit and with existing programs that service the disabled or frail elderly, the number of handicapped units may exceed 5% at MPHA's discretion.

E. Consistent with the provisions of this policy, barrier free units may be created to meet the specific needs of a Tenant in a building.

16. **ACCESSIBLE UNITS FOR HEARING AND SIGHT IMPAIRED**

MPHA will modify units to reasonably accommodate Tenants with hearing or sight impairments consistent with the provisions of this policy.

17. **BARRIER-FREE COMMON AREAS AND NON-DWELLING AREAS**

It is MPHA's goal to achieve barrier free common areas and non-dwelling sites. Non-dwelling areas within a building, which are not accessible, will be modified to meet accessibility requirements when the building undergoes comprehensive modernization or when making a reasonable accommodation.

18. **ASSISTANCE ANIMALS**

A. The requesting party, applicant or Tenant with a qualified disability may request an assistance animal, if such animal is necessary as a reasonable accommodation for their disabilities.

B. The requesting party, applicant or Tenant has the burden to show that the assistance animal is necessary to afford the individual an equal opportunity to use and enjoy a dwelling or to participate in the housing service or program. Further, there must be a relationship, or nexus, between the individual's disability and the assistance the animal provided.

C. MPHA may request the individual to submit reliable documentation of a disability or their disability-related need for an assistance animal if not obvious.

D. Assistance animals must be registered and follow the provisions of the Pet Policy (See the Pet Policy), except no pet deposit will be charged. Breed, size, and weight limitations will not be applied to assistance animals. MPHA may deny access to an assistance animal that poses a direct threat to the health and safety of others or causes substantial physical damage to the building, unit, or property of others that cannot be eliminated or reduced by a reasonable modification of other policies, practices, or procedures.

19. **TENANT TRANSFER TO ANOTHER UNIT**

A. When MPHA determines that a transfer is appropriate as a reasonable accommodation to a person with a disability, MPHA will offer one suitable unit to the Tenant. If MPHA determines that the refusal is not caused by the disability, MPHA will cancel the transfer.

B. MPHA will offer a transfer or modification to a Tenant in the priority listed below.

1) First, if available, MPHA will offer the Tenant a unit in the same project.

2) Second, if available, MPHA will offer the Tenant a unit in any building. If a unit is not available, the Tenant will be placed on a waiting list for a reasonable period of time.

3) Third, MPHA may modify the Tenant's current unit consistent with the provisions of this policy.

4) Fourth, MPHA will offer the Tenant a Section 8 voucher.

C. MPHA will not transfer a Tenant under this policy when a lease termination is pending for a reason unrelated to the disability.

20. **DISABLED APPLICANTS ON THE WAITING LIST**

A. MPHA will offer a unit to a disabled applicant who is qualified and needs a modified unit in the priority listed below:

1) When the qualified applicant is on the waiting list and when an appropriate modified unit is available and no Tenant in the building needs the features of the unit.

2) When a qualified applicant is at the top of the waiting list, and an appropriate modified unit is not available, MPHA may modify a unit consistent with the provisions of this policy.

3) If an appropriate modified unit becomes available and no disabled applicant is on the waiting list and no Tenant in the building needs the modified unit, the unit will be offered to the next qualified applicant on the waiting list. However, if the modified unit is needed for a disabled applicant or Tenant, the occupant in the unit shall vacate and transfer to another unit. The transferred Tenant is entitled to due process.

21. **PROGRAM ACCESSIBILITY**

MPHA will provide reasonable accommodation for qualified persons with disabilities to have access and use its programs. Except when necessary to maintain the fundamental nature of the program, MPHA will not use the eligibility criteria, which adversely impacts upon disabled persons.

22. **A DISABLED PERSON'S COMPLIANCE WITH MPHA'S RULES, POLICIES OR PROCEDURES:**

A. Reasonable accommodation may include an exception to MPHA's rules, policies, and procedures. If an applicant or recipient can show that the failure to comply with a rule, policy or procedure was due to a disability, MPHA may reinstate the person's status. This may include reinstating the person to a waiting list at an original spot or setting aside the termination or eviction procedures.

B. An exception to MPHA's rules, procedures and policies does not require a lowering or a waiver of the essential requirements of a lease or program. If a Tenant refuses services or another reasonable accommodation, and violating conduct continues, MPHA may take the same action as it would with a person without a disability.

C. A disabled person is required to show documentation of the disability and the need for the accommodation. Without such documentation, MPHA need not offer accommodation such as a companion or service animal. If MPHA allows a disabled person to have a companion or service animal, the person must maintain health and safety standards in keeping the animal. Animals that are dangerous or potentially dangerous under federal law or regulation, state law or local ordinance are not permitted.

23. **GRIEVANCES**

If MPHA denies a request for reasonable accommodation MPHA will offer the person, the opportunity to request the grievance procedure as provided in the grievance procedures as explained in the SOP or Section 8 Program Administrative Plan.

24. **CONFLICT AND SCOPE**

This Policy does not enlarge MPHA's duty under any law, regulation, or ordinance. If this Policy conflicts with applicable law, regulation or ordinance, the applicable law, regulation, or ordinance shall prevail. This Policy shall apply to all MPHA programs designed to provide financial or advisory assistance to persons seeking housing, including the Family Self Sufficiency Program and Housing Counseling Programs.

VIOLENCE AGAINST WOMEN ACT POLICY

1. **PURPOSE**

The purpose of this Policy is to reduce Domestic Violence, Dating Violence, Sexual Assault and Stalking and to prevent homelessness resulting from such acts by:

A. protecting the safety of Victims;

B. creating long-term housing solutions for Victims;

C. building collaborations among Victim service providers; and

D. assisting MPHA to respond appropriately to the violence while maintaining a safe environment for MPHA, employees, Tenants, applicants, Section 8 participants, program participants and others.

The Policy will assist the Minneapolis Public Housing Authority (MPHA) in providing rights under the Violence Against Women Reauthorization Act of 2022 (VAWA) to its applicants, public housing Tenants, Section 8 participants, and other program participants.

2. **MISSION STATEMENT**

MPHA's policy is to comply with VAWA with implementing regulations at 24 CRF Part 5, Subpart L. MPHA shall not discriminate against an applicant, public housing Tenant, Section 8 program participant or other program participant on the basis of the rights or privileges provided under the VAWA.

This Policy is incorporated into MPHA's "Statement of Policies Governing Admission to Continuing Occupancy of Low Rent Housing" and applies to all MPHA housing programs including the Family Self Sufficiency Program and Housing Counseling Programs.

3. **DEFINITIONS**

The definitions in this Section apply only to this Policy.

A. **AFFILIATED INDIVIDUAL:** A spouse, parent, brother, sister, or child of that individual, or a person to whom that individual stands in the place of a parent or guardian (for example, the affiliated individual is a person in the care, custody, or control of that individual), or any individual, tenant, or lawful occupant living in the household of that individual.

B. **CONFIDENTIALITY:** Means that MPHA will not enter information provided to MPHA under 4.F. into a shared database or provide this information to any related entity except as stated in 4.G.

C. **DATING VIOLENCE:** Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the Victim; and (b) where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; (iii) the frequency of interaction between the persons involved in the relationship. 24 CFR § 5.2003.

D. **DOMESTIC VIOLENCE**: A felony or misdemeanor crime committed by a current or former spouse or intimate partner of the victim under the family or domestic violence laws of Minnesota and, in the case of victim services, includes the use or attempted use of physical abuse or sexual abuse, or a pattern of any other coercive behavior committed, enabled, or solicited to gain or maintain power and control over a victim, including verbal,

psychological, economic, or technological abuse that may or may not constitute criminal behavior, by a person who—

1) is a current or former spouse or intimate partner of the victim, or person similarly situated to a spouse of the victim;
2) is cohabitating, or has cohabitated, with the victim as a spouse or intimate partner;
3) shares a child in common with the victim; or
4) commits acts against a youth or adult victim who is protected from those acts under the family or domestic violence laws of Minnesota.

E. **ECONOMIC ABUSE:** Behavior that is coercive, deceptive, or unreasonably controls or restrains a person's ability to acquire, use, or maintain economic resources to which they are entitled, including using coercion, fraud, or manipulation to—

1) restrict a person's access to money, assets, credit, or financial information;
2) unfairly use a person's personal economic resources, including money, assets, and credit, for one's own advantage; or
3) exert undue influence over a person's financial and economic behavior or decisions, including forcing default on joint or other financial obligations, exploiting powers of attorney, guardianship, or conservatorship, or failing or neglecting to act in the best interests of a person to whom one has a fiduciary duty.

F. **IMMEDIATELY AVAILABLE UNIT:** For the purposes of a VAWA Emergency Transfer, an immediately available unit means the first suitable, appropriate, and vacant unit that is available to transfer the victim into upon approval of the VAWA emergency transfer request.

G. **INVOLUNTARY DISPLACEMENT:** Occurs when a Victim has vacated or will have to vacate their housing unit because of Domestic Violence, Dating Violence, Sexual Assault or Stalking against the Victim.

H. **PERPETRATOR:** A person who commits an act of Domestic Violence, Dating Violence, Sexual Assault or Stalking against a Victim. Except for Sexual Assault and Stalking, the Perpetrator and Victim must be current or former spouses or intimate partners, parent and child, persons with children in common, persons related by blood, persons who are residing in or have resided together, or persons in a significant romantic relationship.

I. **SEXUAL ASSAULT:** Any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the Victim lacks capacity to consent. 42 U.S.C. § 13925(a)(29). See Minn. Stat. §§ 609.342 to 609.3451.

J. **STALKING**: Engaging in a course of conduct directed at a specific person which the Perpetrator knows or has reason to know would cause a reasonable person under the circumstances to: (1) feel frightened, threatened, oppressed, persecuted, or intimidated; (2) fear for the person's individual safety or the safety or others; or (3) suffer substantial emotional distress regardless of the relationship between the Perpetrator and the victim. 24 CRF § 5.2003. Stalking is also defined in Minn. Stat. § 609.749.

K. **TECHNOLOGICAL ABUSE:** An act or pattern of behavior that occurs within domestic violence, sexual assault, dating violence or stalking and is intended to harm, threaten,

intimidate, control, stalk, harass, impersonate, exploit, extort, or monitor, except as otherwise permitted by law, another person, that occurs using any form of technology, including but not limited to: internet enabled devices, online spaces and platforms, computers, mobile devices, cameras and imaging programs, apps, location tracking devices, or communication technologies, or any other emerging technologies.

L. **VICTIM**: Is a tenant, applicant, Section 8 participant, and an Affiliated Individual of such persons and who is the Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking under this Policy and who has timely and completely completed the certification under 4.F. or as requested by MPHA.

4. **CERTIFICATION AND CONFIDENTIALITY**

A. **Certification**

1) MPHA May Request Certification. If an applicant or Tenant claims protection under VAWA due to denial of an application, termination of tenancy or other adverse action, MPHA may require the person who claims the VAWA protections to deliver a signed certification or other documentation concerning the incident or incidents. The applicant or Tenant can choose the form of documentation to submit from the acceptable forms of certification listed below. If the person does not deliver this certification within the time period allowed (see 4.F. below), they will lose the legal protections provided by VAWA.

2) Acceptable forms of certification: There are four ways to comply with a certification request by MPHA:

a) Complete a certification form approved by HUD (Form HUD-5382 or other approved form, which is available in multiple languages at www.hud.gov/hudclips); or

b) Provide a corroborating record from a Federal, State, tribal, territorial, or local law enforcement agency (e.g. police), court, or administrative agency;

c) Provide a document signed by the Victim and signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, or a mental health professional from whom the Victim has sought assistance in addressing the domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse that specifies under penalty of perjury that the professional believes in the occurrence of the incident of domestic violence, dating violence, sexual assault, or stalking occurred and is grounds for protection; or

d) Self-Certification.

3) Perjury**:** The certification must state that the Victim or any other person signing it or providing documentation are doing so under penalty of perjury (28. U.S.C. 1746).

4) Time limit**:** The applicant or Tenant must deliver certification in one of the three ways listed in 4.B above, within the time period set forth in this section.

5) Conflicting information**:** If MPHA receives documentation under this Section that contains conflicting information, MPHA may, within its own discretion, require the Victim to submit additional third-party documentation, as described in Part 4.B.2,

4.B.3, or 4.B.4 above, within 30 calendar days after the Victim receives a written request for third party documentation.

B. **Failure to provide certification:** The person shall provide complete and accurate certifications to MPHA and manager within 14 business days after the person receives a written request that the person complete the certification. If the request is mailed and accurately addressed to the person's public housing address receipt shall occur 3 business days after the mailing of the request and the person shall have 17 business days from the date of the mailing to return the certification. If the person does not provide a complete and accurate certification within the 14 or 17 business day period, MPHA may take action to deny or terminate participation or tenancy under: 42 U. S. C. § 1437 d (l) (5) & (6); 42 U. S. C. §1437 d (c) (3); 42 U. S. C. § 1437f (c)(9); 42 U. S. C. § 1437f (d)(1)(B)(ii) & (iii); 42 U. S. C. § 1437f (o)(7)(C) &(D); 42 U. S. C. § 1437f (o)(20), or for other good cause.

C. **Confidentiality**

MPHA and manager shall keep all information provided to MPHA under this Section confidential. MPHA, owner and manager shall not enter the information into a shared database or provide to any related entity except to the extent that:

1) the Victim requests or consents to the disclosure in writing;
2) the disclosure is required for:
3) eviction from public housing under 42 U. S. C. § 1437 d (l) (5) & (6) (See Section 5 in this Policy);
4) termination of Section 8 assistance under 42 U. S. C. § 1437f (c)(9); 42 U. S. C. § 1437f (d)(1)(B)(ii) & (iii); 42 U. S. C. § 1437f (o)(7)(C) &(D); or 42 U. S. C. § 1437f (o)(20) (See Section G in this Policy); or
5) the disclosure is required by applicable law.

D. **Compliance not sufficient to constitute evidence of unreasonable act:**

MPHA or manager's compliance with Sections 4.A and 4.B. alone shall not be sufficient to show evidence of an unreasonable act or omission by them.

5. **APPROPRIATE BASIS FOR DENIAL OF ADMISSION, ASSISTANCE OR TENANCY:**

A. MPHA shall not deny participation or admission to a program on the basis of a person's Victim status if the person otherwise qualifies for admission or assistance.

B. An incident or incidents of actual or threatened Domestic Violence, Dating Violence, Sexual Assault or Stalking will not be a serious or repeated violation of the lease by Victim and shall not be good cause for denying to a Victim admission to a program, terminating Section 8 assistance or occupancy rights, or evicting a Tenant.

C. Criminal activity directly related to Domestic Violence, Dating Violence, Sexual Assault or Stalking engaged in by a member of a Tenant's household or any guest or other person under the Tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the Tenant or an Affiliated Individual of the Tenant's family is the Victim of that Domestic Violence, Dating Violence, Sexual Assault or Stalking.

D. Notwithstanding Sections 5.A., 5.B., and 5.C. MPHA or manager may bifurcate a lease to evict, remove or terminate assistance to any individual who is a Tenant or lawful occupant

and who engages in criminal activity directly relating to Domestic Violence, Dating Violence, Sexual Assault, or Stalking against an Affiliated Individual or other individual without evicting, removing, terminating assistance to or otherwise penalizing the Victim of the violence who is also a Tenant or lawful occupant. A lease bifurcation shall be carried out in accordance with the requirements and procedures prescribed by Federal, State, or local law for evictions or termination of assistance.

If the Perpetrator was the sole tenant eligible to receive assistance, MPHA shall permit the remaining tenants or participants 90 calendar days from the date of the bifurcation of the lease or until the end of the lease, whichever is shorter, to establish eligibility for the housing program, to establish eligibility under another covered housing program, or to find alternative housing. MPHA may, at its sole discretion, allow remaining tenants or participants an additional 60 calendar days. 42 U.S.C. §1437 (l)(6)(B); 42 U.S.C. §1437 f (c)(9) (C)ii

E. Nothing in Sections 5.A., 5.B., and 5.C. shall limit the authority of MPHA or manager, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the Victim and issued to address the distribution or possession of property among the household members when the family breaks up. 42 U.S.C. § 1437d(l)(6)(C); 42 U.S.C. § 1437f(c)(9)(C)(iii)

F. Nothing in Sections 5.A., 5.B., and 5.C. limits MPHA or manager's authority to evict or terminate assistance to any Tenant for any violation of lease not premised on the act or acts of violence against the Tenant or a member of the Tenant's household. However, MPHA, owner or manager may not hold a Victim to a more demanding standard than another Tenant. 42 U.S.C. § 1437d(l)(6)(D); 42 U.S.C. § 1437f(c)(9)(C)(iv).

G. Nothing in Sections 5.A., 5.B., and 5.C. limits MPHA or manager's authority to evict or terminate assistance, or deny admission to a program if MPHA or manager can show an actual and imminent threat to other Tenants, neighbors, their employees, persons providing service to the property if the Tenant family is not evicted or terminated from assistance or denied admission and only when no other actions can be taken to reduce or eliminate the threat.

H. Nothing in Sections 5.A., 5.B., or 5.C. limits MPHA or manager's authority to terminate assistance or evict individuals who engage in criminal acts including but not limited to acts of physical violence against family members or others.

I. A public housing Tenant who wants a transfer to protect their health or safety and who:

1) is Victim under this Policy; and

2) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; or

3) was the victim of a sexual assault that occurred on the premises within 90-calendar days preceding the request, may transfer to another MPHA unit or as necessary and appropriate, may be offered a Housing Choice Voucher. (See 10.0 below).

6. **HEALTH, SAFETY AND THE RIGHT TO PEACEFUL ENJOYMENT OF THE PREMISES:**

MPHA may evict, terminate assistance, deny admission to a program, or trespass a Perpetrator from its property under this Policy.

7. **NOTICE TO APPLICANTS, PARTICIPANTS, TENANTS AND SECTION 8 MANAGERS AND OWNERS:**

MPHA shall provide notice to applicants, participants, and Tenants of their rights and obligations under VAWA by providing the notice form approved by HUD (Form HUD-5380) and certification form (Form HUD-5382) when:

A. an applicant is denied assistance or admission;

B. an applicant is admitted into housing or given assistance; and

C. a Tenant or Participant is sent a notification of eviction or termination of assistance.

8. **GRIEVANCE PROCEDURE:**

If MPHA denies a Tenant's request for VAWA certification, the Tenant has the opportunity to request the grievance procedure as explained in the SOP. However, the Tenant may not request the grievance procedure to contest the denial of VAWA certification if the Tenant did not return a complete and accurate certification within the 14 or 17-day period.

9. **PREFERENCES:**

Families who are Victims under VAWA and are Involuntarily Displaced will receive a preference in MPHA's public housing and housing assistance programs. See the Preferences. Families who have been Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking shall provide:

A. A certified form approved by HUD (Form HUD-5382 or other approved form); or

B. a corroborating report from a Federal, State, tribal, territorial, or local law enforcement agency (e.g. police), court, or administrative agency;

C. a document signed by the Victim and signed by an employee, agent, or volunteer of a victim services provider, an attorney, or a medical professional, or a mental health professional from whom the Victim sought assistance in addressing the domestic violence, dating violence, or stalking; or

D. self-certification by the person claiming to be a Victim within the protection of VAWA. The Victim can choose which of these acceptable forms of documentation to submit.

10. **EMERGENCY TRANSFERS:**

A. A public housing tenant (including but not limited to Elderly Designated Housing tenants) who is a victim of domestic violence, dating violence, sexual assault, or stalking may request an emergency transfer from the tenant's current unit to another. MPHA shall grant such request, depending upon a preliminary determination that the tenant is or has been a victim of domestic assault, dating violence, sexual assault, or stalking and on the availability of another safe unit. Emergency transfers are the highest priority transfers available, meaning MPHA will offer to place a VAWA emergency transfer in the first immediately available appropriate unit. MHOP tenants may request an emergency transfer from their current unit to another vacant MHOP unit. MPHA's Emergency Transfer policy will be available at all MPHA buildings upon request from the Property Manager.

B. **Emergency transfer request documentation.** To request an emergency transfer, a tenant must establish Victim status as set forth in 4.B. of this Policy. The tenant must also complete the emergency transfer certification form approved by HUD (Form HUD-5383, which is available in multiple languages upon request) or otherwise submit a written request that contains either a statement expressing that the tenant reasonable believes

that there is a threat of imminent harm from further violence if the tenant were to remain in the unit, or a statement that the tenant was a sexual assault victim and that the sexual assault occurred on the Premises within the past 90 calendar days.

C. **Confidentiality.** Section 4.C. of the VAWA Policy shall apply to any information the tenant submits in requesting an emergency transfer and information about the emergency transfer.

D. **Timing and availability.** While MPHA cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request, MPHA will act as quickly as possible to move a victim of domestic violence, dating violence, sexual assault, or stalking.

1) MPHA will first offer an internal transfer to qualified victims. An internal transfer is a move of a tenant to another unit assisted under the same program where the tenant would not be categorized as a new applicant.

2) One immediately available appropriate unit will be offered.

a) If a tenant reasonably believes that a proposed offer would not be safe, the tenant may request a transfer to a different unit. However,

b) if the offer is refused for reasons unrelated to the VAWA, another unit will not be offered.

3) MPHA will waive transfer fees and holdover fees for VAWA emergency transfers if the holdover is related to the VAWA crime(s) experienced by the victim.

4) If MPHA has no immediately available units, MPHA may, as necessary and appropriate, assist with an external transfer to another unit or form of assistance where the tenant would be categorized as a new applicant, including a Housing Choice Voucher.

However, MPHA may not be able to complete the transfer if the tenant has not or cannot establish eligibility for that unit or assistance. The emergency transfer requirements do not supersede any eligibility or occupancy requirements that may apply. When assisting with an external transfer, MPHA will work with other covered housing providers as necessary to facilitate the move, including but not limited to, providing MPHA admissions documentation upon consent of the victim, and providing tenant with information regarding organizations to assist victims of domestic violence, dating violence, sexual assault, and stalking.

E. **Safety and Security of Tenants.** It is MPHA's policy to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services for victims of domestic violence, dating violence, sexual assault, or stalking. Victims are urged to take all reasonable precautions to be safe. MPHA staff will also endeavor to refer a victim to providers of shelters and/or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring MPHA either to maintain a relationship with any particular provider or to make referrals in any particular case.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter for assistance in creating a safety plan. For persons with hearing impairments, the hotline can be accessed by calling 1-800-878-3224 (TTY).

Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's Sexual Abuse Hotline at 800-656-HOPE or visit the online hotline at https://ohl.rainn.org/online/.

G. **Local organizations in Hennepin County offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking.**
The list of agencies on the following page is maintained on the website of Violence Free Minnesota – http://www.vfmn.org

H. **Tracking emergency transfer requests.** MPHA shall keep a record of all emergency transfers requested under this Section and the outcomes of such requests for a period of three years. This information will also be reported to HUD as required.

360 Communities/Lewis House
Business Line: (952) 985-5300
Business Line: (651) 452-7288
Business Line: (651) 437-1291/TTY
Crisis Line: (800) 336-7233
www.360communities.org

Asian Women United of MN
Business Line: (612) 724-0756
Crisis Line: (612) 724-8823
www.awum.org

The Aurora Center for Advocacy & Education
Business Line: (612) 626-2929
Crisis Line: (612) 626-9111
www.umn.edu

Esperanza United
Business Line: (651) 646-5553
Crisis Line: (651) 772-1611
www.esperanzaunited.org

Community University Health Care Center
Business Line: (612) 301-3433
www.cuhcc.umn.edu

Comunidades Latinas Unidas En Servicios (CLUES)
Business Line: (612) 746-3500
www.clues.org

Cornerstone Advocacy Center
Business Line: (952) 884-0376
Crisis Line: (866) 223-1111
www.cornerstonemn.org

Division of Indian Work
Business Line: (612) 722-8722
www.diw-mn.org

Domestic Abuse Project
Business Line: (612) 874-7063
Crisis Line: (612) 874-7063
www.domesticabuseproject.org

East Side Neighborhood Services
Business Line: (612) 781-6011
www.esns.org

Global Rights for Women
Business Line: (612) 371-3204
www.globalrightsforwomen.org

Indigenous Women's Life Net
Business Line: (612) 879-1784
www.maicnet.org/project/indigenous-womens-life-net

Minnesota Indian Women's Resource Center
Business Line: (612) 728-2000
www.miwrc.org

Missions, Inc. Program / Home Free
Business Line: (763) 559-1883
Crisis Line: (763) 559-4945
www.missionsinc.org

Oasis of Love
Business Line: (612) 529-6055
Crisis Line: (612) 529-6055
www.oasisofloveinc.org

OutFront Minnesota
Business Line: (612) 822-0127
Crisis Line: (612) 822-0127 option 3
www.outfront.org/

Phumulani
Business Line: (612) 251-9421

Safe Journey at North Memorial
Business Line: (763) 581-3942
Crisis Line: (763) 581-3940
northmemorial.com

SEWA-AIFW (Asian Indian Family Wellness)
Business Line: (952) 912-9100
Crisis Line: (952) 912-9100
www.sewa-aifw.org

Sexual Violence Center
Business Line: (952) 448-5425
Crisis Line: (612) 871-5111
www.sexualviolencecenter.org

Sojourner Project
Business Line: (952) 933-7433
Crisis Line: (952) 933-7422
www.sojournerproject.org

Tubman
Business Line: (651) 825-3333
Crisis Line: (612) 825-0000
www.tubman.org

Tubman Chrysalis Center
Business Line: (612) 871-0118
Crisis Line: (612) 825-0000
www.tubman.org

Women's Advocates
Business Line: (651) 227-9966
Crisis Line: (651) 227-8284
www.wadvocates.org

Women of Nations
Business Line: (651) 251-1605
Crisis Line: (651) 222-5836
women-of-nations.org

11. **REPORTING REQUIREMENTS:**

MPHA shall include in its 5-year plan a statement of goals, objectives, policies, or programs that will serve the needs of Victims. MPHA shall also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to Victims, to help Victims obtain or maintain housing or to prevent the abuse or to enhance the safety of Victims.

12. **CONFLICT AND SCOPE**: This Policy does not enlarge MPHA's duty under any law, regulation, or ordinance. If this Policy conflicts with applicable law, regulation or ordinance, the law, regulation, or ordinance shall control. If this Policy conflicts with another MPHA policy such as its Statement of Policies or Section 8 Administration Plan, this Policy will control.
13. **PROHIBITATION ON RETALIATION:** MPHA and housing owners or managers under covered housing programs shall not discriminate against any person that has opposed any act made unlawful by VAWA or because the person testified, assisted, or participated in any related matter. In addition, those entities may not "coerce, intimidate, threaten, interfere with, or retaliate against any person who exercises or assists or encourages a person to exercise any rights or protections" under VAWA.

COMMUNITY SPACE USE POLICY

1. **PURPOSE**:

   Minneapolis Public Housing Authority (MPHA) established this Policy to facilitate the fair and safe use of Common Areas and Community Equipment in MPHA highrises. This Policy is part of the Lease.

2. **MISSION STATEMENT**:

   The Common Areas are available to tenants and Signed Users to engage in activities permitted under this Policy and in compliance with the lease.

   A Tenant, Tenant Guest, or Signed User may not be denied use of a Common Area because of race, color, creed, religion, national origin or ancestry, financial status, sex, sexual orientation, public assistance status, veteran status, marital status, disability, age, political or other affiliation.

   To encourage a variety of activities and wide tenant participation, MPHA may modify hours of operation or limit repetitive activities, activities that interfere with others' health, safety, or right to peaceful enjoyment of the premises, or activities that result in the exclusive use of the area or a portion of the area.

3. **DEFINITIONS:**

   The definitions in this Section apply only to this Policy.

   A. **Common areas:** Shared areas including entryways, hallways, stairwells, balconies, lobbies, lounges, laundry rooms, parking lots, patios or lawns, Community Rooms, craft rooms, kitchens, certain storage rooms, club rooms, rest rooms and other similar shared areas. Each highrise may have different Common Areas.

   B. **Community equipment:** Appliances, fixtures, flooring, window treatments, utensils, televisions, DVD players, other electronic devices, chairs, tables, lamps, and any other MPHA property in a Common Area.

   C. **Community room**: Is a room(s) designated by MPHA as a Community Room which is available to Tenants during hours of operation and may be scheduled for exclusive use of permitted activities. A Community Room may include but is not limited to craft rooms, kitchens, TV rooms, libraries, and classrooms.

   D. **Damage deposit:** Sum of money paid to MPHA to assure the room is returned to the condition of prior to the event or use of the Community Room.

   E. **Fee activity:** Activity where fees are charged for participation.

   F. **Guest:** A person who is on the premises with a Tenant's implied or express consent.

   G. **Heat wave:** When the outdoor temperature or heat index is 90° at 3:00 p.m. and the temperature is not forecast to go below 80° overnight.

   H. **Repeat user**: A Signed User who is scheduled more than 12 times per calendar year.

   I. **Signed user:** A person or entity that has MPHA's written approval for the exclusive use of a Common Area and has completed and signed all documents required by the MPHA.

   J. **Space use permit request form:** A form when approved by MPHA permits a Signed User the exclusive use of a Common Area.

K. **Tenant:** A person who has a current MPHA lease. A person is only a Tenant at the building where they reside.

4. **COMMUNITY ROOM HOURS OF OPERATION:**

A Community Room is available for use from 8:00 a.m. until midnight unless there is a Heat Wave. Unless scheduled by a Signed User, the Community Room is open to all Tenants. MPHA may modify hours of operation or limit repetitive activities, activities that interfere with others' health, safety or right to peaceful enjoyment of the premises or activities that result in the exclusive use of the area or a portion of the area.

5. **TELEVISION USE IN COMMON AREAS:**

Televisions, stereos, and other electronic equipment with volume shall be operated at reasonable volumes at all times and at lower volumes between 10:00 p.m. and 8:00 a.m. in the Common Areas.

6. **SAFE AND SANITARY USE OF FLOOR SPACE:**

Only clean, sanitary and pest free equipment is allowed in the Common Areas. Personal equipment or other equipment not owned by MPHA including but not limited to floor mats, yoga mats, blankets, pillows, sleeping bags and carpets will not be stored in a Common Area.

At all times, the use of furniture, floor mats, fixtures and other similar equipment shall permit 36-inch aisles and walkways to allow safe ingress and egress and the safe passage and use of wheelchairs, walkers, and other mobility aids within the room.

7. **CODE OF CONDUCT:**

All Common Area activities will comply with the lease and promote the health, safety, and peaceful enjoyment of the premises. The following procedures include but are not limited to:

A. No disruptive or loud activity or any other activity which adversely interferes with other permissible Common Area activity;

B. Televisions, stereos, and other electronic equipment with volume shall be operated at reasonable volumes at all times and at lower volumes between 10:00 p.m. and 8:00 a.m.;

C. The Tenant who gave the original consent for a Guest to be on the premises must accompany their Guest at all times except for when the Guest is going to and from the Tenant's unit and the entry door. Violation of this clause will be grounds for the trespass of the Guest and may jeopardize the Tenant's lease;

D. Tenants may have up to five guests in a non-scheduled Community Room. MPHA may reduce the number of guests allowed during non-scheduled times to ensure the right of peaceful enjoyment of the Community Room by all Tenants. Residents Councils may also vote to limit the number of guests in the Community Room.

E. No body washing other than hands;

F. No sleeping or napping;

G. No pornographic, offensive, or degrading TV shows, magazines, movies, music, or video games;

H. No activity in violation of local, state, or federal law and regulations and ordinances;

I. No gambling in any form;

J. No possession or use of alcoholic beverages or illegal drugs; and

K. All activities and conduct shall comply with the lease.

8. **DAMAGES TO COMMUNITY ROOMS:**

   A. The Signed User will be responsible for damage to MPHA property, clean-up expenses and repairs or replacement of Community Equipment. The charge will be placed on the Tenant's account.

   B. A non-tenant Signed User will pay a refundable Damage Deposit of $300.00. The deposit must be made by check or money order, which will be returned if the Community Space is returned in good condition (see Section 15.0 - Community Space Use Clean-Up).

   C. The cost of repairs and clean-up will be taken from the deposit before any refund is given. Damages and clean-up expenses that exceed the Damage Deposit will be billed to the non-tenant Signed User.

9. **MINNEAPOLIS PUBLIC HOUSING AUTHORITY RESPONSIBILITIES:**

   A. MPHA will designate at least one space in each highrise as a Community Room.

   B. MPHA will maintain Common Areas in compliance with the lease.

   C. Property Management will negotiate space use or service agreements for Repeat Users and will notify the Resident Council.

   D. MPHA building management will do the following:

      1) Schedule the use of Community Rooms and equipment;

      2) Refer requests for space use by vendors/providers and other Repeat Users to the Regional Property Manager;

      3) Notify the Resident Council or its officers of any space use request;

      4) Process completed and approved space use permits;

      5) Maintain and post scheduled use on a master calendar;

      6) Arrange for key use;

      7) Monitor use of space in accordance with this Policy; and

      8) Collect and return the Damage Deposit.

10. **REQUESTS FOR MPHA MAINTENANCE STAFF:**

    If needed, the MPHA maintenance staff will set up and take down tables for regular Resident Council functions. To request service, a Resident Council officer shall request a work order at least one week in advance of the scheduled event and during business hours by calling Work Orders at 612-342-1585. MPHA maintenance staff will not provide such service after normal working hours.

11. **SIGNED USER'S EXCLUSIVE USE OF A COMMUNITY ROOM:**

    A. **Indemnification**:

    All Signed Users shall defend, indemnify, and hold MPHA, its officers, directors, employees and agents, successors and assigns harmless from any claims, damages, liabilities, costs, or expenses arising out of the Signed User's and any attendee's use of a Community Room or equipment. MPHA may require a Repeat User to provide liability insurance in the amount of $1.5 million naming MPHA as an additional insured on the liability insurance policy.

    B. **Service agreement**:

A Signed User who provides educational or service programs to MPHA Tenants shall have a current service agreement with MPHA and valid insurance.

C. **Space use request form:**

1) A Signed User must complete and submit a Space Use Request Form (see attachment #1) and submit it to MPHA building management at least two weeks prior to the date of requested use of the Community Room.

2) Regularly scheduled activities of the Resident Council and service providers who have a service agreement with MPHA are exempt from this requirement. These regularly scheduled activities will remain on the Master Calendar.

D. **Community rooms signed use requirements:**

1) Community Rooms available for Signed Users are available from 8:00 a.m. until 10:00 p.m. and for no more than 6 hours per day. MPHA may make exceptions for resident council activities.

2) Signed Users shall submit their request to building management at least two weeks prior to the use. The request must detail the activities planned. Management will timely respond to the request.

3) MPHA building management or its designee will conduct a mandatory pre-event Inspection and meeting with the Signed User to review the rules for using the space and equipment. No activity will take place without the Inspection and meeting.

4) The keys for the Community Room must be obtained from building management at the commencement of the scheduled space use and returned upon completion of the activity.

5) No decorations or alterations may be made to the space including but not limited to taping, tacking, or attaching anything to the walls or ceiling. MPHA Community Equipment may not be removed from the Community Room except by MPHA staff.

6) The Signed User of a Community Room and Community Equipment may post appropriate notices on site bulletin boards. No other signs are to be displayed on the premises or the exterior of the premises without the written consent of MPHA.

7) The Community Room and Community Equipment may be reserved for reasonable and appropriate activities. These may include Tenant sponsored memorial services, religious services, and worship.

8) A non-tenant Signed User of a Community Room must provide a Tenant monitor who must be present for the duration of the event and will let the group in/out of the building. The Signed User must also ensure that no doors are propped open and no other security breaches occur. No pets or other animals except for service animals are allowed in the Community Room.

9) The Signed User of a Community Room or Community Equipment must confine activity to the area(s) reserved.

10) The Signed User of a Community Room must supervise attendees and be responsible for the behavior of all guests. The Signed User must be present for the duration of the

event. The maximum number of people permitted in the reserved Community Room is the number posted as determined by MPHA or 50, whichever is less.

11) The Signed User shall ensure that guests follow security procedures including signing into the building and presenting valid identification. The Signed User will also ensure that the parking policy is followed along with all other building rules.

12) The Signed User of a Community Room shall ensure compliance with this Policy.

13) The Signed User of a Community Room is responsible to secure/lock all Community Equipment used or accessed.

14) At MPHA's discretion the signed user of a Community Room may be responsible to pay MPHA for the cost of a Security Guard during the event.

15) Repeat Users of a Community Room shall provide liability insurance in the amount of $1.5 million and naming MPHA as an insured.

12. **PRIORITY FOR SCHEDULED USE OF A COMMUNITY ROOM:**

Use of a Community Room and/or Community Equipment is prioritized as follows:

A. Precinct caucuses and general and primary elections in accordance with State law;

B. Resident Council activities (i.e. self-government, education programs, health programs, recreation, and socials);

C. MPHA;

D. Resident service provider that has a service agreement with MPHA;

E. One-time or sporadic resident service provider without a service agreement with MPHA;

F. Private activity for the personal use of a Tenant;

G. Local, state, and federal elected officials;

H. Recognized neighborhood associations and recognized non-resident groups;

I. Non-resident groups hosted by a Tenant.

13. **FEES AND PROFITS CHARGED AT A SCHEDULED EVENT:**

A Signed User may make a profit or charge fees to meet the expenses of the approved activity or to raise money for a community project. The following rules apply:

A. At least two weeks in advance of the scheduled event, the Signed User will submit a Space Use Permit Request to MPHA building management. The request must include information regarding the fee to be charged, an estimate of the anticipated expenses and delivery of any necessary equipment;

B. Ten percent of the profit from profit-making activities will be paid to the Resident Council;

C. Signed Users for profit-making activities shall submit detailed expense and profit statements to the Resident Council and MPHA within one week after the event;

D. Any benefit, bazaar, rummage sale, exhibit, supper, dance, or other event provided to Tenants by a Tenant or non-tenant person, or group must complete a Space Use Permit Request indicating that the Resident Council will share 10% of any profit or an amount agreed to by the Resident Council.

E. Any Signed User may be charged a fee for janitorial maintenance and services provided by MPHA. The Signed User may be required to sign an additional agreement with MPHA which will encompass conditions of the space use;

F. MPHA reserves the right to deny scheduled use of a Community Room if it determines that the profit-making activity is not in the best interests of the Tenants;

G. A Tenant may reserve a Community Room for group profit-making activity only if:

1) A specific list of invitees is provided to MPHA upon request, prior to the activity;

2) The activity is not posted or noticed; and

3) No general invitations are made to the Tenants in the building.

14. **VENDORS AND VENDING MACHINES:**

The Resident Council shall approve vendors and vending machine service and MPHA shall approve the location of the vendor and vending machine(s). If additional utilities or relocation of utilities is required, the cost will be billed to the Resident Council, who should in turn bill the vendor.

15. **COMMUNITY ROOM CLEAN-UP/EQUIPMENT OR SUPPLY USE:**

A. The Signed User shall leave the space and Community Equipment in the same condition as during the pre-event Inspection;

B. Any Resident Council equipment and supplies may only be used with prior Resident Council or authorized representative approval;

C. All Community Equipment shall be returned to the storage spaces provided;

D. Folding chairs and tables are to be set up and taken down by the Signed Users and their designees.;

E. All kitchen equipment, utensils and/or dishes, dish cloths and towels shall be washed, cleaned, dried, and returned to proper storage places;

F. Stove top and oven, microwaves, countertops, tabletops, sinks and chairs shall be cleaned;

G. Signed Users and their designees shall replace, return, or reimburse the Resident Council for the consumption of condiments, paper products, dish cloths, towels, and any other Resident Council items;

H. All items brought in for use during an activity must be removed following the activity; and

I. The Signed User shall sweep floors, wipe up spills and properly dispose of garbage, paper products, permitted decorations and other debris.

16. **TERMINATION OF COMMON AREA EXCLUSIVE USE:**

If a Tenant, person, group, vendor, agency, or any other user does not abide by this Policy, their reservation may be terminated, or future use may be denied.

TRESPASS POLICY

1. **PURPOSE:**

   The Minneapolis Public Housing Authority (MPHA) seeks to promote the safety, security, and peaceful enjoyment of any Tenant, Tenant Family, Guest, employee, vendor, or other person with a legitimate purpose on all MPHA owned or operated properties. Drug activity, violent or disorderly or otherwise disturbing conduct, and unauthorized use or occupancy of the Premises inhibits safety and security and will not be tolerated.

   This policy enables MPHA to trespass people from MPHA owned or operated properties to promote a safe, lawful, and peaceful environment. A trespassed person shall be prohibited from entering MPHA owned or operated properties during the trespass period. Entering MPHA owned or operated properties during the trespass period is a violation of Minnesota and Minneapolis criminal trespass laws in addition to MPHA policy.

2. **DEFINITION OF TERMS:**

   A. **Trespass List:** A list of all active trespassed persons for MPHA owned or operated properties.

   B. **Trespass Period:** Period of consecutive days in which a person is trespassed against specific MPHA owned or operated property

   C. **Premises:** The MPHA owned or operated unit and building, Common Areas, and development including exterior portions of property.

   D. **Trespass:** A ban, admonishment, or bar of a trespassed person from the Premises which prohibits the individual from entering or remaining on the Premises during the Trespass Period. If the trespass is violated, MPHA may take steps to remove the individual from the Premises, and the individual may be subject to criminal penalties.

   E. **Trespass notice:** Notice, either verbal or written, which informs a trespassed individual of the trespass. A written notice shall contain, as practicable, the name of the trespassed individual, the address the individual is trespassed from, the trespass period, and a reason for issuing the trespass. If MPHA is unable to identify the name of a trespassed individual, then MPHA shall use John Doe or Jane Doe as appropriate.

3. **AUTHORITY**

   MPHA's authority to trespass is under state and local laws, as well as the Lease. See Minn. Stat. § 609.605, subd. 1(b), Minneapolis Code of Ordinances § 385.380(b)(1), and Guest Policy sections of Lease. The Lease also requires tenants to not intentionally letting a trespassed individual on the Premises.

4. **CRITERIA AND DURATION:**

Duration of trespass according to offense.

Trespassed individuals shall not enter or remain on the Premises during the trespass period. The trespass period will vary depending on the seriousness of the offense or infraction. Examples of trespass periods that may be imposed include:

A. **90-day trespass** when an individual:
   1) Is living on the Premises without prior written authorization from MPHA as a Registered Guest;
   2) Is under the influence of drugs or alcohol in Common Areas of the Premises;
   3) Disturbs the peaceful enjoyment of others on the Premises;
   4) Does not follow sign-in procedures; or
   5) Violates an existing trespass notice.

B. **One-year trespass** when an individual:
   1) Fails to abide by an existing trespass notice by being on the Premises two or more times during the Trespass period;
   2) Significantly damages MPHA property on the Premises;
   3) Engages in threatening or violent behavior toward a resident, neighbor, employee or agent, vendor, or other person on or adjacent to the Premises;
   4) Engages in theft of property on the Premises;
   5) Engages in serious criminal activity (e.g., domestic violence, assault, threats of violence, communicates to terrorize, criminal damage to property) on or adjacent to the Premises;
   6) Engages in drug-related criminal activity on or adjacent to the Premises;
   7) Enters the Premises in violation of the express terms of any protective order;
   8) Unlawfully possesses a weapon in violation of state or federal law; or
   9) Has police actions taken against the individual for conduct engaged in while on or adjacent to the Premises.

C. **Limitation on duration.**
   No single trespass notice issued shall exceed one (1) calendar year in accordance with state law and local ordinance. However, consecutive trespasses or extensions of trespasses may result in an actual duration of the trespass exceeding one (1) year.

D. **Extension of duration.**
   Additional violations of Section 4.1 may result in an extension of the trespass for an additional 30 days, 90 days or one (1) year. Any extensions to the duration of the trespass shall be added to the end of the existing trespass period. For example, if an individual is trespassed for 90 days ending on July 1, and the individual commits the same violation while on trespass, the trespass notice may be extended for an additional 90 days from the end date of the original trespass, meaning the trespass would then expire on September 28. MPHA shall issue a new trespass notice for any extensions.

E. **Burden of proof.**

MPHA must have relevant evidence that, considering the record as a whole, adequately supports the basis for the trespass. Evidence may include, but is not limited to, video recordings, audio recordings, documents, or verbal or written statements from witnesses. MPHA is not subject to the prove the basis for the trespass beyond a reasonable doubt.

5. **PROCEDURE TO ESTABLISH TRESPASS**

- **Verbal Trespass Notice.**

MPHA may provide an oral trespass notice to an individual. Oral notice shall have the same force and effect as a written notice.

After an oral notice has been given, MPHA will make reasonable efforts to provide the trespassed individual with a written notice of the trespass in accordance with the written trespass notice procedures.

- **Written Trespass Notice.**

1) Whenever feasible, MPHA will provide written notice of trespass to an individual for committing an offense warranting a trespass or for an extension of a trespass. Except in emergency situations, written trespass notices shall be initiated by the property manager.
2) The trespass notice shall contain as much of the following information as possible:
   a) The name of the trespassed individual;
   b) The individual's address (if known);
   c) The address of the trespassed property;
   d) The start and end dates of the trespass period;
   e) The reason for the trespass, including a concise statement of relevant evidence; and
   f) Information about Tenant Family's right to grievance procedures to contest the trespass.
3) In an emergency situation, an MPHA Security employee or agent may initiate a trespass.

An emergency situation for the purposes of this section is a situation in which a nonresident acts in a manner which is life-threatening, involves bodily harm, threatens bodily harm, results in major property damage to the Premises, or results in arrest or removal by a law enforcement officer.

Such notice of trespass may be written or oral. If the trespass is oral, the Guard or MPHA Security employee or agent must provide a written copy of the trespass notice thereafter, the written copy of the trespass notice shall be provided to the property manager, assistant manager of security, or manager of security the end of the Guard

or MPHA Security employee or agent's shift. The property manager shall review the written trespass notice and either revoke the trespass or proceed with the next step.

4) The Regional Property Manager, Assistant Manager of Security, or Manager of Security, as practicable, must review and approve the trespass or MPHA shall not enforce the trespass.

5) Once a written trespass notice has been approved, MPHA will make reasonable efforts to provide the trespassed individual with a written notice of the trespass. MPHA may provide written notice of the trespass by giving the trespassed individual a physical copy of the written trespass notice or by mailing a copy of the notice to the trespassed individual, if an address is known.

6) MPHA shall keep record of the trespass notice and approvals for the duration of the trespass and one year thereafter.

- **Notice to Tenant Families Associated with Trespassed Individual.**

A copy of the written trespass notice will be provided to any tenant that MPHA believes to be associated with the trespassed individual. Notice may be given in conjunction with a notice of lease violation if MPHA determines that the tenant violated the Lease as it relates to the trespass.

- **Trespass List.**

The Director of Operations shall maintain a Trespass List. The Trespass List will include the name and address of the trespassed individual (if known), the Premises the individual is trespassed from, the start and end date of the trespass period, whether a written trespass notice was given to the trespassed individual. The Trespass List will be updated regularly to include the following information: adding any new trespassed individuals, removing individuals whose trespass period has expired, noting if an individual's trespass has been extended, and noting if an individual has been given Special Access.

The Trespass List will be shared with all property management staff via email and is available upon request using MPHA's Data Practices request procedures.

6. **GRIEVANCE**

A tenant may grieve MPHA's trespass in accordance with the grievance procedures. See Tenant Grievance. MPHA will continue to enforce the trespass unless a decision overturning the trespass occurs. No grievance will be given to a trespassed individual.

- **Grievance considerations.**

In reviewing a trespass notice under the grievance procedures, MPHA or the Hearing Panel shall consider:

1) The severity of the alleged infraction;
2) The sufficiency or validity of the evidence regarding the event or conduct leading to the trespass;
3) Special circumstances regarding the event or conduct leading to the trespass;

4) The Tenant Family's relationship to and need for the trespassed individual's presence at the premises;
5) The history of the trespassed individual with MPHA residents, staff, agents, vendors, neighbors, or properties;
6) The likelihood of future threat to MPHA residents, staff, agents, vendors, neighbors, and properties from the trespassed individual or to any of MPHA's goals to promote safe and peaceful enjoyment of its Premises.

7. **SPECIAL ACCESS**

At any time during the duration of a trespass, a tenant may request special access to allow the trespassed individual on the Premises for special circumstances, including but not limited to:

- parental visitation rights of a minor child who is a member of the Tenant Family;
- caregiving for a member of the Tenant Family based on a disability; or
- any other situation where it is necessary be allowed access to the Premises and there is no reasonable alternative to allowing such access.

All requests for special access will be reviewed by the Legal Department on a case-by-case basis. A tenant is entitled to the grievance procedures for MPHA's decision to deny a request for special access in accordance with the grievance procedures. See Tenant Grievance.

MPHA, in its discretion, may later revoke special access of a trespassed individual. If special access is revoked, MPHA shall provide written notice to the tenant and the trespassed individual within 10 working days after revocation. The tenant may grieve MPHA's revocation in accordance with the Tenant Grievance policy.

APPENDIX A: MAXIMUM INCOME LIMITS FOR ADMISSION AND CONTINUED OCCUPANCY

The following maximum annual income limits are based on the Annual Income (as defined in Part I) and became effective or as amended by HUD:

Family Size	Family Income		
	Lower	Very Low	Extremely Low
One Person	$73,650	$46,050	$27,650
Two Person	$84,200	$52,600	$31,600
Three Person	$94,700	$59,200	$35,550
Four Person	$105,200	$65,750	$39,450
Five Person	$113,650	$71,050	$42,650
Six Person	$122,050	$76,300	$45,800
Seven Person	$130,450	$81,550	$50,040
Eight Person	$138,900	$86,800	$55,720

17. At least 40% of applicants admitted to Public Housing must be at or below the Extremely Low-Income level. No family will be admitted whose income is above the Lower Income level.
18. Note: HUD regularly changes the Annual Income limit. The limits used by MPHA will automatically change when MPHA receives the revisions from HUD.

APPENDIX B: MONTHLY ALLOWED UTILITY CALCULATIONUSAGE

1. Utility Allowances are in effect for MPHA's Lease to Own properties and MHOP units and are governed by the Metro HRA Standards, which can be found at www.metrohra.org
2. Utility Allowances (effective January 2017)
   A. HUD gives PHAs wide latitude in how they develop utility allowances for their public housing units. Although the federal regulations state the various factors that should be taken into account, they do not require that any particular methodology be used to calculate allowances. Instead, it is left to the PHA to decide which methodology to use in establishing allowances.
3. MPHA has established monthly allowable utility usage amounts using the engineering methodology. With the engineering-based methodology, the MPHA uses engineering calculations and technical data to estimate reasonable energy and water consumption for a particular type of dwelling unit or household. The reasonableness of the monthly utility usage amounts is set using the engineering-based methodology depends on assumptions made in the calculations. This document provides the assumptions made in the calculations. Amounts over the monthly allowable utility calculation are charged to the Tenant. MPHA will use the calculations below to determine amounts over the monthly allowable utility usage to be charged to the Tenant.

   Step 1: From MPHA allowable and non-allowable end uses.

   Allowable:
   1) Space Heating
   2) Domestic hot water
   3) Cooking
   4) Refrigeration
   5) Lighting
   6) Misc. Electrical Appliances
   7) Clothes Washer
   8) Clothes Dryer
   9) Water/sewer

   Non-allowable:
   1) Cooling
   2) Space heaters

   Step 2: From MPHA, allowances are to be determined for each individual unit.

   Step 3: Establish energy requirements for Space Heating

   Using the HUD formula and building load spreadsheet for each home

$$\textbf{\textit{Annual Energy Consumption}} = \frac{Building\ Load \frac{BTU}{hr}\ x\ HDD\ x\ 24 \frac{hr}{day}}{(system\ eff) x \frac{BTU}{(Fuel\ unit)}\ x\ (design\ Temperature\ difference)}$$

- Building Load is determined per engineering calculations using established engineering guidelines.
- Existing information such as building size and insulation, windows, infiltration, etc., were used along with the 99% design temperature for Minneapolis per HUD Utility Allowance Guidebook.
- Heating Degree days (HDD) = 8310 for Minneapolis (from Appendix C in HUD guidelines)
- System efficiency was assumed to be 65% (65% was used as an accepted engineering practice for furnaces over 20 years old, ref ACEEE). 85% was used for newer "high efficiency furnaces.
- BTU per therm. of Natural Gas = 100000
- Design heating outdoor temp is -16ºF in Minneapolis (from Appendix C in HUD guidelines)
- Design heating indoor temp is assumed at 72ºF.
- Temperature differential used is therefore 88ºF.
- The equation then reduces to:

For 65% efficient:

$$\boldsymbol{Annual\ Energy\ Consumption} = Building\ Load\ (BTUh) x\ .0349\ (\frac{therm}{BTUh})$$

For 85% efficient:

$$\boldsymbol{Annual\ Energy\ Consumption} = Building\ Load\ (BTUh) x\ .0267\ (\frac{therm}{BTUh})$$

Note: this gives an annual consumption based on the 99% heating design temperature (meaning 99% of the time the temperature is above this), which is -16ºF and a room temperature of 72ºF, therefore with and normal monthly average temperatures, this will be very high compared to normal usage.

MINNEAPOLIS WEATHER (FROM NATIONAL WEATHER BUREAU)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average High Temp	20°	26°	38°	56°	68°	78°	84°	80°	70°	58°	41°	25°
Average Low Temp	2°	8°	22°	36°	47°	57°	64°	60°	50°	38°	25°	10°
Mean Temp	12°	18°	31°	46°	58°	68°	74°	71°	61°	48°	34°	18°
HDD/month	1649	1366	1147	612	286	75	14	26	195	496	993	1451
FACTION HDD/month	0.198	0.164	0.138	0.074	0.034	0.009	0.002	0.003	0.024	0.060	0.120	0.175

Degrees in Fahrenheit

Note that using the design temperature versus the average temperature gives a very conservative energy consumption.

From the Annual Consumption multiply by the monthly faction of HDD to establish monthly usage.

Step 4: Establish requirements for Domestic Hot Water

$$Monthly\ Energy\ Consumption = \frac{^{\circ}F\ rise\ x\ 8.33\left(\frac{lb}{gal}\right) x\left(\frac{\frac{gal}{month}}{unit}\right)}{system\ eff\ x\ \left(\frac{BTU}{fuelunit}\right)}$$

- 8.33 lb. per gal of water
- Gal/month/unit = 40 gal/resident per day x number of residents x 31 days per month. Note that this is based on ASHRAE recommendations and is more than the HUD guideline.
- Temperature Rise was 70°F (120°F- 50°F) per HUD Utility Allowance Guidebook for North Central Localities
- System efficiency was assumed to be 60% (60% was used as an accepted engineering practice for water heaters over 20 years old, ref ACEEE)
- BTU per therm. of Natural Gas = 100000

Number of residents per unit:

	0-1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Residents per Unit	1	3	5	7	9	11

This reduces the equation to:

$$\boldsymbol{Monthly\ Energy\ Consumption} = 0.3332\ x\ (\#\ of\ residents)\ x\ (\#\ of\ days\ per\ month)$$

Step 5: Establish gas requirements for cooking.
Established based on the number of bedrooms from Table 5.1 of the HUD Utility Allowance Guidebook

	Studio (0)	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Gas (therms)	4.8	5.4	6.5	7.4	8.1	8.8

Step 6: Establish electric requirements for refrigeration.
The new refrigerators installed were GE – GTH 186 GBD.
Name plate data is 383 kWh/yr. or $43.47/yr. (at $.1135/kWh)

Step 7: Establish electric requirements for lighting.
Monthly requirements were established based on upper limit in Table 5.2 of the HUD Utility Allowance Guidebook

	0-1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Elec kWh	90	135	185	235	235	235

Step 8: Establish electric requirements for Miscellaneous Electric
Established using the top range of Table 5.3 in the HUD Utility Allowance Guidebook

	0-1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Elec kWh	135	170	205	240	240	240

Step 9: Establish electric requirements for Clothes Washer

Established based on Table 5.4 in the HUD Utility Allowance Guidebook

	0-1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Elec kWh	5	10	15	20	25	30

Step 10: Establish electric requirements for Clothes Dryer

Established based on Table 5.5 in the HUD Utility Allowance Guidebook

	0-1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Elec kWh	60	120	180	240	300	360

Step 11: Establishing requirements for Water/sewer.

1. The HUD Utility Allowance Guidebook recommends 60 gallons/person per day but notes that irrigation is allowed that would also need to be accounted for separately. A conservative estimate of 1.5 gallons/person per day is allowed for irrigation.
2. The monthly usage for water and sewer becomes:
   A. $Monthly\ Usage = (\#\ of\ residents)\ x\ 61.5 \frac{gallons}{person}\ x\ 31 \frac{days}{month}\ x\ .001337 \frac{ccf}{gallon}$
3. This would reduce to:
   A. $Monthly\ Usage = (\#\ of\ residents) x\ 2.548 \frac{ccf}{month}$

Step 12: Establish a total consumption allowance for each utility. Sum up allowances for each utility.

APPENDIX C: SALES AND SERVICE CHARGE SCHEDULE

When damage to a dwelling unit, its appurtenances, appliances, and/or grounds is due to willful, malicious, or irresponsible conduct, such as abuse and/or neglect, caused by the Tenant, the following schedule shall be used to determine charges to a Tenant for the necessary repairs. Management shall utilize the "Guidelines for Determining Ordinary Wear and Tear" before assessing charges to a Tenant.

A copy of this schedule will be posted in each Management Office. Charges are not made for repairing things that wear out from ordinary use. A Tenant shall be apprised of his/her right to grieve any charges assessed against his/her account.

This schedule is meant to list standard and recurring items and does not cover all repairs and services. This schedule is subject to periodic changes.

1. **PLUMBING**:
   - A. A minimum charge of $50.00 (if completed by MPHA) or actual cost (for work completed by a vendor) for unplugging/removing a clog caused by a foreign object in: sinks, lavatories, toilets, or floor drains.
   - B. Toilet Replacement…… Actual Cost
   - C. Toilet Seat Replacement…… $33.00 (includes parts & labor)
   - D. Toilet Tank Cover Replacement……$35.50 (includes parts & labor)
   - E. Single-Lever, Washer-less Kitchen Faucet……$60.50 (includes parts & labor)
   - F. Faucet Aerators……$13.00 (includes parts & labor)
   - G. Removing or tampering with Sink Aerators……$25.00
   - H. Removing or tampering with Showerheads……$25.00
   - I. Excess water charge……$25.00
2. **ELECTRICAL**:
   - A. Reset circuit breaker……Actual cost if corrected by vendor.
   - B. Replace fuse + labor……Actual cost if corrected by vendor.
   - C. Range Hood Replacement……$35.00 (includes parts & labor)
   - D. Heating Plant Thermostat Replacement…… $45.00 (includes parts & labor)
   - E. Smoke Alarm Replacement…….. $25.00 (includes parts & labor)
   - F. Tampering with/disconnecting smoke detector……..$20.00
   - G. CO Detector…… $25.00
   - H. Replace Smoke Detector battery……..$ 5.00
   - I. Plastic rectangular light covers……..$18.00
   - J. Kitchen light……$18.00
   - K. Light cover - Bathroom……$ 8.00
   - L. Light cover – Globe……$ 3.00
3. **RUBBISH REMOVAL**:
   - A. Completed by MPHA……$25.00 per large item or equivalent.
   - B. Completed by Vendor or City of Minneapolis……Actual Cost
   - C. Littering or not disposing trash properly……$25.00 minimum
   - D. Disposal of Mattress or Box spring……$50.00 per item or MPHA's Actual Cost

4. **APPLIANCES**:
   A. **Range Replacement** - when full replacement is necessary, the replacement cost will be adjusted by the depreciated value and its anticipated useful life based on a life expectancy of 12 years.

Item Replaced or Required Action	Cost	Depreciation (if applicable)
20" Range	$190.00	$15 per year
30" Range	$212.00	$16 per year
24" Range Hood	$47.00	-
30" Range Hood	$41.00	-
Range Hood Filter	$5.00	-
Stove Burner Knob	$4.00	-
Oven Rack	$7.00	-
Oven Door	$56.00	-
Oven Door Handle	$5.00	-
Oven Gasket	$15.00	-
Cleaning to Restore Function	$25.00 minimum	-

   B. **Refrigerator Replacement** - when full replacement is necessary, the replacement cost will be adjusted by the depreciated value anticipated useful life based on a life expectancy of 10 years.

Item Replaced or Required Action	Cost	Depreciation (if applicable)
11 cu. ft.	$365.00	$26 per year
18 cu. ft.	$379.00	$27 per year
Gasket	$28.00	-
30" Range Hood	$41.00	-
Crisper Tray	$17.00	-
Door Bar/Handle and End Cap	$14.00	-
Shelf	$15.00	-
Defrosting	$20.00	-

   C. **Air conditioner**

Item Replaced or Required Action	Cost	Depreciation (if applicable)
Air Conditioner		$20 per year
Repairs to Air Conditioner	Actual Cost	-
Sleeve Cover	$50.00 per Cover	-

5. **EXTERMINATION SERVICE FOR ROACHES OR BEDBUGS**:
   A. Actual charges are assessed to Tenant account if Tenant is not properly prepared.
      1) First scheduled date……$25.00
      2) Each additional reschedule date……$40.00
   B. Charge assessed to Tenant account if the Tenant's willful, malicious, or irresponsible conduct (such as the Tenant's poor housekeeping) leads to the request for extermination service.
      1) First need for service……$25.00
      2) Each additional request per calendar year……$40.00

6. **WINDOW AND OTHER GLASS REPAIRS**:

   A. Charges are based on size - length plus width in inches. Actual labor charges of the vendor will be assessed at $10 per hour.

      1) Up to 50"……$15.00
      2) 51" to 72"……$17.00
      3) 73" to 80"……$20.00
      4) 81" or larger ……$25.00
      5) Plexiglas……$ 9.00/sq. ft.
      6) Thermo Windows……Actual MPHA replacement cost
      7) Sash Lock……$3.00
      8) Aluminum combination storm panel replacement……$14.00
      9) Aluminum combination screen panel replacement……$10.00
      10) Mirrored Medicine Cabinet ……$27.00 + Labor @ .50 hr.
      11) Covers for the air conditioner sleeves……$50.00

7. **SCREEN/STORM DOORS**:

   A. **Replacement Costs:**

      1) Security Screen (each)……$12.00/sq. ft
      2) Security Screen with Frame (each)……$225.00
      3) Highrise screens……$12.00
      4) All other screens (each)…… $6.00/sq. ft
      5) Solid-core, self-storing, Aluminum storm door……$120.00

   B. **Repair Costs:**

      1) Storm door pneumatic closer……$12.00 + Labor @ .25 hr.
      2) Storm door chain……$2.50 + Labor @ .25 hr.
      3) Storm door handle ……$5.00 + Labor @ .25 hr.
      4) Apartment door security chain……$9.00 + Labor @ .25 hr.
      5) Basement Storm Sliding Window……$24.00

8. **WINDOW SHADES**:

   (Charges are based on width in inches)

   A. Up to 37" ……$6.00
   B. 38" to 46"……$8.00
   C. 47" to 55"……$9.00
   D. 56" and larger……$13.00
   E. Window blinds……$3.00 per slat

9. **GENERAL CARPENTRY:**
   - A. Lock change/cylinder change (if change is made at request of Tenant or if determined necessary by MPHA (each)…… $20.00/each cylinder- includes labor
   - B. Install security chain……$10.00/includes labor.
   - C. Install door sleeve……$12.00/includes labor.
   - D. Keys (each)……$2.00
   - E. Lockout service After hours (highrise only)…… $30.00
   - F. Keys not returned upon vacate (per door)…… $25.00
   - G. Door-stop moulding (inside wood trim)……$6.00
   - H. Closet Knobs…… $3.00
   - I. Closet Rod…… $6.00
   - J. Kitchen cabinet knob/handle…… $3.00
   - K. Cabinet doors…… $42.50
   - L. Cabinet Drawers……$25.00
   - M. Sheetrock …… $13.00 per sheet
   - N. Switch plate/outlet covers……$1.00
   - O. Ceramic tile replacement…… $1.00/sq. ft + Labor @ .75 hr.
   - P. Shower Rod……$8.00
   - Q. Towel Bar ……$6.00
   - R. Toilet Paper holder…… $5.00
   - S. Door Latch…… $5.00
   - T. Throw bolt…… $8.00
   - U. Privacy Lock……$10.00
   - V. Passage Set…… $8.40
   - W. Door Replacement……MPHA cost
   - X. Shower Curtain…… $5.00
   - Y. Handrail replacement……$25.00
   - Z. Ceramic or vinyl tile…… $2.50
   - AA. Toilet Paper roll holder……$1.00
   - BB. Carpet Replacement……Actual Cost

10. **EXTERIOR ITEMS: (FAMILY HOUSING UNITS)**:
   - A. **Lawn Mover (push type - each)…… $65.00**
   - B. Sod (installed)……$1.50/roll
   - C. Trash cart (City of Mpls.) replacement after initial provision.. $56.00
   - D. Outside dryer vent cover …… $4.00
   - E. Outside faucet handle…… $4.00
   - F. Exterior outlet cover…… $7.00
   - G. Fence gate latch/handle…… $8.00
   - H. Stair treads
     1) 36” …… $6.00
     2) 46”…… $8.00
   - I. Downspout extenders…… $1.00/ft

11. **EXCESS UTILITY CONSUMPTION**:
    A. Air conditioner (June, July, and August)……$25.00/month
        1) If a Tenant has outstanding air conditioner charges, MPHA will not allow further use of an air conditioner
        2) Tenants with air conditioners in the window or sleeve will be charged regardless of usage.
    B. Freezer (12 months)…… $4.00/mo.
    C. Additional Freezer…… $8.00/mo.
        1) Only one additional freezer or refrigerator
    D. Additional Refrigerator…… $25.00/mo.
        1) Only one additional freezer or refrigerator
    E. Misuse (wasting) of Utilities……$10.00
    F. For Family Housing Units see Appendix B
12. **MISCELLANEOUS CHARGES**:
    A. Key Tag……$10.00
    (replacement of all functional tags and Medical)
    B. Failure to recycle (Family Housing Units only)……$7.00/mo.
    C. Furnace Filter……$15.00
    D. Flood lamp…… $3.00
    E. Snow Removal…… $45.00 minimum
    F. Grass Cutting……$45.00 minimum
    G. Fire Damage/sprinkler damage - Maximum Charge…. $5,000.00
    H. Light Fixture Globe…… $3.00
    I. Transfer holdover
        1) Highrise Unit……$10.00 per day
        2) Family Housing Unit…… $40.00 per day
    J. Returned check charge…… $15.00
    K. Removal of volunteer growth for
    Non-Glendale Family Housing Units…… $25.00 minimum
    L. Minimum charge to clean stove burners…… $25.00
    M. Painting of smoke damaged unit…… $100.00 minimum
    N. Moving and storage……Actual Cost
    O. Removal of abandoned property……Actual Cost
    P. Damage due to Frozen/Burst Pipes
        1) Minimum……$20.00
        2) Maximum…… $5,000.00
        ~~2)~~3)
    Q. Work requested after hours (not an emergency)……$40.00
    R. Food fires after hours (where staff responds)……$40.00
    S. Closing windows from November through March……$10.00 (business hours)
    T. Photocopies…… $.25/page
    ~~T.~~
        1) Photocopies of Tenant Files will be charged actual cost
    U. Maximum charge for any Tenant caused damage…… $5,000.00
    V. Damage caused by wheelchairs or scooter……Actual Cost

W. Not removing car from lot when maintenance or snow plowing occurs, and the car is not towed…….$15.00

X. Leaving garbage containers on curb for over 24 hours after trash pick-up…… $15.00

Y. Retrieving keys from elevator shaft……Actual Cost, MPHA or Vendor

~~Y.~~Z. Having a obstruction limiting air flow from the hallway, "door sock" $20.00

~~Z.~~AA. Air Mattress

1) Single……$22.00
2) Queen……$27.00

~~AA.~~BB. Mattress Covers

1) Single……$18.00
2) Full……$20.00
3) Queen……$23.00

~~BB.~~CC. City Violation……Amount charged by the City

~~CC.~~DD. All other charges shall be made on the basis of material plus labor utilizing the following prevailing hourly labor rates, or actual fee charged by vendor.

1) Buildings and Grounds Specialist…… $25.00/hour
2) Service and Maintenance Specialist…… $~~30~~25.00/hour
3) Pest Control Specialist…… $30.00/hour
4) MPHA Carpenter…… $35.00/hour
5) MPHA Painter…… $35.00/hour
6) MPHA Stationary Engineer…… $35.00/hour
7) MPHA Electrician……$40.00/hour
8) Overtime rates apply for after-hours service
9) Actual vendor fee includes vendor's hourly rate plus travel time.

~~DD.~~EE. A tenant in any civil action shall pay Court Ordered Fees, costs, expense, or other monetary amounts to MPHA.

13. **GUIDELINES FOR DETERMINING ORDINARY WEAR AND TEAR**

A. Management will inspect the unit with the Tenant upon move-in and note any existing problems, as in accordance with the lease.
B. Management will provide a copy of the move-in Inspection to the Tenant.
C. When determining charges for appliance repairs, the age of the appliance will be considered in determining whether the repair was due to Tenant abuse or neglect.
D. Structural damage or deficiencies will be noted when determining ordinary wear and tear.
E. The number of service calls on a specific item shall be considered when determining whether there was Tenant abuse/neglect.
F. The length of the tenancy shall be considered, along with the other considerations.
G. Tenants will be charged for damage caused by smoking, including the extra clean up and painting required.

APPENDIX D: HOUSEKEEPING STANDARDS

1. **INTRODUCTION:**

Maintaining a clean Unit is the responsibility of the Tenant. Management will conduct at least an annual Inspection to assure that the Unit is being maintained properly.

Repairs are the responsibility of management or the Tenants, depending upon the nature of the damage or breakage. It is always the responsibility of the Tenant to report all deficiencies, damages, or breakages to MPHA. The Units are leased in very good condition, free of defects and deficiencies. However, if a Tenant observes a defect or deficiency during the move-in Inspection, they should see that it is noted on the Inspection form.

It is important that a Tenant calls MPHA for needed repairs. There is usually no charge for repairs unless the damage was caused by the Tenant. MPHA fully expects normal wear and tear over time.

Tenants who are elderly or have a disability are cautioned to avoid doing any repairs or cleaning that might endanger their safety. Arrangement for assistance should be made by the Tenant.

2. **PEST CONTROL:**

Tenants are responsible for assuring that the condition of their Unit does not contribute to pest infestation or provide habitat for pests, including cockroaches, mice, and bed bugs. Tenants must inform Management of pest control problems. The Tenant will follow cleaning standards listed in number 3 below. If the Tenant has not prepared for MPHA pest control staff to treat the unit or the condition of the unit is contributing to a pest infestation, the Tenant will be charged according to the Sales and Service Charge Schedule. Cockroaches need only a small amount of food to survive, all food sources, including food spills and crumbs, must be promptly cleaned.

Tenants shall prepare their unit for pest control treatment as explained in the pest control treatment notice.

When a bed bug infestation is evident, MPHA may require the Tenant to discard all infested personal belongings. The failure to discard infested items may lead to the termination of the lease with MPHA. MPHA is not responsible for bed bug infestation and will not reimburse Tenants for items that need to be discarded. All Tenants will refrain from bringing discarded items, including any items in the dumpster area, into the building, because these items may cause pest infestations.

3. **CLEANING:**

Cleaning is the responsibility of the Tenant. The Tenant, if available, should accompany staff on walk through of annual and any other Inspections.

A. **All rooms**

All rooms shall be kept free of clutter and excess storage. Personal items shall be stored to reasonably permit the circulation of air, inhibit the growth of mold, and permit the Inspection of walls, corners, floors.

1) Walls and ceiling surfaces shall be free from the accumulation of dirt, cobwebs, marks, mold, adhesives, and grime.

2) Floors, baseboards, and corners shall be free from the accumulation of dirt, grease, and built-up wax. MPHA carpet shall be free of the accumulation of dirt, litter, paint, and stains. Tenants' carpet and rugs shall be clean and sanitary. Any stairs

shall be free of clutter. No phone cords, extension cords or cable wire can run across the floor in traffic areas that would create a tripping hazard.

3) Doors need to fully open. Baseboards to the maximum extent shall be accessible.

4) Window glass and screens shall be free from the accumulations of dust, dirt, and smudges. The window frame and sills shall be free from dust, dirt, and mold. Window tracks shall be free from dust, dirt and debris and dead insects so that windows open and close smoothly. All window coverings such as shades, curtains, drapes, blinds, etc., shall be clean and not in a damaged condition to such an extent that they are an eyesore.

5) Doors, hardware, handrails, and room trim shall be free from the accumulation of dust, dirt, and grease. Sliding door tracks shall be free from dust and debris so that they slide smoothly. Clothes, clothes hangers, bags, or other objects may not be hung from any door handle or the top of the door. No object may interfere with the closing and latching of doors.

6) Electrical fixtures, outlets and cover plates shall be free from paint, dust, grease, and grime.

7) Heat vents, radiators and cold air returns shall be free of visible dust, dirt, debris, food, grease, and grime. Only the covers on cold air returns should be removed for cleaning. Personal items may not block heat vents, radiators, and cold air returns.

8) MPHA requires enough space in all rooms to facilitate ingress and egress, the ability for MPHA staff to maintain the bedroom windows, outlets, heating system(s), switches and other fixtures and similar access as necessary, and provide pest control services.

B. **Kitchen** (Also includes all items in Section A.)

1) Cabinets, cupboards, drawers, counter tops, and any pantry area shall be free of the accumulation of grease, grime, sticky substances, dust, paint, food spills and splatters.

2) Stove: The entire outside and inside of the range and oven including the knobs, drip pans, burners, grates, trim rings, the area under drip pans, inside oven, cook tops, racks, range hood and broiler pan shall be free from grease, dust, dirt, food spills and burnt on substances. Upon request, from highrise Tenants, MPHA will move stove and refrigerator for Tenant and return after the Tenant has completed cleaning behind the appliances.

3) Refrigerator: The entire outside and inside surfaces including the racks, trays, shelves, etc., shall be free from food spills, sticky substances, spoiled foods, and accumulations of frost more than one-fourth inch thick. Defacement of surface is not allowed (stickers, adhesive backers).

4) Plumbing fixtures shall be free from dirt, grease, and grime.

C. **Bathroom** (Also includes all items in Section A.)

1) Shower walls, floor, tub, sink, medicine cabinet, exhaust fan and cover, etc. shall be free from the accumulation of mold, dirt, grime, paint splatters or other residue.

2) Toilet: Inside and outside of toilet bowl, tank and seat shall be free from stains, dirt, grime, and odors.

3) Accessories: Towel bars, grab bars, shower seats, faucets, etc., shall be free from mold, dirt, grime, paint, or other residue.

D. **Storage**

1) Combustibles or flammables shall not be stored in the dwelling unit. In family developments nothing shall be placed within three feet of the furnace, water heater or vent pipes (this is a major fire hazard). This area shall be free from loose dirt, litter, and cobwebs. Clothes shall not be thrown on the floor.

2) Perishable foods shall be properly refrigerated. No food or other items except clean cooking utensils shall be stored in the oven. Bulk foods are not to be stored in their original cloth or paper-based containers; these items must be stored in insect and rodent-proof containers. All refrigerated or frozen foods shall be stored in containers or properly wrapped in foil, plastic wrap, freezer wrap, etc.

3) All personal property shall be stored in a manner that allows proper air circulation and swift exit in case of emergency. All personal property shall be stored in a manner that will not attract pests or create a health or fire hazard. Items must be neatly stacked on shelves or in boxes and placed to allow for safe traffic flow.

E. **Trash and garbage containers**:

1) All trash and garbage shall be stored in appropriate rodent-proof and leak-proof containers.

a) Plastic liners are recommended; however, paper bags may be used. All discarded food and wet garbage must be wrapped and disposed of every day if paper bags are used instead of plastic liners.

b) All grease and food spills shall be washed from both the inside and outside of the trash and garbage container.

c) All trash and garbage must be sealed in bags or wrapped up before being put down the trash chute.

d) Items that are too large to fit down the chute must be brought to designated area for such items; an area on the first floor or outside the building has been designated for such items.

2) Family development Tenants will be provided with City of Minneapolis trash carts at no cost to the Tenant at move-in.

a) Containers for recycling items are also provided by the City. It is expected that all Tenants will participate in recycling. The monetary penalty imposed on MPHA by the City for Tenants who do not contribute items for recycling will be charged to the Tenant. (See Sales and Service Charge, Schedule.)

3) All Tenants shall refrain from leaving dirt, litter, trash or garbage in the public hallways, community spaces, laundry rooms, entries, grounds, etc., or soiling these areas or building furniture. Garbage is to be deposited only in trash containers located in any of the public areas.

4) All Tenants will refrain from bringing discarded items into the building from the dumpster area, because these items may promote pest infestations.

F. **Repairs:**

It is the responsibility of the Tenant to notify the Work Order Department immediately when MPHA equipment doesn't work right or when repairs or pest control are needed.

1) Walls, ceiling, doors, and room trim: There shall be no holes in walls or ceilings other than small holes made for hanging pictures or plants. Objects such as pictures may be hung on walls. Only picture nails or proper ceiling hooks or concrete anchors may be used to secure objects. Avoid making numerous and excessively large holes.
2) All hardware shall be in good working condition.
3) Floors shall be free of broken or missing tile, gouges, holes, burns, etc. Any such conditions must be reported to management.
4) Windows and screens: Windows shall be free from open cracks, chips, holes, or missing glass. Corner cracks under 4" long running between adjacent window edges are acceptable as long as the two (2) pieces of glass are flush and tight. Windows shall open and close easily. In the event repair is needed, the Work Order Department should be notified of the need for repair. Furniture may not block windows.
5) Electrical and plumbing fixtures shall be in good working condition and intact.
6) Cabinets, counter tops, and shelves shall be intact without burns, gouges, and breakage. Any such conditions must be reported to management. All hardware shall be in good working condition.
7) Appliances shall be intact and in good working condition.
8) Smoke detectors: no covering, disconnecting or other tampering with smoke detectors is allowed. This is a Minneapolis City code item and is also a lease violation.
9) Other items, grates, grilles, vents, radiators, thermostats, etc., shall be intact and in good working condition.
10) Air Conditioner sleeves: The Tenant shall immediately call the Work Order Department if cold air is entering the unit through the air conditioning sleeve or cover.

4. **ADDITIONAL HOUSEKEEPING STANDARDS - TENANTS IN FAMILY HOUSING UNITS:**

A. **Exterior property areas** (Areas outside your apartment or house)

1) Standard - Yards shall be neat and free from rubbish, garbage, or litter. This includes the grass, walks, steps, parking lots, parking pads, sheds, alley, patios, balconies, decks, window wells, and other grounds as assigned to the individual dwelling.

B. **Yard maintenance**

1) All weeds and volunteer growth shall be removed along foundations, privacy fences, walks, steps, and window wells. Bushes and hedges shall be trimmed each

year in Family Housing Units. Grass shall be cut often enough so that it will never exceed five (5) inches in height. Yards shall be kept free from the accumulation of leaves or long, cut grass.

2) Constant or repeated heavy traffic over the same area by the Tenants or their guests will cause or contribute to the wearing down of grass or erosion of soil. Such damage is chargeable to the Tenant.

3) Gardens are permitted with Management's prior written approval. However, there may be additional charges to restore the yard to its original condition. There shall be no damage to trees and shrubs that would inhibit growth or detract from their appearance.

C. **Garages, fences, gates and hardware**: Shall be kept in good repair and working condition. Garages shall be free of clutter and excess storage. Storage should be off the floor or easily movable to permit access to walls, floors, and corners.

D. **Exterior structure**: The exterior walls and doors of the house or apartment shall be kept free of accumulation of dirt. All window glass shall be kept clean. Tenants shall inform the MPHA when there is graffiti on their building, fences, sidewalks, etc. as soon as possible. Any exterior damage to the building such as bent, broken or missing downspout, handrails, storm doors and hardware, security screens, or other property such as sidewalks, etc. shall be reported to MPHA as soon as possible.

E. **Snow and ice removal**: Snow and ice shall be removed from all assigned walks and steps within 24 hours of the snowfall as per Minneapolis City Code.

5. **HOUSEKEEPING DEFINITIONS**

A. **Accumulation** - a heap, pile of collection

B. **Adhesive** - a substance such as glue, cement, or tape

C. **Baseboard** - board or covering at bottom of the wall

D. **Bulk Food** - large quantity of food sold in paper, plastic, or cloth bags; foods that are not packaged

E. **Burn** - marks caused by a hot item such as a hot pan, cigarette, iron, etc., being placed or dropped on a surface

F. **Burnt on Food** - food that has been burned or baked (black or brown in appearance) on surfaces of stovetop or oven

G. **Clutter** - items not in an orderly condition such as clothes, newspaper, boxes lying around

H. **Cobwebs** - webs caused by spiders or dust

I. **Combustible -** material capable of burning and is easily ignited

J. **Cuts** - made by sharp object, such as a knife, that penetrate the surface

K. **Debris** - the scattered remains of something broken or destroyed, or items improperly discarded

L. **Dirt** - a filthy or soiling substance, such as mud, dust, or grime

M. **Dust -** light, fine, dry particles of dirt

N. **Flammable** - capable of being easily ignited and burning or exploding very quickly.

O. **Flush-fitting** - fitting tightly together, no movement between parts; example, baseboard around wall

P. **Food Spill** - food that has been dropped on surfaces

Q. **free from** - nothing there, such as no grease, dirt, grime, etc.

R. **Garbage** - discarded remains of food

S. **Gouges** - grooves or holes in floor, counter tops, etc.

T. **Grease/greasy** - oily in appearance, sticky or slippery to touch

U. **Grime** - soot, dirt, other substances embedded in a surface

V. **Intact -** not damaged, not broken, not cracked, or defaced

W. **Normal wear and tear** - regular use (excluding abuse) which contributes to the "wearing out" of an object over its normal life expectancy

X. **Perishables** - food that will spoil unless properly stored

Y. **Ragged condition** - downgrades the appearance of the building

Z. **Residue** - something that remains on a surface, such as a film or scum from soap, dirt, etc.

AA. **Rubbish** - trash or garbage

BB. **Scratch** - a mark that penetrates the surface

CC. **Smudge** - excessive blurry spots or streaks

DD. **Splatter** - drops of food, paint, etc., on a surface

EE. **Stain** - an unremovable soiled or discolored spot

FF. **Sticky substances** - glue, food grease, honey, sugar, etc.

GG. **Trash** - worthless or discarded non-food items

HH. **Wax build-up** - several layers of wax on the floor, baseboard, or other surfaces

APPENDIX E: SPECIAL HOUSING SITUATIONS

1. **ELDERLY-DESIGNATED OCCUPANCY**

MPHA has 12 highrise buildings which are Elderly Designated for occupancy by persons or families whose head or spouse/co-head or sole member is 62 years of age or older or near elderly (50-62).

*1815 Central Ave NE	February 8, 1995
1314 - 44th Avenue North	February 8, 1995
2728 East Franklin Avenue	February 8, 1995
*1717 Washington St. NE	December 14, 1995
*115 West 31 St.	January 27, 1997
3110 Blaisdell Ave S	January 27, 1997
*600 - 18th Avenue North	September 9, 1999
*1710 Plymouth Avenue N	October 16, 2001
2533 1st Ave S	October 23, 2001
828 Spring St NE	May 15, 2003
350 Van White Memorial Blvd	March 1, 2006
630 Cedar Ave	Not yet Designated

*Units in these buildings which are especially designed to be accessible to persons with handicaps or disabilities may be leased to persons in need of that accessibility regardless of age if no elderly or near-elderly applicant or Tenant is in need of the adaptation.

The transition of a highrise becoming Elderly Designated will be gradual and handled through normal attrition and according to the following:

A. When a building is first Elderly Designated vacant units will be filled first with current Tenants, 62 years of age and older, who wish to move out of a general occupancy building into an Elderly Designated building. This is a one-time-only transfer opportunity to move under this plan.

B. The next block of current Tenants who would be offered a chance to move into an elderly-only building (as a one-time-only opportunity) would be the "near-elderly" family head of household who is 50 - 61 years old.

C. MPHA will offer current Tenants a one-time transfer opportunity to allow "elderly" and "near-elderly" Tenants to move into designated buildings when they attain the required age; as well as to all "non-elderly" individuals and families an opportunity, should they so desire, to move to general occupancy building.

D. If there are still vacant units available, those units would first be offered to an approved "elderly" applicant currently on MPHA admission waiting list who wishes to live in an "elderly-only building." If there are still units available, the next group of approved applicants who would be offered a chance to live in a designated building would be "near-elderly" persons who wish to live in an "elderly-only" building.

E. If a vacant unit in designated buildings is still vacant after 60 days, and there are no "elderly" or "near-elderly" applicants who will move into the unit, it will then be offered to other applicants on the waiting list, regardless of their age, in their order on the waiting list.

2. **SPECIAL HOUSING PROGRAMS:**

Several community service agencies operate Special Housing Programs on MPHA premises. These programs provide participants with assistance and supportive services.

A. **Eligibility Criteria**: Each Special Housing Program has its own specific eligibility requirements that Applicants must meet in order to qualify for these programs. In addition, Applicants for any of the Special Housing Programs must meet MPHA's general eligibility criteria as set forth in the Requirements for Admission.

B. **Special Housing Programs Include**:

1) SIGNE BURCKHARDT MANOR - 2533 1st Avenue South

This location is solely a *Housing with Services Program* site for adults over 55 years of age. Signe Burckhardt provides three levels of care: General Assisted Living, Care Suites (higher care need), and a secure Memory Care Unit. Services provided are specialized care staff on site 24 hours daily, nursing staff available 24 hours a day, assistance with personal care, medication management, three nutritionally balanced congregate meals, weekly housekeeping, weekly laundry, 24-hour emergency call and response system, and planned recreational activities.

2) GRACE PLACE- 630 Cedar Avenue South

The Grace Place, a *Housing with Services Program* of the Korean Service Center provides services to frail, elderly, and disabled Tenants. Grace Place offers a unique blend of services that provides culturally specific programming to Korean elders.

3) PARKER SKYVIEW - 1815 Central Ave Northeast

This program provides services to frail and elderly adults, as well as adults with handicaps/disabilities who require assistance with independent living. Services provided are assistance with personal care, case management, two nutritionally balanced congregate meals daily, weekly housekeeping assistance, emergency response 7:00 a.m. - 11:00 p.m., assistance with medications, weekly bathing assistance, planned recreational activities, and on-call nursing.

4) HERITAGE COMMONS ON PONDS EDGE - 350 Van White Memorial Blvd

This program provides services to frail and elderly adults, as well as adults with disabilities who require assistance with independent living. Services provided are assistance with personal care, case management, two nutritionally balanced congregate meals daily, weekly housekeeping assistance, emergency response 24 hours a day, assistance with medications, bathing assistance, planned recreational activities and on-call nursing. The maximum capacity for this program is 40 Tenants.

5) THOMAS F. FEENEY MANOR - 901 4th St

The first public housing community in the nation to offer enhanced services and comprehensive memory care housing with services. Feeney Manor consists of 48 units of subsidized housing with enhanced assisted living services. These services

provide older adults an opportunity to live life to the fullest with needed supportive services tailored to their unique needs and preferences. Feeney Manor was designed with "Green" technologies utilizing renewable energy resources and incorporating carbon footprint reducing technologies.

6) NORTHSIDE ACHIEVEMENT ZONE
Non-Glendale Family Housing Units in North Minneapolis

The Northside Achievement Zone (NAZ) exists to close the achievement gap and end generational poverty in North Minneapolis. The NAZ geographic "Zone" is a Racially Concentrated Area of Poverty. It is all of North Minneapolis that is the apex of poverty, violence, and low educational achievement in the region. Maximum number of units 65.

7) HENNEPIN COUNTY COORDINATED ENTRY
Hennepin County will make referrals from Coordinated Entry to designated units.

APPENDIX F: FLAT RENTS

Flat Rents will be calculated as no less than 80% of the Fair Market Rents (FMR) and will change as adjustments are made to the FMRs. Rent changes will be made within 60 days of the changes to the FMR and Tenants will be given 30-day advanced written notice.

Highrise Units

Studio	One Bedroom
$994	$1,124

Glendale Units

One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
$1,124	$1,367	$1,810	$2,025

Family Housing Units (Non-Glendale)

Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Six Bedroom
$1,367	$1,810	$2,025	$2,329	$2,632

APPENDIX G: SCHEDULE OF SECURITY DEPOSITS

Highrise Units

All Highrise Units – Regardless of Size
$150

Glendale Units

One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
$150.00	$250.00	$400.00	$500.00

Family Housing Units (Non-Glendale)

Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Six Bedroom
$500.00	$550.00	$600.00	$650.00	$700.00

APPENDIX H: APPLICANT CRIMINAL HISTORY SCREENING CRITERIA

These guidelines assist MPHA in determining whether an applicant should be admitted or denied housing assistance due to their criminal history. There is no presumption that an applicant with a criminal conviction should be denied assistance. Rather, MPHA will, in compliance with federal regulations 24 C.F.R. § 960.203(d), give each applicant consideration "to the time, nature, and extent of the applicant's conduct, including the seriousness of the offense." In addition, MPHA will give consideration to mitigating factors, if any, and factors which might indicate a reasonable probability of favorable future conduct.

There are two steps to the screening process:

(1) identification of applicants with one or more criminal convictions that require MPHA to conduct a further review of the applicant's eligibility; and

(2) case specific further review that takes into account individualized circumstances and the potential impact on the safety of residents and MPHA staff.

1. **IDENTIFICATION OF APPLICANTS REQUIRING FURTHER REVIEW – CRIMINAL HISTORY SCREENING GRID**

The screening criteria grid assists MPHA in determining eligibility of applicants with criminal histories. The grid considers the nature, recency, and severity of crimes committed for purposes of determining eligibility. Notwithstanding these guidelines, MPHA will comply with federal laws and regulations, and state law in its screening processes.

Applicants with convictions not listed in the Criminal History Screening Grid are admissible for purposes of criminal background screening, except that MPHA may consider similar crimes (i.e., similarity of underlying elements of the crime) to those on the grid from other jurisdictions. In addition, this grid does not limit or otherwise impact other MPHA screening criteria that consider past, present, and/or likely future behavioral, financial, and personal conduct.

Regardless of the timeframes in the screening grid, MPHA may deny an application based upon a pattern or practice of misconduct, if such pattern or practice indicates a demonstrable risk to resident or staff safety or persons or property.

A. **Categories of Crimes and Look-back Periods for Use in Determining Eligibility**

The look-back periods in the Criminal History Screening Grid apply from the date of the conviction or date of release from detention or incarceration, whichever is more recent, to the date that MPHA processes the application ("date of screening"). The grid applies to convictions. Conviction is defined as a final judgment in a criminal matter; including but not limited to a finding of guilty by judge or jury, or a plea of guilty. A stay of adjudication or a continuance for dismissal is not considered a final judgment under this Part. Attempts and conspiracies to commit a crime will be treated the same as the primary crime. For example, a conviction of attempted murder will be treated the same as murder and sent for further review. If there is doubt as to the application of the grid to an applicant's criminal history, the file will be sent for further review.

Criminal History Screening Criteria Grid

Type	#	Crime Category	Subcategory	Look-Back Period Triggering Further Review
Crimes Against Persons	1	Assault	1st and 2nd degree -- 3rd degree -- 4th and 5th degree, GM, and Felony level only	Within 5 years of conviction or 1 year of release from date of screening -- Within 3 years of conviction or 1 year of release from date of screening -- Within 2 years of conviction
	2	Domestic Violence -- Other DV crimes (GM, felony or DV w/ firearm)	Misdemeanor -- All	Within 1 year of conviction or 1 year of release from date of screening -- Further Review
	3	Use of firearm against a person	All	Further Review
	4	Armed Robbery offenses (aggravated)	All	Further Review
	5	Robbery offenses, no weapon involved (simple)	All	Within 3 years of conviction or 1 year of release from date of screening
	6	Murder	All	Further Review
	7	Manslaughter	All	Further Review
	8	Kidnapping and Abduction	All	Further Review
	9	Criminal Sexual Conduct	All	Further Review
	10	Promoting, soliciting, prostitution; Indecent Exposure	Felony only; and indecent exposure GM and misdemeanor	Within 3 years of conviction or 1 year of release from date of screening
	11	Lifetime Registered Sex Offender		BANNED FOR LIFE
	12	Stalking	All	Within 3 years of conviction or 1 year of release from date of screening
	13	Arson-related offenses	All	Further Review

Criminal History Screening Criteria Grid Continued

Type	#	Crime Category	Subcategory	Further Review
Crimes Against Property	14	Burglary/Breaking and Entering-related offenses	Felony or Gross misdemeanor	Within 5 years of conviction or 1 year of release from date of screening
	15	Theft, Stolen Property, Fraud-related offenses	Felony or Gross misdemeanor	Within 3 years of latest conviction or 1 year of release from date of screening
	16	Destruction/Damage/ Vandalism of Property offenses	Felony or Gross misdemeanor	Within 3 years of conviction or 1 year of release from date of screening
	17	Drug offenses – Possession	Felony or Gross misdemeanor	Within 3 years of latest conviction or 1 year of release from date of screening
Crimes Against Society	18	Drug offenses - Manufacture, Distribution, or Possession with Intent to Distribute	All	Within 5 years of conviction or 1 year of release from date of screening
	19	Manufacture of Meth		BANNED FOR LIFE
	20	Driving under the influence-related offenses	If two or more convictions	Within 3 years of latest conviction or 1 year of release from date of screening
	21	Weapons offenses (other than use of a firearm against a person)	All	Within 3 years of conviction or 1 year of release from date of screening

In addition:

Type	#	Crime Category	Subcategory	Further Review
Multiple offenses	22	Misdemeanor assault, terroristic threats, misdemeanor Domestic Violence, Armed Robbery (aggravated and simple), promoting, soliciting or prostitution, stalking and drug offenses (manufacture, distribution, or possession with intent to distribute)	If two or more convictions	If two convictions are within 10 years from date of screening

The Criminal History Screening Criteria grid will be used by eligibility technicians and related MPHA staff who perform criminal background screening. The screening staff may depart from the grid if the staff has grounds to believe that the applicant presents a significant level of risk to the housing community based upon case-specific reasons, despite not having committed a crime falling within the Criminal History Screening Criteria grid. If such grounds exist, the staff will request further review of the applicant's eligibility, in writing, to the Assistant Director of Operations, Supervisor, or Manager of Leasing, Occupancy, and Compliance. Should the Assistant Director of Operations, Manager, or Supervisor of Leasing, Occupancy and Compliance agree that there is a basis for additional review, the reasoning behind the decision will be documented and management will conduct a review using case specific circumstances as outlined in these guidelines.

2. **FURTHER REVIEW**

Applicants who have criminal histories triggering further review will be reviewed by the MPHA Assistant Director of Operations, Supervisor, or Manager of Leasing, Occupancy and Compliance, or his or her designee. The additional review will consist of an individualized assessment of case specific facts that will assist in determining whether the criminal conduct indicates a demonstrable risk to residents, staff, or related person's safety and/or property.

Documents for consideration during further review may include, but are not limited to, the following and/or all other relevant documents, if relevant to the applicant's case:

A. Letters from probation/parole officers, case workers, counselors, or therapists;

B. Letters from employers, community organizations, or teachers;

C. Certificates of treatment completion that is relevant to the conduct giving rise to the conviction (for example, domestic abuse/batterer's intervention, anger management, drug and alcohol treatment, behavioral therapy);

D. Documents of proof of employment and/or completion of training.

When MPHA determines that further review is required, the applicant will be notified in writing and will be sent a copy of the criminal record relied upon, and the time frame to submit favorable information. The applicant will have the opportunity to dispute the accuracy of the conviction information before adverse action is taken based on a criminal conviction record in accordance with the law.

MPHA will review any relevant information the applicant gives to MPHA within the time period allowed for submission. MPHA will give consideration to the nature, recency, and seriousness of the offense, rehabilitation if any, community support, and employment history.

Following review, the applicant will be notified of MPHA's decision. If MPHA denies admission, MPHA will notify the applicant in writing of the right to contest the decision. An applicant who is denied admission will have the opportunity to request an Informal Hearing to contest the denial, as outlined in the Requirements for Admission.

APPENDIX I: APPLICANT HEARING RULES

1. The Hearing Officer(s) are in charge of the hearing.
2. The hearing shall be orderly. The Hearing Officer(s) may remove from the hearing any person who is disorderly.
3. All participants shall turn off cell phones, pagers, and other similar devices during the hearing.
4. Either party, at their own expense, may make an audio recording of the hearing or arrange for a court reporter's transcript. Video recordings are not permitted. Upon request, either party will provide a copy of the audio recording and transcript to the other party at actual cost or as permitted under the Rules of Civil Procedure.
5. MPHA shall present its case first so that the issues are stated.
6. The parties may present any evidence relevant to the case, including but not limited to oral, physical, or documentary evidence.
7. The hearing is not subject to judicial rules of evidence and the Hearing Officer(s) may allow hearsay evidence.
8. An attorney or another person may represent the applicant at the applicant's expense.
9. The applicant may question witnesses and present witnesses, documents, and arguments to support their position and to dispute MPHA's evidence.
10. The Hearing Officer(s) may ask questions relevant to the issues of the applicant, MPHA, or any witness.
11. If an applicant asks for reasonable accommodation or timely asks for VAWA protection during the hearing, MPHA may reschedule the hearing if the request is related to the reason for the hearing.
12. MPHA has the burden to show that the denial of admission complies with admission standards.
13. However, the applicant has the burden to show that grounds exist for reasonable accommodation and a VAWA request.
14. The Hearing Officer(s) shall base their decision solely on the relevant evidence presented at the hearing and shall not make any settlements or agreements with the applicant.
15. In making the decision, the Hearing Officer(s) will consult amongst themselves and may not consult with anyone else.
16. MPHA will mail a copy of the Hearing Officer(s)' decision to the applicant within 10 working days or within a reasonable time.
17. If the applicant does not agree with the Hearing Officer(s)' decision, the applicant may appeal to a court of law.
18. If MPHA does not agree with the Hearing Officer(s)' decision, it may ask the MPHA Board of Commissioners to review and overturn the decision.
19. Applicant may give written and oral argument, although such argument is not evidence. When both parties are represented by legal counsel, each party must receive written or arguments and exhibits from the other party five business days prior to the hearing date except if there is a good cause reason for a delay in submitting such information, as determined by the Hearing Officer(s).

APPENDIX J: TENANT HEARING RULES

1. The Hearing Officer(s) are in charge of the hearing.
2. The hearing shall be orderly. The Hearing Officer(s) may remove from the hearing a person who is disorderly.
3. All participants shall turn off cell phones, pagers, and other similar devices during the hearing.
4. Either party at their own expense may make an audio recording of the hearing or arrange for a court reporter's transcript. Video recordings are not permitted. Upon request, either party will provide a copy of the audio recording and transcript to the other party at actual cost or as permitted under the Rules of Civil Procedure.
5. MPHA shall present its case first so that the issues are stated.
6. The parties may present any evidence relevant to the case, including but not limited to oral, physical, or documentary evidence. The hearing is not subject to judicial rules of evidence and the Hearing Officer(s) may allow hearsay evidence.
7. An attorney or another person may represent the tenant at the tenant's expense.
8. The tenant may question witnesses and present witnesses, documents, and arguments in support of their position and to dispute MPHA's evidence.
9. Hearing Officer(s) may ask questions relevant to the issues of the tenant, MPHA or any witness.
10. If a tenant asks for reasonable accommodation or timely asks for VAWA protection during the hearing, MPHA may reschedule the hearing if the request is related to the reason for the hearing.
11. The tenant must show they are entitled to the relief sought; MPHA has the burden to show its action is justified. However, the Tenant has the burden to show that grounds exist for a reasonable accommodation and a VAWA request.
12. The Hearing Officer(s) shall base their decision solely on the relevant evidence presented at the hearing and shall not make any settlements or agreements with the tenant.
13. In making the decision, the Hearing Officer(s) will consult amongst themselves and may not consult with anyone else.
14. MPHA will mail a copy of the Hearing Officer(s)' decision to the tenant within 10 working days or within a reasonable time.
15. If the tenant does not agree with the Hearing Officer(s)' decision, the tenant may appeal to a court of law.
16. If MPHA does not agree with the Hearing Officer(s)' decision, it may ask the MPHA Board of Commissioners to overturn the decision.
17. Tenant may give written or oral argument, although such argument is not evidence. When both parties are represented by legal counsel, each party must receive written arguments and exhibits from the other party five business days prior to the hearing date except if there is a good cause reason for a delay in submitting such information, as determined by the Hearing Officer(s).

APPENDIX K: REVENUE RECAPTURE HEARING RULES

1. The Hearing Officer(s) are in charge of the hearing.
2. The hearing shall be orderly. Persons exhibiting disorderly conduct may be removed from the hearing.
3. All participants shall turn off cell phones, pagers, and other similar devices during the hearing.
4. Either party at their own expense may make an audio recording of the hearing or arrange for a court reporter's transcript. Video recordings are not permitted. Upon request, either party will provide the audio recording and transcript to the other party at actual cost or as permitted under the Rules of Civil Procedure.
5. If a former tenant asks for a reasonable accommodation in order able to have access to the hearing, or timely asks for a reasonable accommodation or VAWA protection regarding the underlying debt issue that is the subject of the hearing, MPHA shall reschedule the hearing if the request is related to the reason for the hearing.
6. MPHA shall present its case first so that the issues are stated.
7. The parties may present any evidence relevant to the case, including but not limited to oral, physical, or documentary evidence.
8. The hearing is not subject to judicial rules of evidence and the Hearing Officer(s) may allow hearsay evidence.
9. An attorney or another person may represent the former tenant at the former tenant's expense.
10. A former tenant may give written and oral argument, although such argument is not evidence. When both parties are represented by legal counsel, each party must receive written arguments and exhibits from the other party five business days prior to the hearing date except if there is a good cause reason for the delay in submitting such information, as determined by the Hearing Officer(s).
11. The former tenant may question witnesses and present witnesses, documents, and arguments in support of their position and to dispute MPHA's evidence.
12. Hearing Officer(s) may ask questions of the former tenant, MPHA, or any witness relevant to the issues.
13. The former tenant must show they are entitled to the relief sought. MPHA has the burden to show its action is justified.
14. The Hearing Officer(s)' decision shall be based solely on the relevant evidence presented at the hearing and shall not make any settlements or agreements with the former tenant.
15. In making the decision, the Hearing Officer(s) will consult amongst themselves and may not consult with anyone else.
16. MPHA will mail a copy of the Hearing Officer(s)' decision to the former tenant within 10 working days or within a reasonable time.
17. If MPHA does not agree with the Hearing Officer(s)' decision, it may ask the MPHA Board of Commissioners to overturn the decision.

September 23, 2026

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Executive Director's Report, September 2026

Earlier this month, MPHA staff presented the agency's FY27 housing tax levy request and five-year levy capital plan to the Minneapolis Board of Estimate and Taxation. Agency leaders fielded a variety of questions on MPHA's plan for 2027, including several questions related to Heritage Park. It was a good opportunity to share an update on the agency's work at Heritage Park with city leaders along with discussing the larger $5 million levy request. The Board of Estimate and Taxation will act later this month on the agency's request, where it will then travel to the Minneapolis City Council for final action as a part of the city's end-of-year budget conversations.

Last week, MPHA staff had the opportunity to celebrate two different project-based voucher events in South Minneapolis. First, I joined Minneapolis Mayor Jacob Frey and Hennepin County Commissioner Angela Conley to celebrate the grand opening of Snelling Yards. This new building in the Hiawatha neighborhood includes 95 affordable family housing units, with 25 units supported by MPHA project-based vouchers. Of the 25 MPHA-supported units, 13 are designated for veterans using the Veterans Affairs Supportive Housing Voucher.

The same day across town, MPHA's Director of HCV, Brandon Crow, joined Alliance Housing to celebrate the groundbreaking of 2116 Nicollet—a new 54-unit affordable family housing building in the Whittier neighborhood. This building is supported by 11 MPHA project-based vouchers along with sponsor-based awards that support 24 studio units. These sponsor-based awards bring an additional form of financial assistance to the project, offering Alliance Housing flexibility to use funds in a way they deem best for residents.

Finally, we began our annual meetings with Minneapolis City Councilmembers this month. Every year, I work to meet with the state, county, and city elected leader that represents MPHA. These meetings are a great opportunity to share updates on the agency's activities and successes while also providing the space for elected leaders to ask questions and learn more about the agency's work. We have included the presentation we are sharing with councilmembers in this month's board packet as a receive and file. We hope to wrap up these meetings next month and begin meeting with Hennepin County Commissioners shortly thereafter.



2026 MPHA Agency Update

Prepared for Minneapolis City Council (September 2026)

Overview

MPHA Housing Programs
- MPHA in Your Ward

Capital Backlog

2025 Agency Accomplishments

2026 Agency Activities
- Deployment Snapshot
- City-Funded Program Updates
- Glendale Redevelopment

A Crisis at Heritage Park
- History of Heritage Park
- Timeline of Heritage Park's Decline
- What's Next at Heritage Park?

MPHA's Proposed Investment in Heritage Park
- Investment Overview
- Costs Beyond the Topline

Proposed Five-Year Levy Budget (2027-2031)

MPHA Mission Statement

"The mission of the Minneapolis Public Housing Authority (MPHA) is 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."

26,000+
people served by MPHA every day

5,200+
public housing units

6,700+
public housing residents

750+
deeply affordable family homes

3,300+
deeply affordable family housing residents

7,200
Housing Choice Vouchers administered

18,500+
residents benefiting from MPHA vouchers

MPHA Housing Programs

Low-Income Public Housing*

- MPHA owns and operates 42 high-rises, 184 family homes at Glendale (in SE), 20 scattered family homes, and a 16-unit townhome site in its public housing program (Section 9).
- Across ~5,200 units, MPHA serves ~7,000 public housing residents.
- High-rise units are predominately studio and 1bd.
- These residents are at or below 30% AMI.
- MPHA maintains a waitlist for non-family public housing, recently as many as 6,000 people.
- In 2025, broke ground on largest public housing redevelopment in city history, Spring Manor. ~$78M project will rehab 221 units and add 15 new disability accessible units in NE Minneapolis.

Deeply Affordable Family Housing

- MPHA owns and operates ~800 scattered site family homes, serving >3,300 residents.
- These are MPHA's most sought-after units.
  - The waiting list sits at ~4,000.
  - MPHA opened its waiting list for five days in October 2024 (first time in three years) and received >3,300 applications.
- These units were transferred to MPHA wholly controlled non-profit (CHR) in October 2020.
  - Project-based vouchers more than doubled federal subsidy for these units.
  - MPHA remains long-term owner and property manager.
  - Residents' rent portion stayed the same.
- Celebrated grand opening of all-electric triplex (W11) and duplex (W8) in July 2026.
- Continue to seek family housing upzoning projects and opportunities.

Housing Choice Voucher**

- MPHA administers ~7,500 Housing Choice Vouchers (HCV, "Section 8"), benefitting >18,500 residents across the region.
- There are ~300 people on the Section 8 waitlist.
  - The HCV waitlist was last opened in 2019.
- >90% of HCV participants ≤30% AMI at admission.
- Since 2019, MPHA project-based vouchers (PBVs) have accounted for more than half of all deeply affordable housing built in Minneapolis.
  - 35 PBVs awarded in 2025.
  - 179 PBVs were brought online in 2025.
- MPHA administers 347 Veterans Affairs Supportive Housing (VASH) Vouchers, key to ending veterans' homelessness in HennCo.
- MPHA has begun issuing new state-funded Bring it Home vouchers, helping reduce the agency's voucher waitlist (~600-700 new vouchers).

**LIPH, Glendale, Elliot Twins*
***Includes Elliot Twins and CHR*

MPHA Program Demographics

Low-Income Public Housing*

Race	
American Indian/Alaska Native	1.5%
Asian	3.7%
Black/African-American	79.4%
White	14.0%

Age	
0-17	13.8%
18-29	5.9%
30-49	10.7%
50-61	11.7%
62+	57.9%

HOH Gender	
Male HOH	51.1%
Female HOH	48.9%

HH Size	
1	66.6%
2	10.8%
3	5.1%
4	5.2%
5	4.4%
6	2.6%
7+	5.4%

HH Incomes	
Average	$16,484
Median	$12,480
w/ Earned Income	16%

HOH Disabled	57%

Deeply Affordable Family Housing

Race	
American Indian/Alaska Native	1.7%
Asian	3.9%
Black/African-American	87.7%
White	4.5%

Age	
0-17	53.8%
18-29	18.9%
30-49	18.1%
50-61	6.0%
62+	3.1%

HOH Gender	
Male HOH	12.3%
Female HOH	87.7%

HH Size	
1	0.5%
2	7.4%
3	13.5%
4	18.3%
5	14.1%
6	14.9%
7+	31.3%

HH Incomes	
Average	$34,502
Median	$33,205
w/ Earned Income	62%

HOH Disabled	16%

Housing Choice Voucher**

Race	
American Indian/Alaska Native	2.6%
Asian	1.3%
Black/African-American	85.0%
White	5.9%

Age	
0-17	50.0%
18-29	14.0%
30-49	20.5%
50-61	8.1%
62+	7.4%

HOH Gender	
Male HOH	19.9%
Female HOH	80.1%

HH Size	
1	12.0%
2	12.2%
3	14.4%
4	16.3%
5	13.2%
6	11.1%
7+	20.8%

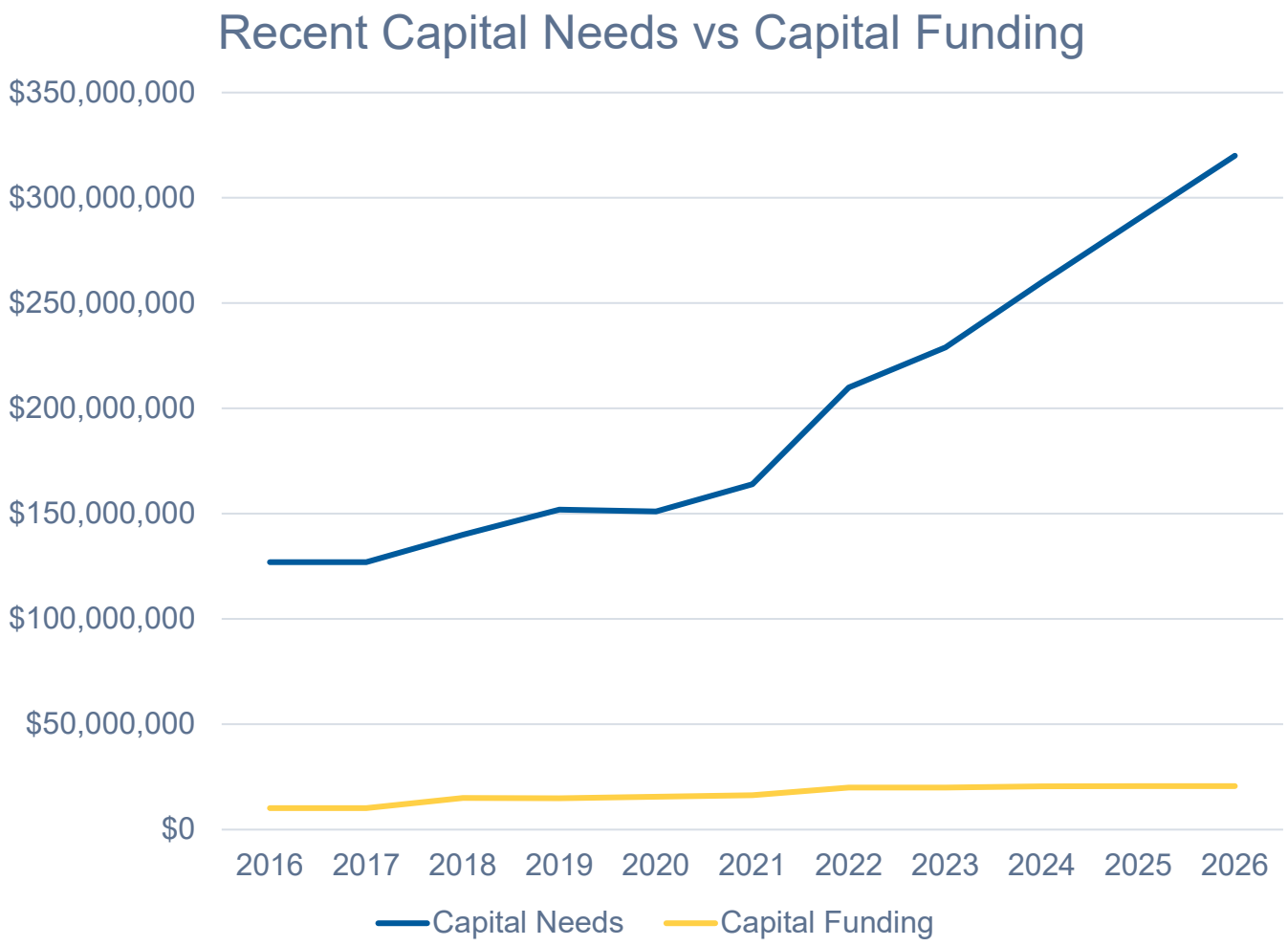
HH Incomes	
Average	$22,201
Median	$22,845
w/ Earned Income	41%

HOH Disabled	35%

**LIPH, Glendale, Elliot Twins*
***Does NOT include Elliot Twins and CHR, which use MPHA Housing Choice Vouchers*

MPHA Capital Backlog

- MPHA owns nearly 6,000 units located in 42 high-rise buildings, 817 scattered site family homes, and 184 townhomes at Glendale.
  - Forty of MPHA's 42 high-rise buildings were built in the 1960s and early 1970s.
  - The age range of MPHA's family housing is 1 – 100+ years old, including 184 townhomes at Glendale, which are >74 years old.
- MPHA projects its current unmet needs for these properties at approximately $320M. On average, capital needs grow by ~$25M/year, not accounting for inflation or other factors.
  - Nationwide, the estimated capital backlog to preserve U.S. public housing is estimated at $169.1 billion.
- Historically, HUD has only provided funding for 10% or less of the actual capital needs.
  - Additionally, MPHA has endured $2.9M in federal cuts to public housing operational funding in 2026.
- High inflation, volatile construction costs, tariffs, and new federal procurement laws make capital work more costly & challenging.
- The single largest threat to MPHA is its capital backlog that continues to grow.



2025 Agency Accomplishments

- Deployed $4.3M to Repair/Upgrade 100 Deeply Affordable Family Homes
- Broke Ground on Largest Public Housing Redevelopment in City History ($78M), Rehabilitating 221 Units and Building 15 New
- Awarded $8.2M from MN Housing to Replace Electrical Systems in Three High-Rises & Complete Two Comprehensive Rehabs
- Broke Ground on New All-Electric Triplex And Duplex in High Opportunity Neighborhoods
- Continued $5M/Year Housing Tax Levy in Minneapolis to Support the Agency's Preservation and Production Activities
- Received Additional $1.4M/Year and $1.4M One-Time funding for Stable Homes Stable Schools in Minneapolis' FY26 Budget
    - Received an additional $900,000 from MN Housing and $350,000 from Pohlad Foundation in one-time funding for Stable Homes Stable Schools.











2026 Agency Activities

- Sought New Funding at State Legislature
  - $2M/biannually for Stable Homes Stable Schools.
  - $7M in Housing Infrastructure Bonds for Glendale.
- Launching Bring it Home State Voucher
  - Two-year $21M award from MN Housing estimated to provide MPHA 600-700 new housing vouchers.
- Launched City Emergency Housing Voucher
- Pursue Additional Philanthropic Support of Stable Homes Stable Schools
- Announced Glendale Redevelopment (W2)
- Announced Next RAD Redevelopment
  - Rehabbing 56 units across two mid-rise buildings in Howe neighborhood (W9).
- Celebrated Grand Opening of Windom Triplex (W11) and Regina Duplex (W8)
- Celebrate Completion of Spring Manor (W3)
- Work w/ City, Certus Financial, and Property Services & Solutions on Heritage Park (W5)
  - Helping meet Heritage Park residents' immediate needs while also working on long-term stabilization and preservation of the Heritage Park community.









Deployment Snapshot*

- $1.3M from MN Housing for CHR Repairs
  - Grant agreement executed Feb. 2024. All resources deployed.
  - Deep turns at 41 homes. Work included interior renovations (kitchen, bath, etc), electrical, plumbing, and mechanical repairs.
- $5M from MN Legislature for CHR Repairs
  - Grant agreement executed May 2024. $3.07M expended to date.
  - Exterior envelope replacements complete at 65 homes.
  - Deep turns at 20+ homes (underway); exterior envelope replacements at an additional seven homes (underway).
  - Radon testing at all CHR homes and radon mitigation system installations where necessary (nearly complete).
- $4.26M POHP GO for High-Rise Electrical
  - Two MN Housing awards, $1.35M in 2024; $2.91M in 2025.
  - First loan closed Oct. 2025. Construction initiated April 2026 to replace aging electrical components at 630 Cedar Ave high-rise.
  - $2.91M will be used to make similar electrical improvements at three adjacent Cedars high-rises; target closing late 2026
- $1.3M from Minneapolis for Restore-Rebuild
  - Closed July 2025. Anticipated Q4 2026 completion.
  - 15 new units at Spring Manor funded in part by this grant.
- $5.31M POHP Cash for Mid-Rise Rehabs
  - Awarded by MN Housing in August 2025. In planning stage.
  - Comprehensive rehab at two mid-rises, totaling 56 units.
  - Work includes building system upgrades (plumbing, electrical, HVAC), kitchen/bath rehab, new finishes, increased accessibility, common area updates, and enhanced resident amenities.

Public Housing Tax Levy – 2025

Project	Pre-Deployment Work Completed YTD*	Levy Budget	Funds Deployed*
High-Rise Preservation & New Unit Production – 809/828 Spring St NE	• Broke ground in August 2025; construction underway. • Construction to be completed in Q4 2026.	$3,500,000	$3,500,000**
High-Rise Window Replacement	• 1717 Washington Street NE • Construction complete in Q4 2025.	$1,500,000	$1,500,000

Public Housing Tax Levy – 2026

Project	Pre-Deployment Work Completed YTD*	Levy Budget	Funds Deployed*
Five-Site, Five-Plex Scattered Site Infill Project	• Taking five MPHA-owned sites and building five-plexes, each having four 3-bedrooms, and one 5-bedroom (creating 25 total new family units). • Project suspended.	$1,000,000***	$21,000
High-Rise Preservation – 3755 Snelling Ave. & 3205 East 37th St.	• Design underway • HUD Rental Assistance Demonstration (RAD) application submission in February 2026; HUD approval in March 2026 • Multiple resident meetings since mid-2025 • Received POHP cash award of $5.3M in 2025 to support project • Target financial closing: Aug-Sept 2027	$1,500,000	$0
Glendale	• Predevelopment activities at the 12-acre site • Multiple resident meetings since late-2024 • Announced project direction in June 2026: redevelopment of existing 184 units + 100 new units	$1,000,000	$13,000
High-Rise Elevator Modernization	• 350 Van White Mem Blvd, 102-unit elderly bldg • Construction complete May 2026	$420,770	$407,000
High-Rise Boiler Replacement	• 350 Van White Mem Blvd, 102-unit elderly bldg • Construction underway	$1,079,230	$96,214

**As of September 1, 2026*
***Funds fully committed at financial closing 7/10/25*
****Majority of budget being repurposed to invest in Heritage Park near-term needs*

City-Funded Program Updates

- Stable Homes Stable Schools
  - Holistic approach to addressing homelessness among MPS families through prevention (emergency short- and medium-term assistance) and intervention (multi-year rental assistance and support services).
  - Focus on educational stability for the children.
  - Partnership between MPHA, the City of Minneapolis, Hennepin County, and Minneapolis Public Schools, with the YMCA of the North as the service partner
  - Since 2019, more than 7,930 kids and 2,840 families have benefitted from the program.*
- City-Funded Emergency Housing Vouchers
  - Partnering w/ Hennepin County's Continuum of Care, this new program provides up to 36 months of rental assistance for up to 100 households for individuals & families who are homeless, at risk of homelessness, or have a high risk of housing instability.
  - Since program launch in August, MPHA has received 14 referrals through Hennepin County's Coordinated Entry.
    - Two households are currently in the intake process while eight vouchers have already been issued.*







*As of August 27, 2026

Glendale Townhomes

- 184 Townhome Development Built in 1952
  - 26 One-Bedrooms, 70 Two-Bedrooms, 70 Three-Bedrooms, 18 Four-Bedrooms.
- Home to Nearly 600 Low-income Residents
  - 89% are Black/African American.
  - 49% are children.
  - 41% are families of 5 or more.
  - ~20% of households report a disabled family member.
- A 12-acre Land Holding Unlike Any Other
  - Compared to other concentrations of MPHA's housing stock, Prospect Park presents greater upward economic mobility opportunities for MPHA residents.
  - Single largest publicly owned opportunity to add LRT-adjacent deeply affordable family housing in MPLS.
- The Capital Backlog at Glendale is >$23M
- Glendale Comprises ~3% of MPHA Portfolio, But ~7% of Agency's Entire Capital Backlog.
  - Additionally, existing homes do not meet modern-day needs of residents, HUD accessibility requirements, Uniform Federal Accessibility Standards, or basic MN Housing design standards for new housing.



Redeveloping Glendale

- Plan Serves the Diverse Needs and Wants Expressed by the Community Across Multiple Building Types and Unit Options.
  - The agency will replace all 184 existing homes and add 100 new deeply affordable family homes across a two-phase construction project.
  - MPHA will build townhomes, 3-story walkups (with direct unit access), and 4-story buildings with elevators.
  - Will include new indoor & outdoor resident amenities.
  - PICA/Head Start and food shelf will remain on-site.
  - There will be ~300 parking spots across the site.
  - Adds accessible and single-level living units.
  - Makes livability improvements across site and units.
  - Reduces noise transfer between units.
- Accommodates Existing Residents While Enabling MPHA To Serve Additional Families.
  - With ~3,500 families on MPHA's family housing waitlist, this is the most sought-after type of housing.
  - Tentatively, total unit distribution in redevelopment:
    - 1-bedroom: 39 (currently 26)
    - 2-bedroom: 98 (currently 70)
    - 3-bedroom: 103 (currently 70)
    - 4-bedroom: 32 (currently 18)
    - 5-bedroom: 12 (currently 0)



Minneapolis Public Housing Authority

The Resident Experience

- The Resident Experience at a Redeveloped Glendale Will Match Current-day Experience.
  - Residents will continue to pay 30% of income on rent.
  - All units will continue to be deeply affordable.
  - MPHA staff will continue to serve residents and MPHA will continue to operate the site.
  - MPHA will continue to own the land, control the entity that owns the new units & manage the construction.
    - Tax credit investors are passive.
- Any Households Relocated During Construction Have The Right to Return.
  - The right for relocated households to return once construction is complete is a federally protected right.
  - Agency staff are meeting one-on-one with every Glendale household to better understand each household's unique relocation needs & preferences.
  - Agency staff will develop relocation contracts and plans that include resident rights and assurances—mirroring other MPHA redevelopment projects.
  - Agency staff will help households identify housing options to meet residents' needs and desires, and to the greatest extent possible, residents will be offered an option to remain on-site during construction.
  - In all resident relocation plans, MPHA covers any associated moving costs for the household both to and from their home.







City Bonding is Needed

- MPHA Cannot Preserve This Vibrant Community Without City Bonding Support.
  - Glendale has a significant funding gap that will be challenging, nearing on impossible, to fill with existing city, state, and regional affordable housing resources.
  - The city's bonding authority enables MPHA to raise the necessary capital without using city's general fund or burdening the city's borrowing capacity.
    - MPHA would combine its ~$40-50M capital and leverage contributions with the ~$38-42M in bond proceeds in each project phase.
    - Additionally, MPHA would invest ~$110-120M in housing assistance over the next 20 years.
    - The project would pay for debt service on the bonds, meaning this would be at little to no additional cost for the city.
- This Would Be a Generational Investment.
  - This would give thousands of low-income families access to an amenity rich, transit-oriented area of opportunity from which to reach the next rung of the economic ladder for decades to come.
- Unfortunately, This Was Not Included in Mayor's Proposed FY27 Budget.
  - MPHA will continue to seek the necessary support and approvals to help ~600 low-income residents get the generational investment they deserve.

$6M Bonded Levy Estimates ($3M Per Phase)			
SOURCES (Per Phase)		**USES (Per Phase)**	
Permanent Debt	$6,200,000	Construction	$70,313,920
LIHTC Equity	$29,600,000	Development Costs	$6,188,417
Bonded Public Housing Levy	**$38,000,000***	Financing Fees	$3,652,295
MPHA Sponsor Loan	$5,000,000**	Reserves	$1,400,388
Sales Tax Rebate	$1,680,000	Developer Fee	$7,928,672
MN Housing Deferred Loan/HIB	$5,000,000		
Met Council LCDA/TOD	$1,000,000		
GP Cash	$100		
Def. Developer Fee	$3,003,592		
Total	**$89,483,692**	**Total**	**$89,483,692**

**Estimating $38-42M in bond proceeds per phase, depending on rates and other factors.*
***This amounts to ~25% of MPHA's annual capital funding from HUD. MPHA's capital contribution is subject to increase depending on actual project costs, the ability to secure soft funding sources, and other factors.*

A Crisis at Heritage Park

- Heritage Park is Uniquely Structured
  - Following the Hollman Consent Decree, a set of legal agreements established MPHA as the landowner, but a private company, McCormack Baron Salazar (MBS) was awarded ownership, sole possession, operational control, and authority to construct Heritage Park.
  - MPHA's primary responsibility at the site was to send MBS HUD-calculated operating funding for 200 public housing units that MBS owned and operated.
- This Failure Did Not Happen Overnight
  - Dating back to 2022, MPHA has led work addressing Heritage Park, when MPHA and other stakeholders, including City of Minneapolis & HUD, began learning more about MBS' operational shortfalls, deferred maintenance and mounting debts at the property.
- Until Recently, There's Been Limited Political Will to Join MPHA in Investing in The Site
  - Since 2022, MPHA has invested more than $12M to support the habitability of the McCormack Baron Salazar's public housing units at Heritage Park.
  - In July, the Minneapolis City Council approved $2.5M for repairs and resident relocation support.
  - MPHA is thankful for Councilmember Warren's work elevating Heritage Park and spurring the city to begin investing meaningfully in the site.

The Minnesota Star Tribune

North Minneapolis renters stuck in squalid homes once heralded as the future of public housing

By Susan Du

KARE 11

No AC, mold, rats: Tenants demand answers about long-dilapidated apartment buildings

Author: Jennifer Hoff (KARE 11)

FOX 9

Minneapolis leaders seeking $2.5M for Heritage Park Housing crisis

MPRnews

Cari Spencer · July 29, 2026 11:50 AM

Residents frustrated with slow pace of repairs, relocations from troubled Mpls housing complex

History of Heritage Park

- Site Was Home to Sumner Field Homes.
- Hollman v. Cisneros (1991)
  - Lawsuit alleged HUD, MPHA, the City of Minneapolis, and the MCDA were jointly responsible for perpetuating patterns of racial segregation.
  - Resulted in Hollman Consent Decree (1995).
- Hollman Reimagines Public Housing
  - Heritage Park aimed to deconcentrate racially concentrated public housing projects.
  - 440 housing units with various levels of household incomes: 140 market rate and 300 income-restricted tax credit units, 200 of which are public housing units.
- Heritage Park Built (2002-2006)
  - The City, County, State, MPHA, and the Family Housing Fund all helped fund construction.
  - Unique to this project, a for-profit developer, McCormack Baron Salazar, was awarded ownership, control, and sole possession of Heritage Park.
  - MPHA's primary responsibility was to send HUD-calculated operating funding for the 200 units designated public housing that McCormack Baron Salazar owned and operated.
    - Since the project's inception, MPHA has fulfilled all direct obligations as required under the Consent Decree.

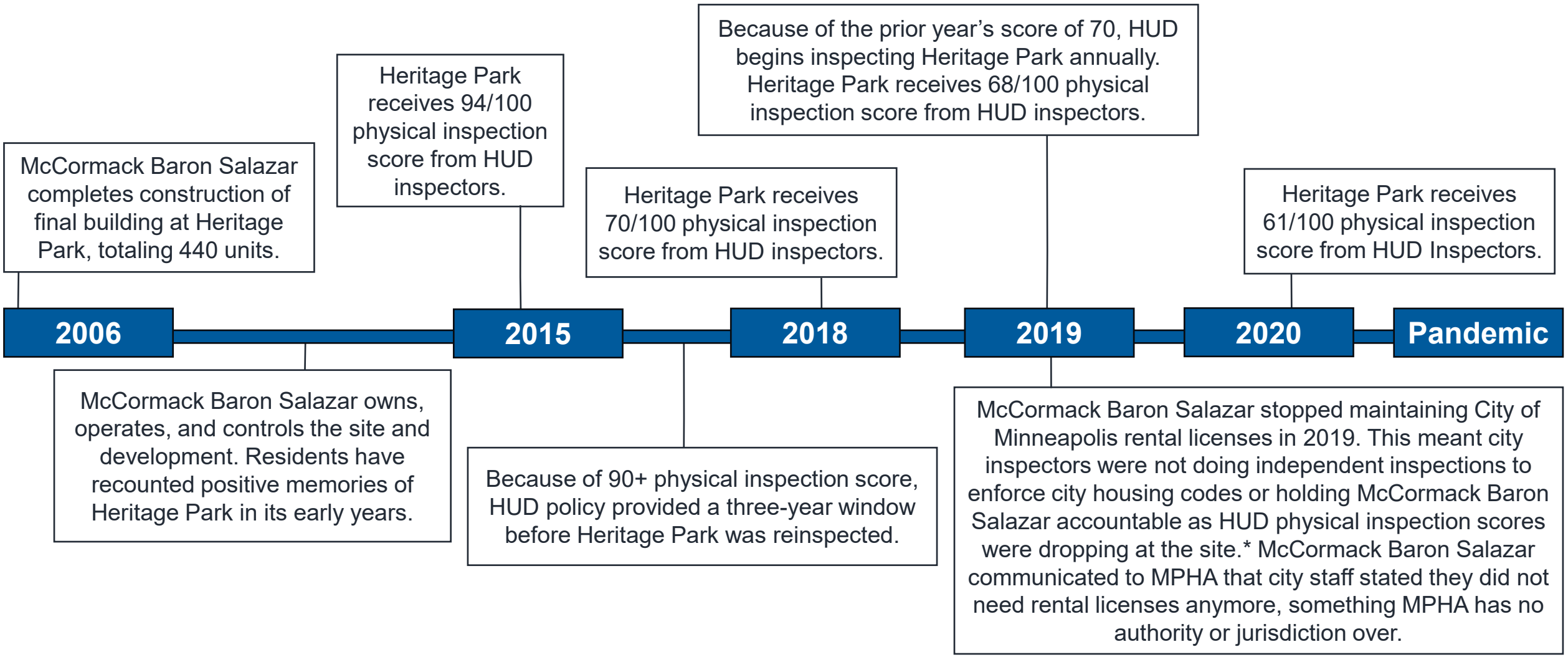






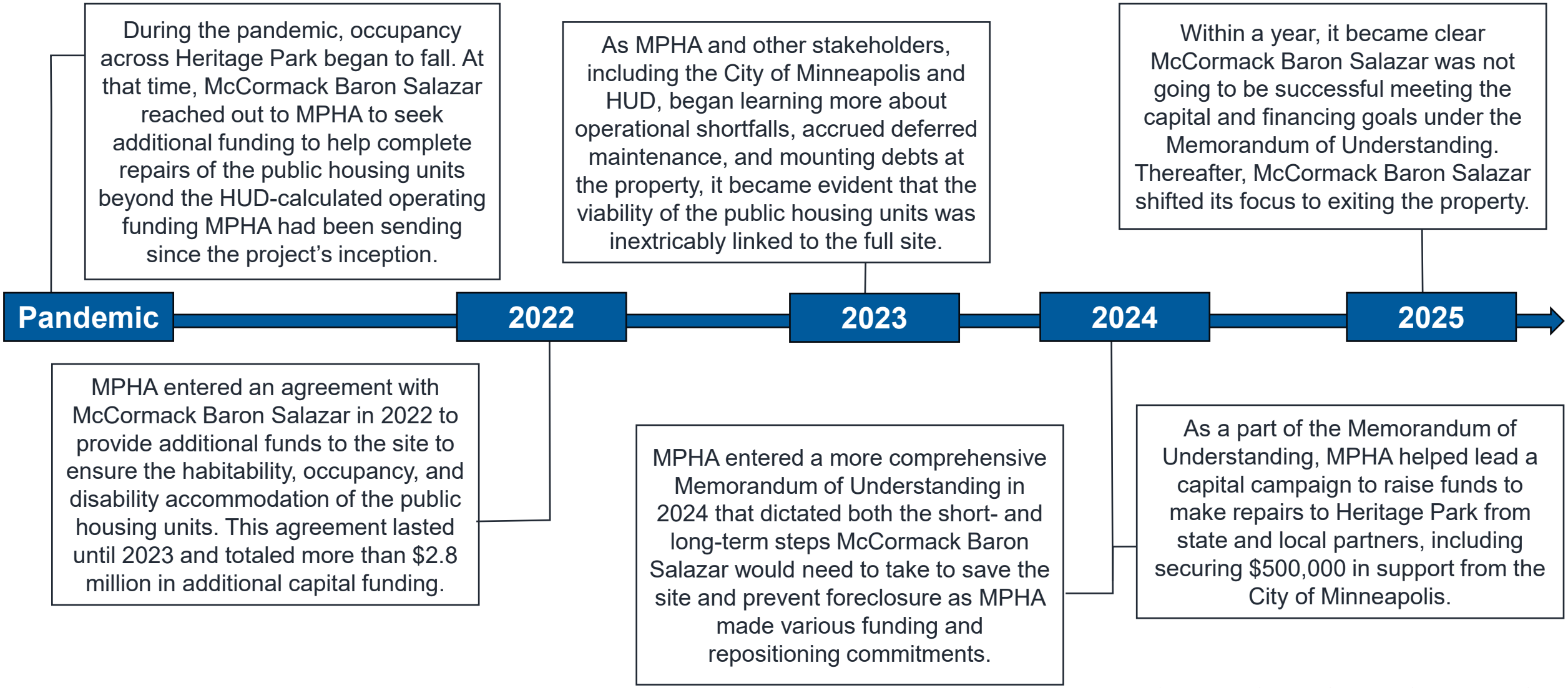


Timeline of Heritage Park's Decline



**As reported by the Star Tribune.*

Timeline of Heritage Park's Decline



McCormack Baron Salazar Steps Back, Minneapolis Public Housing Steps Up

- In May 2025, MPHA cancelled both the Memorandum of Understanding and its additional funding, recognizing additional funding to McCormack Baron Salazar would not be beneficial without a plan to raise capital or address capital needs.
  - At this time, MPHA approached other stakeholders, including the City of Minneapolis and HUD, about placing Heritage Park in receivership and removing operational control of Heritage Park from McCormack Baron Salazar.
- Following months of work MPHA helped lead alongside other stakeholders, McCormack Baron Salazar agreed to assign the property to creditors and a Hennepin County court removed McCormack Baron Salazar from operational control at the site and appointed Certus Financial (Certus) as the third-party receiver in December 2025.
  - The intent of this work was to learn more about the site's conditions and operations to develop short- and long-term solutions via a court-ordered receiver.
  - Subsequently, Certus retained Property Solutions & Services, LLC (PSS), to manage the site. Certus and PSS have subsequently completed an assessment of the property's immediate needs, including inspecting units (occupied and unoccupied), and have worked to resolve life-safety concerns for occupied units.
- Meanwhile, MPHA continued to lead a capital campaign, successfully securing an additional $5.125 million from Minnesota Housing in February 2026 and extending a $1.1 million line of credit to Certus to support the property.
  - MPHA continues to work with Certus Financial and PSS to coordinate repairs and address short-term issues that have been raised at Heritage Park.
- As Certus and PSS coordinate repairs across the site, MPHA is coordinating public housing resident transfers at the site.

Heritage Park Resident Transfer Update

- MPHA has continued to work with PSS to offer transfers to all public housing households at Heritage Park.
  - Residents have always had the ability to transfer from their public housing units in Heritage Park.
  - Currently, there are approximately thirty-two public housing households (out of 128)* that have indicated an interest in transferring.
    - Ten of the 32 households live in units that PSS has identified as “high-priority transfers,” based on household conditions.
- For households in high-priority units, MPHA has worked with Certus and PSS to develop an expedited transfer plan, which was rolled out the week of August 10, 2026.
  - In these cases, MPHA offers specific benefits, including covering moving-related expenses and coordinating and paying for short-term hotel stays if their new unit is not ready at the time of their move (or offering a daily stipend if the household wishes to make their own arrangements).
  - Additionally, if the household wishes to transfer to another unit at Heritage Park, MPHA will work with Certus and PSS to fund the necessary repairs to the unit (known as a “unit turn”).
  - Two of the ten households have been moved out of their units since this process was rolled out (one within Heritage Park, one to an MPHA unit outside of Heritage Park).
- For the remaining transfers, MPHA has worked with Certus and PSS to develop a similar process and set of resources. This process was rolled out on September 11, 2026.
  - Households seeking to move will be asked to specify their interest in moving to an MPHA unit outside of Heritage Park, or to relocate within Heritage Park.
  - As with all transfers, MPHA staff continue to work closely with households to match them with a unit that accommodates their household size, unit type, and location preferences while working to minimize any disruption to the household.
  - Households are entitled to a stipend for moving expenses (in line with the Uniform Relocation Act), or the services of a contracted mover at no cost to them.
  - Resident households will continue to pay approximately 30 percent of their income as their rent portion after any transfer.
- Any household that transfers out of Heritage Park will have the ability to transfer back to at a later date if they choose.
  - Since April 2024, MPHA has transferred 19 households out of Heritage Park.

**As of September 14, 2026*

What's Next?

- Heritage Park is in Much Better Condition Today Than it Was Two Years Ago
  - But there is still significant work to do. Current conditions at Heritage Park are unacceptable.
  - MPHA, the City of Minneapolis, and the State of Minnesota have all made major investments to help fund ongoing repair work conducted by Certus Financial and Property Solutions & Services.
- Currently, Certus Financial is Leading the Work on a Long-term Stabilization Plan
  - MPHA is committed to working with Certus Financial and all stakeholder partners to avoid foreclosure and the displacement of current families.
  - MPHA has recently agreed to fund operating deficits at Heritage Park for a limited amount of time while Certus Financial continues to work with stakeholders to develop and refine a long-term solution.
  - MPHA is a mission-driven organization and committed to exceeding its stated obligations under the Hollman Consent Decree to support Heritage Park residents and restore the community.
- MPHA is proposing a $6M investment in Heritage Park to fund near-term needs while also helping fund a major future rehabilitation of the site.



Investment Overview

- MPHA's Proposed $6M Heritage Park Investment Would Fall into Two Categories:
  - Near-Term Needs ($3M)
  - Long-Term Stabilization ($3M)
- MPHA is Repurposing $3M From Other FY26 & FY27 Projects to Fund Near-Term Needs at Heritage Park.
  - Because there is a delay between when the housing levy is approved and when levy funds are disbursed, MPHA sought to make additional funding more readily available to address near-term needs.
  - MPHA staff are working closely with Certus Financial to deploy these funds in the coming months.
- MPHA is Seeking to Invest $3M of a $5M Housing Tax Levy to Help Fund a Future Major Construction Project at Heritage Park.
  - In addition to funding for recapitalization, MPHA will help Certus Financial secure additional federal subsidy along with other potential financing like bonds/Low-Income Housing Tax Credits, debt, and soft sources for the project to address capital needs at the site, estimated to be at least $55 - 65 million.

$6 Million Heritage Park Investment

Near-Term Needs

MPHA is investing $3 million to fund the following near-term needs at Heritage Park:

- Operating shortfalls (e.g. property management services, grounds and building maintenance, insurance, utilities, etc.).
- Costs associated with advancing HUD conversions to bring more federal subsidy to the site.
- Transfer/relocation assistance for residents.
- Comprehensive rehab of two buildings, totaling 15 units to accommodate on-site transfers.
  - Work to include repairing exterior cladding and flooring/subflooring; replacing roof, windows, cabinetry, bathroom fixtures, lighting, doors, and exterior deck and stairs.
- Immediate and near-term capital needs including moisture remediation efforts.

Long-Term Stabilization of Heritage Park

MPHA is proposing to invest $3 million of its housing tax levy to support the long-term preservation and recapitalization of the 440-unit, multi-building (~80), mixed-income community at Heritage Park. While still to be determined, scope of work is likely to include:

- Complete unit renovations (kitchens, bathrooms, appliances, finishes).
- Replacing and/or enhancing aging building systems (plumbing, electrical, HVAC).
- Replacing/repairing building envelopes (roofs, exterior cladding, windows) & other exterior features (decks, stairs, etc.).
- Site improvements.

Depending on Funding Sources & Other Factors, This Project Could Close in Q2/Q3 2027.

Costs Beyond the Topline

- MPHA is Delaying Major Affordable Housing Construction Projects and Using Majority of its Levy to Fund Heritage Park Investment
- Glendale
  - 184 townhome development built in 1952 currently home to nearly 600 low-income residents. (W2)
  - Compared to other MPHA holdings, this LRT-adjacent 12-acre site in Prospect Park presents greater upward economic mobility opportunities for families.
  - Project will add 100 new deeply affordable family homes in addition to replacing existing 184 homes.
  - This project will be delayed to 2028, contingent on city bonding support.
- Scattered Site Missing Middle
  - Five-site, 25-unit upzoning project. Sites anticipated to each have 4 three-bedrooms and 1 five-bedroom.
  - Sites anticipated to be in Howe (W12), Northrop (W11), Minnehaha (W12), Kingfield (W8), and Armatage (W13) neighborhoods.
  - This project will be suspended until deemed feasible.
- Housing Tax Levy
  - By using $3 million of MPHA's 2027 tax levy for Heritage Park, the agency is delaying $3 million in capital work to agency-owned properties.



Five-Year Levy Budget

- MPHA Has Developed a Five-Year Capital Plan (’27-‘31). Highlights Include:
  - A $3 million investment to support a long-term stabilization plan for Heritage Park. (DEV01)
  - Renovating two mid-rise buildings, rehabbing 56 units across both buildings (DEV02).
  - Paying debt service on city-issued bonds to fund redevelopment of Glendale, rebuilding 184 existing deeply affordable family homes while adding 100 new to a transit-oriented area of opportunity. (BND01)
    - Contingent on city approval of bond issuance.
    - MPHA intends to seek gradual increases to its levy between 2027-2029 to pay the debt service for this generational investment at Glendale.
  - Densifying MPHA lots and building fiveplexes, totaling 25-30 new family units. Each building anticipated to have 4 three-bedrooms and 1 five-bedroom. (DEV03).
  - Renovating a high-rise and potentially adding new units to the site (DEV04).
  - Major capital improvements at numerous high-rises. Work will include windows, elevators, boiler systems, and roofs (CAP01, CAP02, CAP03, CAP04).
  - This five-year budget will support the construction of 300+ new deeply affordable family units, rehabilitation of hundreds of existing deeply affordable units, and invest millions in critical high-rise building systems that support thousands of public housing residents.

MPHA ANNUAL LEVY BUDGET & FIVE-YEAR PLAN – 2027-2031
August 2026

PROJECT	2027	2028	2029	2030	2031
DEVELOPMENT/REDEVELOPMENT INITIATIVES					
MPHA DEV01	$3,000,000				
MPHA DEV02	$2,000,000				
MPHA DEV03		$1,000,000	$1,000,000	$1,000,000	
MPHA DEV04			$1,500,000	$2,000,000	
CAPITAL INVESTMENTS					
MPHA CAP01		$1,000,000	$1,000,000	$1,000,000	
MPHA CAP02		$1,000,000	$500,000		
MPHA CAP03				$1,000,000	$1,000,000
MPHA CAP04					$1,000,000
DEBT SERVICE ON CITY-BONDED PROJECTS					
MPHA BND01		$3,000,000	$3,000,000	$3,000,000	$6,000,000
TOTAL	**$5,000,000**	**$6,000,000**	**$7,000,000**	**$8,000,000**	**$8,000,000**

2027

- **Heritage Park Family Housing Preservation** *(MPHA DEV01)*
  - Funds to support the long-term preservation and recapitalization of the Heritage Park community, which can be utilized to leverage other resources to address significant capital needs in the 440-unit, multi-building (~80) mixed-income community. Builds upon ~$3M in MTW and Levy resources – as well as $2.5M in City Affordable Housing Trust Fund resources – dedicated in 2026 to support near-term operations, resident relocation, repairs and remediation at the property, as well as costs associated with advancing HUD conversion tools to increase federal subsidy at the site. Scope of work included in the larger recapitalization is likely to include building systems updates (electrical, HVAC, fire), building envelopes (roofs, exterior cladding, windows), kitchen/bath rehab and new unit finishes, and site improvements. Leveraged with HUD conversion tools (RAD Blend), PBVs and other potential sources such as 4% bonds/LIHTC, debt, soft sources, and MTW resources. **($3,000,000)**
- **High-rise Preservation** *(MPHA DEV02)*
  - Comprehensive rehab/preservation of two high-rises that houses over 60 residents. Scope of work anticipated to address over $12M of current/upcoming needs including building systems updates (plumbing, electrical, HVAC), kitchen/bath rehab and new unit finishes, increased accessibility, and common area updates, with an emphasis on livability improvements, enhanced resident amenities, and addressing specific population needs; leveraged with HUD conversion tools (RAD Blend), debt and MTW resources, as well as state POHP cash resources. Target closing: 2027. **($2,000,000)**

2028

- **Scattered Site Family Housing Infill Projects** *(MPHA DEV03)*
  - Comprehensive Scattered site infill/redevelopment projects in non-ACP50 areas. Redevelops 5 – 6 units that have a current need of over $500K with 25 – 30 new units. Leveraged with PBVs, MTW resources, and other soft sources. **($1,000,000)**
- **High-rise Window Replacement** *(MPHA CAP01)*
  - Replacement of 1980's vintage windows with energy efficient and code compliant assemblies that include fall protection safety features at multiple high-rises. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **High-rise Elevator Modernization** *(MPHA CAP02)*
  - Comprehensive elevator modernization at multiple high-rises. The scope of improvements includes new controls, machines, and traveling cables, as well as addressing ADA compliance and code-required door lock monitoring, which is a safety measure that prevents elevators from moving if there are circuitry problems or doors that do not properly close. These upgrades ensure reliable and safe vertical transportation for our high-rise residents and staff. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **Glendale** *(MPHA BND01)*
  - Predevelopment activities currently underway include but are not limited to resident and community engagement to solidify project goals and objectives, design development, due diligence, and financial structuring at the site. MPHA proposes replacing the existing 184 units while also adding 100 new deeply affordable family housing units at the 12-acre site in Prospect Park, totaling 284 new units in an area of opportunity. Exercising this opportunity will address $30M+ of current and future needs at the site. Funding in 2028 and beyond earmarked to pay debt service for City-issued 20-year bonds on a two-phased project ($3M/phase) that results in $40-42M in debt proceeds per phase, to support overall Total Development Costs up to $200M. Leveraged with HUD conversion tools (RAD Blend), PBVs, 4% bonds/LIHTC, debt, soft sources, and MTW resources. Anticipated closing on first of two-phase project: 2028-29. **($3,000,000)**

2029

- **Scattered Site Family Housing Infill Projects** *(MPHA DEV03)*
  - Comprehensive Scattered site infill/redevelopment projects in non-ACP50 areas. Redevelops 5 – 6 units that have a current need of over $500K with 25 – 30 new units. Leveraged with PBVs, MTW resources, and other soft sources. **($1,000,000)**
- **High-rise Preservation & Potential Expansion** *(MPHA DEV04)*
  - Comprehensive high-rise rehab/preservation that includes the potential of adding new units. Scope of work anticipated to address extensive backlog of capital needs and property enhancements including building systems updates (plumbing, electrical, HVAC), kitchen/bath rehab, appliances and new unit finishes, window/roof replacement, façade restoration, site improvements and updates to common/community areas with a focus on additional resident amenities; leveraged with HUD conversion tools (RAD Blend), PBVs, & 4% bonds/LIHTC, debt, soft sources, and MTW resources. Target closing: 2029 - 2030. **($1,500,000)**
- **High-rise Window Replacement** *(MPHA CAP01)*
  - Replacement of 1980's vintage windows with energy efficient and code compliant assemblies that include fall protection safety features at multiple high-rises. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **High-rise Elevator Modernization** *(MPHA CAP02)*
  - Comprehensive elevator modernization at multiple high-rises. The scope of the improvements includes new controls, machines, and traveling cables, as well as addressing ADA compliance and code-required door lock monitoring, which is a safety measure that prevents elevators from moving if there are circuitry problems or doors do not properly close. These upgrades ensure reliable and safe vertical transportation for MPHA high-rise residents and staff. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($500,000)**
- **Glendale** *(MPHA BND01)*
  - Anticipated debt service payment for one phase of City-issued 20-year bonds ($3M/phase) supporting Glendale construction project. **($3,000,000)**

2030

- **Scattered Site Family Housing Infill Projects** *(MPHA DEV03)*
  - Comprehensive Scattered site infill/redevelopment projects in non-ACP50 areas. Redevelops 5 – 6 units that have a current need of over $500K with 25 – 30 new units. Leveraged with PBVs, MTW resources, and other soft sources. **($1,000,000)**
- **High-rise Preservation & Potential Expansion** *(MPHA DEV04)*
  - Comprehensive high-rise rehab/preservation that includes the potential of adding new units. Scope of work anticipated to address extensive backlog of capital needs and property enhancements including building systems updates (plumbing, electrical, HVAC), kitchen/bath rehab, appliances and new unit finishes, window/roof replacement, façade restoration, site improvements and updates to common/community areas with a focus on additional resident amenities; leveraged with HUD conversion tools (RAD Blend), PBVs, & 4% bonds/LIHTC, debt, soft sources, and MTW resources. Target closing: 2029 - 2030. **($2,000,000)**
- **High-rise Window Replacement** *(MPHA CAP01)*
  - Replacement of 1980's vintage windows with energy efficient and code compliant assemblies that include fall protection safety features at multiple high-rises. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **High-rise Boiler Plant Replacement** *(MPHA CAP03)*
  - Replacement of boiler plants at multiple high-rises. The scope of work includes replacement of the existing heating plant with new, energy-efficient condensing boilers and ancillary equipment. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **Glendale** *(MPHA BND01)*
  - Anticipating City to issue second allotment of 20-year bonds (resulting in $38-42M in debt proceeds) to support second phase of Glendale construction project. Bond funding will be leveraged with HUD conversion tools (RAD Blend), PBVs, 4% bonds/LIHTC, debt, soft sources, and MTW resources. Anticipate beginning to pay debt service on both phases ($3M/phase) of City-issued bonds in following year. **($3,000,000)**

2031

- **High-rise Boiler Plant Replacement** *(MPHA CAP03)*
  - Replacement of boiler plants at multiple high-rises. The scope of work includes replacement of the existing heating plant with new, energy-efficient condensing boilers and ancillary equipment. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **High-rise Roof Replacement** *(MPHA CAP04)*
  - Replacement of ~30-year-old roofing systems with fully adhered roofing that includes added insulation and replacement of other rooftop components such as access doors and lightening protection systems. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **Glendale** *(MPHA BND01)*
  - Anticipated debt service payment for two phases of City-issued 20-year bonds ($3M/phase) supporting Glendale construction project. **($6,000,000)**



Questions

Community Update

Prepared for the MPHA Board of Commissioners

September 2026 Community Update

Table of Contents

Agency Press Releases/Blog Posts 2

MPHA Board Advances $6M Investment for Heritage Park 2

SHSS Kicks Off New Research on Program Effectiveness 6

Safe Routes to Public Housing Planning Initiative Begins 7

Media Clips 8

City relocation policy covers 83 Heritage Park households; 127 remain outside program (Insight News) 8

Minneapolis to audit $11M in Public Housing Authority spending (KSTP) 12

MPHA Board votes to approve $6M investment to help rehabilitate Heritage Park (KARE 11) 14

MPHA approves $6 million for Heritage Park, but affordable housing delays follow (Spokesman-Recorder) 15

Heritage Park Apartments: $6 million investment aims to address poor living conditions (FOX 9) 17

Minneapolis Board of Estimate and Taxation continues budget process (KARE 11) 19

MPHA Board Advances $6M Investment for Heritage Park

August 28, 2026

Today, the Minneapolis Public Housing Authority's Board of Commissioners voted to approve a $3 million investment, as a part of a larger $6 million investment, in near-term needs and long-term stabilization efforts to help restore Heritage Park. MPHA is repurposing funding from other agency projects as well as using a portion of its annual housing levy to fund the proposed investment. The plan now travels to the Minneapolis Board of Estimate and Taxation, where agency leaders will present the proposed investment on September 9. If approved, this would bring MPHA's investment to more than $18 million since 2022 to support the site.

"MPHA is committed to meeting the moment at Heritage Park by coupling the $12 million the agency has invested at the site since 2022 with this proposed new $6 million dollar investment to support Heritage Park residents," **said Abdi Warsame, Executive Director/CEO of the Minneapolis Public Housing Authority.** "Agency staff have been working to address the challenges at Heritage Park for years, including leading the work to have the site's former owner assign the property to creditors and have a Hennepin County court appoint a third-party receiver in December. Until recently, there has been limited political will to join MPHA in investing meaningfully in Heritage Park. I am deeply thankful for the advocacy of Councilmember Warren to elevate the issue and spurring additional city investment in the site. In partnership with the city, state, HUD, and other stakeholders, we can restore the once vibrant Heritage Park community."

Heritage Park is currently controlled by a court-appointed receiver. In December 2025, the site's former owner, McCormack Baron Salazar, agreed to assign the property to creditors. Subsequently, a Hennepin County court removed McCormack Baron Salazar from operational control of the site and appointed a third-party receiver, Certus Financial, to take control of Heritage Park. While MPHA owns the land Heritage Park sits on, the agency has not owned, operated, or controlled any housing units at Heritage Park, including units receiving public housing subsidies, since it was built.

Funding Plan

MPHA's proposed $6 million investment falls into two buckets: $3 million for near-term needs and $3 million to support long-term stabilization of Heritage Park. In both near- and long-term work, MPHA will work closely alongside the site's court-appointed receiver, Certus Financial, to deploy the funding in close coordination with the City of Minneapolis, and the site's property manager, Property Solutions & Services LLC (PSS). MPHA may adjust elements of this proposed funding plan as other resources from stakeholder partners are invested in the site.

The initial $3 million investment will help cover operating shortfalls at the site (funding activities like property management services, grounds and building maintenance, insurance, utilities, etc.), costs associated with advancing HUD conversion tools to bring additional federal subsidy to the project which can help support major capital investments, transfer assistance for residents, and more immediate and near-term capital needs at the site, including moisture remediation efforts and funding a comprehensive rehab of two buildings, totaling 15 units to accommodate on-site transfers.

With funding to support work in the near-term, MPHA is also proposing to invest $3 million of its 2027 housing levy to help fund a future major construction project to stabilize Heritage Park. While Certus Financial is leading the work on this large-scale effort, MPHA is supporting Certus Financial's efforts to secure other potential financing sources for the project, which may include Low-Income Housing Tax Credits, bonds, debt, and soft sources—all aimed at helping address capital needs at the site, estimated to be at least $55 – 65 million.

While there is still more planning and resident engagement to be completed before finalizing the project's scope, work is likely to include: complete unit renovations (kitchens, bathrooms, appliances, finishes), replacing and/or enhancing aging building systems (plumbing, electrical, HVAC), and repairing building envelopes (roofs, exterior stucco/wrapping, windows) while making additional site improvements.

Because there is a six-month delay from when the City of Minneapolis approves its annual tax levies to when the first half of funds are disbursed, MPHA is repurposing funding previously dedicated to other projects to make the initial $3 million readily available to Certus Financial and Heritage Park residents. As a result, two major MPHA construction projects will be delayed: the Glendale redevelopment project will be delayed a year, while an upcoming scattered site missing middle upzoning project will be delayed until deemed feasible. Across both projects, the delivery of more than 300 new deeply affordable family homes will be delayed.

Meanwhile, MPHA maintains more than 3,500 families on its family housing waitlist and a capital backlog of more than $320 million for the nearly 6,000 units that the agency owns and operates across the city.

This proposed new investment follows recent calls by city leaders for additional investment in Heritage Park, including a series of requests from Mayor Frey for MPHA to help assist the city in any resident relocations at the site, help Certus Financial develop plans and secure the funding necessary for near- and long-term site rehabilitation work, and to use available MPHA resources to assist the site, including using the city's housing tax levy.

While MPHA has been leading the efforts on all these workstreams in recent years, agency leaders understood the moment called for deeper investments to help restore Heritage Park. As a result, agency leaders made the difficult decision to delay critical affordable housing projects across the city in addition to using more than half of its 2027 tax levy to finance additional investments in Heritage Park residents.

If approved by the Board of Estimate and Taxation in September, MPHA's housing levy request to support Heritage Park residents will travel to the Minneapolis City Council for final approval as a part of the city's annual budget process.

Heritage Park Resident Transfer Update

As Certus Financial and PSS coordinate repairs at Heritage Park, MPHA is coordinating public housing resident transfers at the site—offering voluntary transfers to all public housing households at Heritage Park. To date, 32 public housing households (out of 128) have indicated an interest in transferring. Of those households, nine live in units that PSS has identified as "high priority," based on unit conditions.

Earlier this month, MPHA, Certus, and PSS created and rolled out a process to provide immediate options

for these nine households. PSS began engaging the nine households, asking if they wanted to permanently move from Heritage Park to an MPHA unit, to another unit within Heritage Park, or whether they wanted to remain in their unit.

For high-priority households, MPHA has worked with Certus Financial and PSS to develop an expedited transfer plan. In these cases, MPHA is offering specific benefits, including covering all moving-related expenses and funding short-term hotel stays if the household's new unit is not ready at the time of their move (or offering a daily stipend if the household wishes to make their own arrangements). Additionally, if the household wishes to remain in their unit or in another unit at Heritage Park, MPHA will work with Certus Financial and PSS to fund the necessary repairs and updates toward the appropriate unit for the household.

While PSS and MPHA staff work with the high-priority households, MPHA staff are working with the Certus Financial and PSS to develop a similar process and set of resources available to the remaining public housing households seeking to transfer.

In the interim and consistent with past practice, all Heritage Park public housing households can request a standard transfer. With standard transfers, MPHA staff work closely with households to match them with a unit that accommodates their household size, unit type, and location preferences. Staff work to help make any necessary transfers as organized and minimally disruptive as possible. Any household that transfers out of Heritage Park during this time will have the ability to transfer back at a later date, if they choose. Since April 2024, MPHA has transferred 18 households out of Heritage Park.

While recent HUD inspection scores at Heritage Park have been low and unit conditions have been depicted as troublesome in recent months, no units at the site have been condemned by the City of Minneapolis. Additionally, expert testing at the site has confirmed there are no air quality concerns throughout the site. Under current conditions, all public housing transfers continue to be conducted on a voluntary basis, with MPHA working to present resources and alternative living options for those who request them.

History of Heritage Park

Heritage Park is the former site of the Sumner Field homes, a collection of federally subsidized homes that were demolished as the result of a lawsuit and ensuing Hollman Consent Decree, which was issued in 1995. A court-ordered action plan resulted in the formation of the mixed-income development that ultimately became Heritage Park. Under a unique and intentional ownership and operational arrangement, MPHA owns the land, but a private, for-profit company, McCormack Baron Salazar was awarded ownership, sole possession, operational control, and authority to develop and construct Heritage Park.

Completed in 2006, Heritage Park sought to reimagine public housing. The site included 140 units of market-rate housing and 300 income-restricted tax credit units, including 200 units designated public housing by HUD. MPHA's primary responsibility at the site was to send McCormack Baron Salazar HUD-calculated public housing operating funding for the 200 HUD-designated public housing units that McCormack Baron Salazar owned and operated. MPHA has fulfilled all direct obligations as required under the Hollman Consent Decree.

While the project began with promise, warning signs began surfacing in recent years. During the pandemic, occupancy across Heritage Park began to fall. At that time, McCormack Baron Salazar reached

out to MPHA to seek additional funding to help complete repairs of their public housing units beyond the HUD-calculated operating funding MPHA had been sending since the project's inception. In 2022, MPHA entered an agreement with McCormack Baron Salazar to provide more than $2.8 million in additional funding to ensure the habitability, occupancy, and disability accommodation of the public housing units. This agreement lasted through 2023.

As time went on, MPHA and other stakeholders, including the City of Minneapolis and HUD, began learning more about McCormack Baron Salazar's operational shortfalls, accrued deferred maintenance, and mounting debts at the property. It became evident that the viability of the public housing units at Heritage Park was inextricably linked to the full site. As a result, MPHA entered a more comprehensive agreement in 2024 that dictated both the short- and long-term steps McCormack Baron Salazar would need to take to save the site and prevent foreclosure, while MPHA provided funding and various commitments to the long-term future of the property. The commitments made in this agreement resulted in MPHA providing McCormack Baron Salazar $3.5 million in additional funding to support property operations.

Unfortunately, within a year, it became clear McCormack Baron Salazar was not going to be successful in meeting the capital and financing goals under the agreement. In May 2025, MPHA cancelled both the agreement and its additional funding, recognizing additional funding to McCormack Baron Salazar would not be beneficial without a plan to raise capital or otherwise address capital needs.

At this time, it became clear that change at Heritage Park was necessary, and MPHA approached other stakeholders, including the City of Minneapolis and HUD, about placing Heritage Park in receivership and removing McCormack Baron Salazar from operational control. Following months of work MPHA helped lead, McCormack Baron Salazar agreed to assign the property to creditors and a Hennepin County court removed McCormack Baron Salazar from operational control at the site and appointed Certus Financial as the third-party receiver in December 2025.

Since entering receivership, Certus Financial has retained PSS to manage the site. Together, Certus Financial and PSS have conducted property needs assessments, including inspecting all units (both occupied and unoccupied), and have worked to prioritize and resolve all life-safety concerns identified for occupied units. Meanwhile, MPHA has continued to support the stabilization of the site with a $1.1 million line of credit to install new furnaces, cover utility costs, hire pest control services, and repair water damage from a broken fire suppression system. MPHA has also agreed to fund operating deficits for a limited amount of time while Certus Financial continues to work with stakeholders to develop and refine a long-term solution. Additionally, MPHA helped secure an additional $5.125 million from Minnesota Housing to support repairs to the property.

To date, MPHA has invested more than $7 million beyond its obligations as stated in the legal agreements that govern operations at Heritage Park (obligations that total nearly $5 million since 2022). While the agency has no shortage of needs for its own 6,000 units carrying a $320 million capital backlog and facing stagnating federal operating funding that fails to account for rising operational costs, agency leaders have directed these investments, and will continue to do so, because MPHA is a mission-driven organization. MPHA is committed to helping meet Heritage Park residents' immediate needs while also working alongside other stakeholders on the long-term stabilization and preservation of the Heritage Park community.

###

SHSS Kicks Off New Research on Program Effectiveness

September 1, 2026

Last month, Stable Homes Stable Schools (SHSS) launched a three-year research project to study the program's impact on children's housing stability, educational outcomes, and well-being. Led by a team of researchers from the University of Minnesota and the Inclusive Economy Lab at the University of Chicago, the project will combine quasi-experimental and qualitative studies to help inform future program improvements. The research is funded through a $1 million grant from CoLab at the Constellation Fund, with the City of Minneapolis providing an additional $150,000 to support the study design and initial implementation.

Stable Homes Stable Schools is a pioneering partnership between MPHA, the City of Minneapolis, Hennepin County, and Minneapolis Public Schools, along with the YMCA of the North as the service partner, working to reduce homelessness among families with elementary-aged kids in Minneapolis and improve immediate and long-term educational outcomes for students impacted by housing instability. The program is a holistic approach to addressing homelessness through two tiers of support: prevention (emergency short- and medium-term assistance) and intervention (multi-year rental assistance and support services). Since 2019, 7,930* kids and 2,840* families have benefited from the program.

The multi-year research project will examine the impacts of SHSS programming on several key outcomes, including housing stability (homelessness and shelter stays); school engagement and stability (school moves and student attendance); and academic performance (state-wide test results, district-wide assessments, grade retention, and disciplinary incidents). The team will also conduct qualitative research to deepen our understanding of the program implementation and impact through participants' lived experience.

In addition to studying the program impacts on the participating families, the research will explore any spillover effect on students not directly receiving program benefits at schools where programming is established. The studies will investigate impact of both tiers of SHSS support.

This research will help SHSS staff understand its impact on participating families and help inform future program changes. It could also inform broader efforts, both in Minnesota and across the country, to integrate housing support with school-based services to address student homelessness. And, because there is limited evidence on what actually works for school-based housing assistance programs like SHSS, this research will fill a gap in the broader research landscape.

*As of August 27, 2026

###

Safe Routes to Public Housing Planning Initiative Begins

September 9, 2026

This summer, MPHA residents and the Minneapolis Highrise Representative Council (MHRC) are joining staff from MPHA and Minneapolis' Health and Public Works Departments to help ensure residents have safe active transportation routes available near MPHA buildings. Through the Safe Routes to Public Housing (SRTPH) initiative, MPHA residents will provide feedback and insight into the barriers they face walking, rolling or riding around their buildings. Because so many MPHA residents rely heavily on the bus, ride shares, and Metro Mobility, these active transportation routes are essential connections to critical destinations such as parks, transit stops, healthcare services, and grocery stores.

Funded through a Minnesota Department of Transportation active transportation planning grant, SRTPH is modeled after the City of Minneapolis' successful Safe Routes to School framework. The initiative aims to improve the safety, social connections, and health outcomes of residents through safe transportation access. The initiative could also inform how the city works to improve active transportation routes near other MPHA buildings.

The project focuses on two transportation corridors near MPHA buildings that are slated for upcoming capital improvement projects by the city. Through SRTPH, resident feedback and insight will help inform city project staff about mobility considerations for the upcoming work at 13th Avenue Northeast (between Water Street Northeast and Second Street Northeast) and Seventh Street North (between 10th Street North and East Lyndale Avenue North). Some of the potential issues may include a lack of accessible/ADA infrastructure, poor road conditions, and inadequate lighting.

The 13th Avenue Northeast corridor is near MPHA's Friendly Manor, Alice M. Geronsin Apartments, and Dickman Park Apartments. The 13th Avenue Northeast corridor is slated to receive full street reconstruction in 2029. The project will include pedestrian and ADA upgrades along with traffic control enhancements. The insights from SRTPH will help inform future corridor design and project development in the area.

The Seventh Street North corridor is near MPHA's Art Love Manor, Heritage Commons, and Thomas Feeney Manor. The Seventh Street North corridor is receiving a major infrastructure improvement, including new sidewalks and ADA-compliant curbs, safety lighting, bicycle infrastructure, and roadway reconfiguration. Because this planning work is further along, the engagement with SRTPH will focus on identifying safer routes for residents rather than providing input for the ongoing project.

The Safe Routes to Public Housing team will engage the public housing community in various ways, including attending resident council meetings, encouraging resident participation in walk audits, in-building listening sessions, and attending their resident advisory groups. By participating in the SRTPH project, residents will get information about safer routes, be encouraged to walk together, and make more trips walking or rolling over the next several months.

###

City relocation policy covers 83 Heritage Park households; 127 remain outside program (Insight News)

By Al McFarlane
August 24, 2026

The Minneapolis City Council approved a voluntary relocation policy for Heritage Park on Aug. 13, separate from a July 16 funding action that authorized up to $2.5 million from the Affordable Housing Trust Fund for immediate health and safety issues at the property. The policy applies to eligible non-public-housing households. Public-housing households are outside the City program; Erik Hansen of the City of Minneapolis said they have access to separate Minneapolis Public Housing Authority relocation resources, but MPHA had not answered questions about the precise guarantees, mechanisms, benefits and timeline by press time.

By the numbers

According to Hansen, Heritage Park had 212 occupied units and 685 residents at the most recent campus census. Two households later vacated, but the City does not know how many people lived in those households. Hansen said the City therefore describes the current population as "around 680 people."

Of Heritage Park's 440 units, 200 are public-housing units. Hansen said 128 of those units were occupied when the City presented the relocation policy. One public-housing household has since moved out, leaving 127 occupied public-housing households now.

With 210 occupied households overall, those 127 public-housing households represent about 60.5 percent of all occupied households. The remaining 83 occupied households are non-public-housing households eligible for the City's voluntary relocation program.

Heritage Park relocation comparison

Feature / metric	City of Minneapolis program	MPHA / public-housing status
Target population	83 occupied non-public-housing households	127 occupied public-housing households
Eligibility	Eligible for the City voluntary relocation program	Outside the City voluntary relocation program
Moving stipend	$3,500–$7,500, depending on unit size	MPHA had not provided the corresponding benefit details by press time
Rent assistance	12-month actual-cost rent differential; estimated at about $3,000–$5,000 per eligible household depending on unit size	MPHA had not provided corresponding rent-assistance details by press time
Combined estimated assistance	$6,500–$12,500 per eligible household	MPHA had not provided a corresponding benefit figure by press time

Feature / metric	City of Minneapolis program	MPHA / public-housing status
After month 12	City rent differential ends after 12 months	MPHA had not provided corresponding timeline details by press time
Administration / services	SRF identified for funding administration and relocation services; NorthPoint Health & Wellness Center identified for supportive services; scopes in development	MPHA had not provided its relocation mechanism by press time
Site ownership	The receiver has stepped into the ownership role for Heritage Park units	The same receiver ownership role encompasses the public-housing units; Hansen referred questions about MPHA authority to MPHA
Current information	Hansen said no funds had been committed or spent from the fund as of his response	MPHA had not answered the substantive relocation questions by press time

The City assistance package

For the 83 eligible households, the City framework includes moving stipends and a temporary rent differential. Moving stipends range from $3,500 for a one-bedroom unit to $7,500 for a five-bedroom unit.

The 12-month rent differential is based on the actual difference between a household's current rent and its replacement housing cost, with estimated benefits ranging from about $3,000 for a one-bedroom household to about $5,000 for a five-bedroom household. Combined estimated assistance ranges from $6,500 to $12,500 per eligible household.

Hansen said relocation consultants will try to identify housing appropriate to household income, doing their best to keep housing expenditures below 30 percent of household income.

The City's rent-differential assistance ends after 12 months. Hansen said the benefit is intended to give households time to reset their budgets in preparation for month 13.

"The City will prioritize relocation with these funds, after emergency or life-safety repairs."
— Erik Hansen

Hansen also wrote, "The City will prioritize relocation with these funds, after emergency or life-safety repairs. To date, no funds have been committed or spent from this fund."

The July 16 legislative action identifies $2.5 million from the Affordable Housing Trust Fund for activities addressing immediate health and safety issues at Heritage Park. The Aug. 13 relocation policy establishes the relocation framework. The legislative records reviewed by Insight News do not identify a separate appropriation for the moving stipends and rent differentials.

Two separate Council actions

On July 16, the Council adopted the Heritage Park funding action recorded in Minneapolis LIMS file 2026-00870, official Action 2026A-0524. It delegated authority to the Community Planning & Economic

Development director to determine the funding source and contract with the receiver or a relocation-benefit provider to facilitate the use of up to $2.5 million for immediate health and safety issues at Heritage Park. It also approved $2.5 million from the Affordable Housing Trust Fund for those activities and authorized necessary implementation documents.

The action was approved and signed by the mayor July 16 and became effective July 18.

The Council separately adopted the Heritage Park Voluntary Relocation Policy on Aug. 13. That action is recorded as LIMS file 2026-00943 and Resolution 2026R-328, with an effective date of Aug. 15.

“an important step forward”
— Council Member Pearll Warren

In an Aug. 14 constituent update, Council Member Pearll Warren described approval of the relocation plan as “an important step forward” in supporting Heritage Park residents and announced that SRF would administer funding for residents.

City staff separately identified SRF for relocation services and NorthPoint Health & Wellness Center for supportive services. Those scopes were still being developed, with finalized scopes and cost estimates not yet in place.

Implementation and site ownership
Hansen said the receiver has stepped into the ownership role for all Heritage Park units, including the public-housing and non-public-housing units. He referred questions about MPHA’s authority to MPHA. Hansen also said the implementation plan itself does not require another City Council approval.

“We are drafting the plan. The plan does not require city council approval so when we have it in place we will begin to engage eligible households.”
— Erik Hansen

“We are drafting the plan. The plan does not require city council approval so when we have it in place we will begin to engage eligible households,” Hansen wrote.

The City had not yet engaged Heritage Park tenants about the voluntary relocation plan as of Hansen’s response.

The City’s long-term decision between rehabilitation and rebuilding had not been finalized. Hansen said the evaluation was “trending towards rehabilitation,” stopping short of describing rehabilitation as a final decision.

MPHA response window
Insight News sent MPHA a written inquiry at 1:01 p.m. Aug. 19 asking for responses within about an hour on relocation guarantees, timelines, funding mechanisms and communications for the 127 occupied public-housing households.

An MPHA representative replied at 1:02 p.m. asking when, exactly, the deadline was. No subsequent reply from Insight News clarifying the deadline appears in the correspondence reviewed for this story.

MPHA had not answered the substantive questions by press time.

The City program therefore provides a defined assistance framework for 83 occupied non-public-housing households. MPHA had not explained by press time what relocation assistance, guarantees, mechanisms or timeline would apply to the 127 occupied public-housing households.

Insight News will update this coverage as substantive MPHA information becomes available.

###

Minneapolis to audit $11M in Public Housing Authority spending (KSTP)

By Renée Cooper
August 24, 2026

The Minneapolis Audit Committee, on Monday, approved City Council members' request for an audit of public housing spending as questions grow over conditions at Heritage Park.

The resolution directs the city auditor to examine how the Minneapolis Public Housing Authority (MPHA) is spending $11 million from the city this year. Minneapolis City Council Member Pearll Warren said concerns over what she described as uninhabitable conditions at Heritage Park prompted the move.

"No more of the same," Warren said, when asked what she hopes comes of the audit. "I hope that we, as a city and as a community here in the city of Minneapolis, grow to be stronger and better together."

What will the audit cover?
In response to questions about the audit, an MPHA spokesperson said, in part, "Other than a small amount of MPHA's 2026 housing levy the agency recently repurposed to assist with near-term needs at Heritage Park, the scope of the city audit does not include any of MPHA's work at Heritage Park."

The spokesperson said that $11 million is a small portion of its $200+ million budget, adding, "The agency is repurposing funds from other construction and development projects to help cover the cost of relocations."

Repairs are not MPHA's direct responsibility. However, Warren argued the agency should have made sure they were done sooner.

"So whether it was their responsibility to initiate the repairs and that repair process or not, it was their fiduciary responsibility to protect the participants of their program," Warren said.

The mayor's proposed 2027 budget would continue sending millions to MPHA over the next couple of years, including $5 million per year for affordable housing preservation and production. Warren said she supports that funding but wants stronger oversight.

"I support funding going to MPHA. However, I want there to be clear oversight going to the preservation of their existing properties and for the building of, you know, future properties," Warren said.

The audit is expected to begin in 2027.

Relocation plans
The city and MPHA have separately promised to relocate all residents who want to move.

An MPHA spokesperson said the agency has started the transfer process with nine "high priority" households, but they have not been relocated yet. The city said it will be "communicating with residents soon to get a better sense of who is interested in relocating."

See more Q&A between 5 EYEWITNESS NEWS and an MPHA spokesperson below:

- Will this audit find that MPHA could've done more sooner to fix and maintain public housing apartment units?
    - "The City of Minneapolis is not auditing MPHA's spending at Heritage Park, so no, that will not be an audit finding. Of the $11 million in city funding MPHA received in 2026, for which is subject to this city audit, none of it was initially designated for Heritage Park. Other than a small amount of MPHA's 2026 housing levy the agency recently repurposed to assist with near-term needs at Heritage Park, the scope of the city audit does not include any of MPHA's work at Heritage Park.
    - "For context, MPHA receives nearly 95 percent of its $200M+ annual funding from the U.S. Department of Housing and Urban Development, and this $11 million from the City of Minneapolis helps fund many of the successful programs MPHA and the City of Minneapolis partner on, including the nationally recognized Stable Homes Stable Schools program, the city-funded Emergency Housing Voucher pilot program that mirrors the successful but sunsetting federal program, and a $5 million housing levy that supports various affordable housing preservation and production projects across the city.
    - "Since 2022, MPHA has helped lead efforts to support Heritage Park as MPHA and other stakeholders, including the City of Minneapolis and HUD, began learning more about the operational shortfalls, accrued deferred maintenance, and mounting debts at Heritage Park. From investing more than $12 million since 2022 to support the public housing units McCormack Baron Salazar owned and operated, helping 18 households relocate out of Heritage Park since April 2024, and leading the effort to have McCormack Baron Salazar assign the property to creditors and subsequently having a Hennepin County court appointed a third-party receiver in 2025, MPHA is doing the work to support Heritage Park residents."
- If not, how can you assure the public of that today as we await the audit results?
    - "MPHA is independently audited every year, returning audits with zero derogatory findings. These audits are published annually on the agency's website. Agency staff are happy to provide these audits and whatever additional materials city staff might need to complete their work."

See the full statement related to the city's relocation plans below:

"The City will be communicating with residents soon to get a better sense of who is interested in relocating. The next steps for the City, now that the voluntary relocation policy is in place, is to continue to reach out to eligible resident households (non-public housing) with more information about how to learn more and access benefits if eligible. The City and its partners communicate daily to ensure the work continues to help Heritage Park residents."

###

MPHA Board votes to approve $6M investment to help rehabilitate Heritage Park (KARE 11)

By Felicity Dachel
August 26, 2026

MINNEAPOLIS — A deteriorating Minneapolis housing development could be getting millions of dollars for repairs.

Residents at the north Minneapolis mixed-income complex have been looking for answers after years of underinvestment. Since October 2025, city inspectors have conducted inspections and opened 93 enforcement cases documenting 975 code violations. Of those, 111 violations have been corrected, while 84 cases involving 863 violations remain open.

KARE 11 has been documenting the situation at the apartment complex. Some residents are currently living without air conditioning, living with black mold, and have rats in their building.

The Minneapolis Public Housing Authority owns the land, but the housing complex was owned by McCormack Baron Management until last year. The city said a court-appointed third party recently took over the property.

On Wednesday, the Minneapolis Public Housing Authority Board of Commissioners voted to invest $6 million to help restore the housing complex. They say $3 million would go towards near-term needs like property management services, groups and building maintenance, utilities and insurance. The other $3 million would help future major construction, likely repairing buildings and renovating units.

The plan now goes to the Minneapolis Board of Estimates and Taxation, which will vote on whether to approve the plan.

“MPHA is committed to meeting the moment at Heritage Park by coupling the $12 million the agency has invested at the site since 2022 with this proposed new $6 million dollar investment to support Heritage Park residents,” said Abdi Warsame, Executive Director/CEO of the Minneapolis Public Housing Authority, in a press release. “Agency staff have been working to address the challenges at Heritage Park for years, including leading the work to have the site’s former owner assign the property to creditors and have a Hennepin County court appoint a third-party receiver in December. Until recently, there has been limited political will to join MPHA in investing meaningfully in Heritage Park. I am deeply thankful for the advocacy of Councilmember Warren to elevate the issue and spurring additional city investment in the site. In partnership with the city, state, HUD, and other stakeholders, we can restore the once vibrant Heritage Park community.”

The Minneapolis Council also approved $2.5 million to help residents relocate and make necessary repairs to the property, allocated from the City's Affordable Housing Trust.

###

MPHA approves $6 million for Heritage Park, but affordable housing delays follow (Spokesman-Recorder)

By MSR Staff
August 27, 2026

After months of community outcry and urgent calls from city leaders, the Minneapolis Public Housing Authority (MPHA) Board of Commissioners voted Wednesday to approve a $6 million investment in Heritage Park.

The funding will target near-term repairs and long-term stabilization following ongoing mold issues, water leaks, and failures in structural maintenance. To make the funds available immediately, MPHA is repurposing funds from other agency initiatives and leveraging a portion of its annual housing tax levy.

Where the $6 million is going
The approved funding plan is split evenly into two $3 million buckets, administered alongside court-appointed receiver Certus Financial and property manager Property Solutions & Services LLC (PSS):

- Immediate Needs: Covers operational shortfalls, grounds upkeep, utility costs, and moisture remediation for impacted units.
- Long-Term Stabilization: Proposed work includes complete unit renovations (kitchens, bathrooms, appliances), HVAC and plumbing system overhauls, and exterior roof and stucco repairs.

"MPHA is committed to meeting the moment at Heritage Park by coupling the $12 million the agency has invested at the site since 2022 with this proposed new $6 million investment," said Abdi Warsame, Executive Director and CEO of MPHA, in a statement.

While MPHA owns the land beneath Heritage Park, the agency historically did not own or manage the residential buildings. Private developer McCormack Baron Salazar held operational control from its 2006 construction until December 2025, when a Hennepin County court removed the firm following mounting debts and deferred maintenance. The site remains under court-ordered receivership.

Citywide project delays
Although this is a step forward, it comes with a cost. Because the City of Minneapolis receives its tax funds six months after approving the budget, MPHA said it's repurposing funding previously dedicated to other projects.

Delays will be seen at the Glendale redevelopment project for a year, plus a scattered-site Missing Middle Upzoning Project will be on hold until deemed financially feasible.

Across both developments, the temporary freeze delays the delivery of more than 300 deeply affordable family homes, at a time when MPHA carries over 3,500 families on its waitlist and faces a $320 million capital backlog citywide.

Resident transfers and relocation options
MPHA is currently coordinating voluntary transfers for public housing households at Heritage Park. Out of 128 public housing households, 32 have requested transfers, including nine high-priority households

living in severely degraded units.

According to MPHA, high-priority households are being offered expedited moves, full coverage of moving expenses, and funded short-term hotel stays or daily stipends if replacement units are not immediately ready. MPHA noted that despite low inspection scores, no units at Heritage Park have been condemned by the city, and air quality testing confirmed no widespread toxic hazards.

The proposal moves to the Minneapolis Board of Estimate and Taxation on Sept. 9, 2026. If approved, it will go to the Minneapolis City Council for final budget authorization.

###

Heritage Park Apartments: $6 million investment aims to address poor living conditions (FOX 9)

By Kilat Fitzgerald
August 27, 2026

MINNEAPOLIS (FOX 9) - The City of Minneapolis is investing millions of dollars into Heritage Park Apartments after public outcry from the NAACP and residents over unsafe living conditions and calls for the Minneapolis Public Housing Authority (MPHA) director to resign.

The MPHA Board of Commissioners said it voted on Wednesday to approve a $6 million investment as part of a larger plan to restore the complex.

Minneapolis investing millions in Heritage Park Apartments
By the numbers: The proposed investment is split into $3 million for near-term needs and $3 million to support long-term stabilization.

MPHA said it is repurposing funding from other agency projects and using a portion of its annual housing levy to provide the funds.

A news release from the MPHA states the initial $3 million would help cover operating shortfalls at the site, including property management services, grounds and building maintenance, insurance and utilities.

This comes after documented issues with mold, persistent water problems, and even animals inside their homes.

The remaining $3 million, drawn from MPHA's 2027 housing levy, is intended to help fund a future large-scale construction project, the news release states.

That project is estimated to cost at least $55 million to $65 million and could include complete unit renovations covering kitchens, bathrooms, appliances and finishes, replacement or upgrades to aging building systems like plumbing, electrical and HVAC, and repairs to building envelopes including roofs, exterior stucco and windows.

What they're saying: MPHA Director Abdi Warsame shared the following statement:

"MPHA is committed to meeting the moment at Heritage Park by coupling the $12 million the agency has invested at the site since 2022 with this proposed new $6 million dollar investment to support Heritage Park residents. Agency staff have been working to address the challenges at Heritage Park for years, including leading the work to have the site’s former owner assign the property to creditors and have a Hennepin County court appoint a third-party receiver in December. Until recently, there has been limited political will to join MPHA in investing meaningfully in Heritage Park. I am deeply thankful for the advocacy of Council Member Warren to elevate the issue and spurring additional city investment in the site. In partnership with the city, state, HUD, and other stakeholders, we can restore the once vibrant Heritage Park community."

The backstory: City officials say Heritage Park is currently controlled by a court-appointed receiver.

The site’s former owner agreed to assign the property to creditors in December 2025, according to a news release from the MPHA. A Hennepin County court then removed that owner from operational control of the site and appointed a third-party receiver.

MPHA points out that it owns the land Heritage Park sits on, but it has not owned, operated, or controlled any housing units at Heritage Park, including units receiving public housing subsidies, since it was built.

What's next: The plan now heads to the Minneapolis Board of Estimate and Taxation for a Sept. 9 presentation.

If approved, the MPHA said its total investment at the site would exceed $18 million since 2022.

###

Minneapolis Board of Estimate and Taxation continues budget process (KARE 11)

By Ian Russell
September 9, 2026

MINNEAPOLIS — As summer turns to fall, attention among Minneapolis leaders turns towards next years budget.

Mayor Jacob Frey introduced his proposed $2.3 billion budget in August, which includes a proposed 11.3% increase in the cities property tax levy. If approved, that would increase city property taxes by about $409 a year for the owner of a median-value Minneapolis home, or roughly $34 a month.

Wednesday afternoon, the Board of Estimate and Taxation met to hear public input, as well as receive presentations on the Minneapolis Park and Recreation Board recommended budget, and the levy use by the Minneapolis Public Housing Authority.

Dozens of people signed up to speak in favor of the MPRB, which is proposing a 5.86% levy increase. The proposed budget from the mayors office is at 2.5%.

"We're asking for the bare bones that we need," Kedar Deshpande, a commissioner for the MPRB, said.

"It's a non-negotiable for us to say we're going to let people go and reduce our services further than we already have."

Frey has previously said that he asked every department in the city to take cuts, and the MPRB did not. The mayor has told KARE 11 he'd be willing to move higher on the levy if the Park Board is willing to come down.

"This year demands hard decisions, hard negotiations and discussions and I'm grateful for everyone that's willing to participate in them," Frey said during Wednesdays meeting.

The Board of Estimate and Taxation is next set to meet on September 23. The final budget must be approved by the end of the year.

###

Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending August 31, 2026

Contents

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

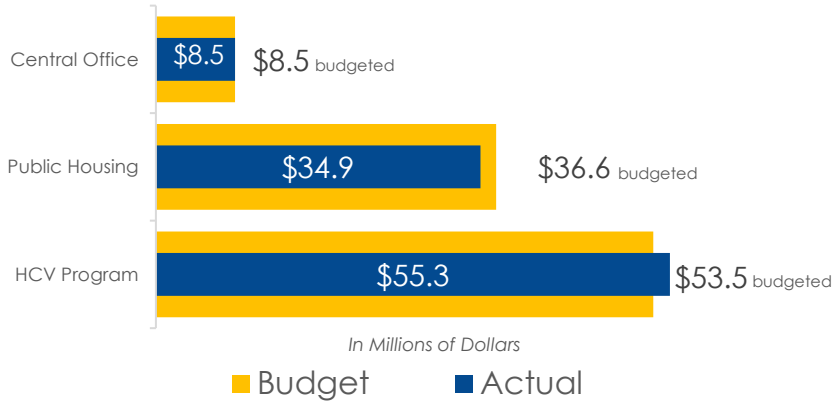
Financials

Operating Sources and Uses

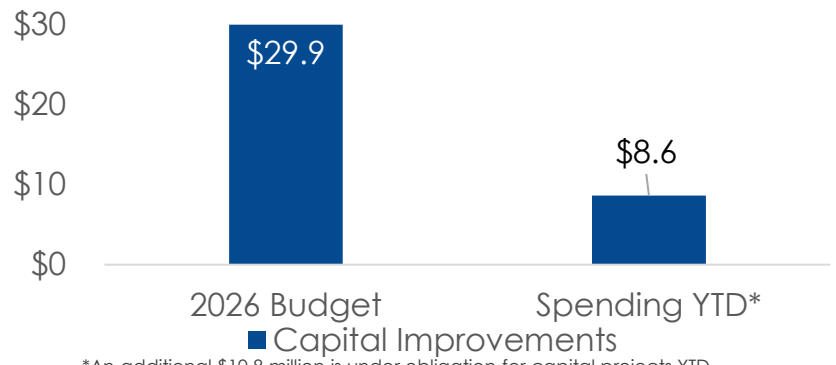
MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	$ 13,533,548	$ 13,189,459	$ (344,089)	-3%
Public Housing Operating Subsidy	$ 13,362,448	$ 12,748,350	$ (614,098)	-5%
HCV HAP Subsidy & Admin Fees	$ 52,470,681	$ 54,253,502	$ 1,782,821	3%
Other Revenues, Fees, & Grants	$ 1,813,672	$ 1,733,044	$ (80,628)	-4%
Transfers-In	$ -	$ 1,079	$ 1,079	n/a
Total Sources	$ 81,180,349	$ 81,925,434	$ 745,085	1%
Uses				
Public Housing Operations	$ 36,636,318	$ 34,899,256	$ 1,737,062	5%
Housing Choice Vouchers	$ 45,254,049	$ 47,026,178	$ (1,772,129)	-4%
MTW Initiatives and Other Services	$ 284,672	$ 180,129	$ 104,543	37%
Total Uses	$ 82,175,039	$ 82,105,563	$ 69,476	0%
Net Sources/(Uses)	$ (994,690)	$ (180,129)	$ 814,561	82%

Year to Date (YTD) Expenses



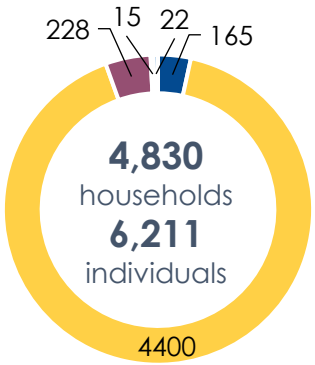
MTW Capital Fund Program



*An additional $10.8 million is under obligation for capital projects YTD

Public Housing Programs

Occupied Units*

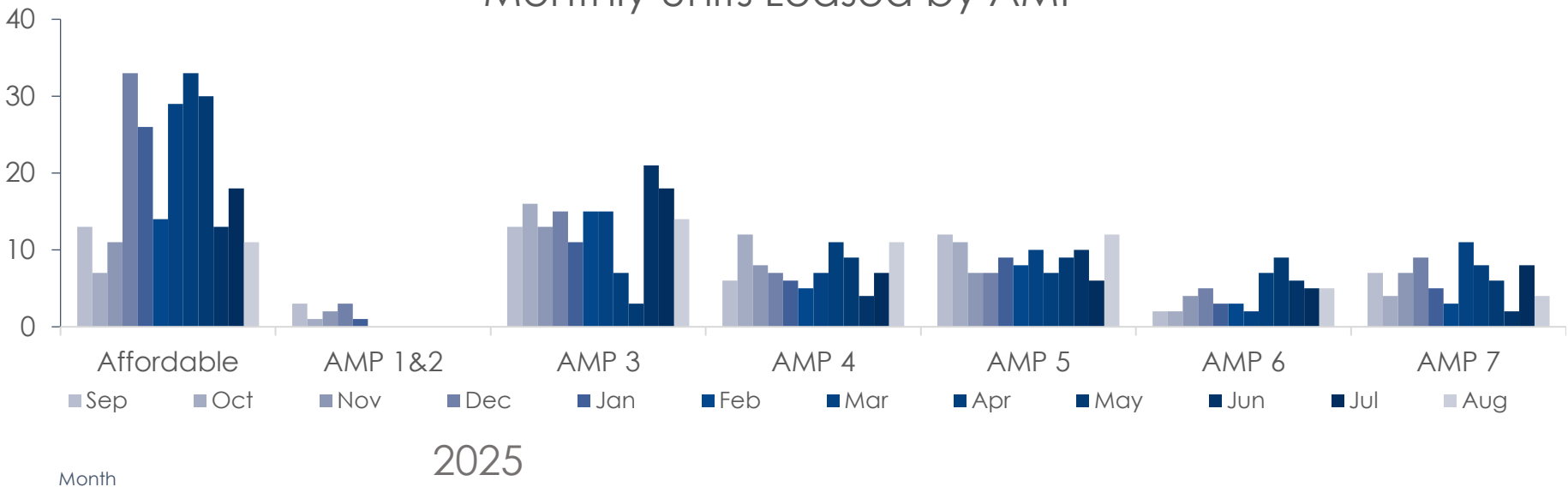


Glendale
MHOP
Scattered Sites
Highrise
Minnehaha Townhomes

57
new units leased during month

97%
occupancy

Monthly Units Leased by AMP



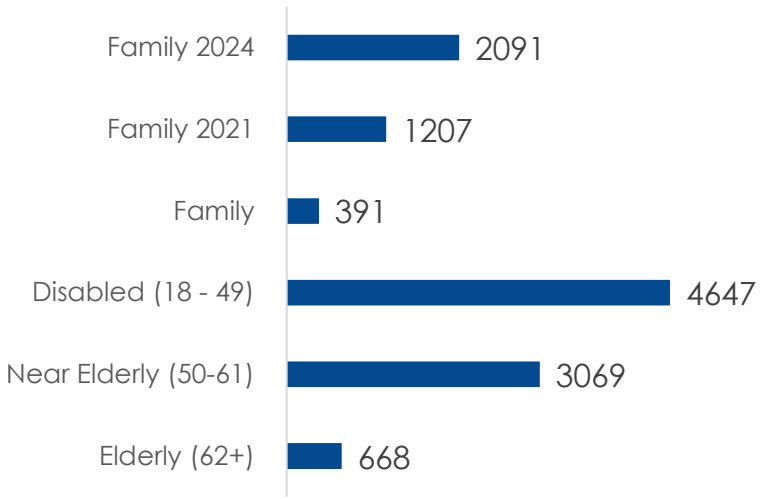
*At any given time, units may be vacant due to normal unit turnaround or because they are undergoing renovations.

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

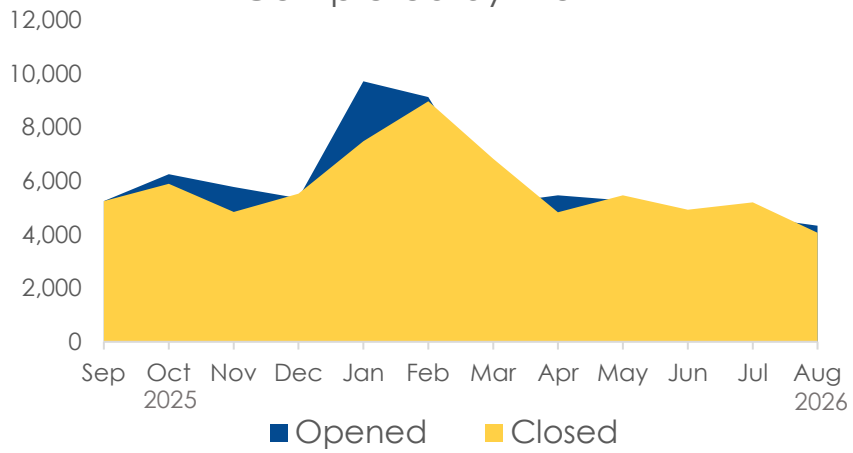
Public Housing Programs

Reason for Vacating Unit	Count
Death	13
Moving in with or closer to Family	8
Evicted - Non Payment	5
Moving Out of Town	3
Found Alternative Housing	3
Illness	2
Left Country	2
Dislike Unit	2
Proj. Based - Unit Trans.	2
To Nursing Home	2
Evicted - Criminal Acts	1

Applicants on Waiting List



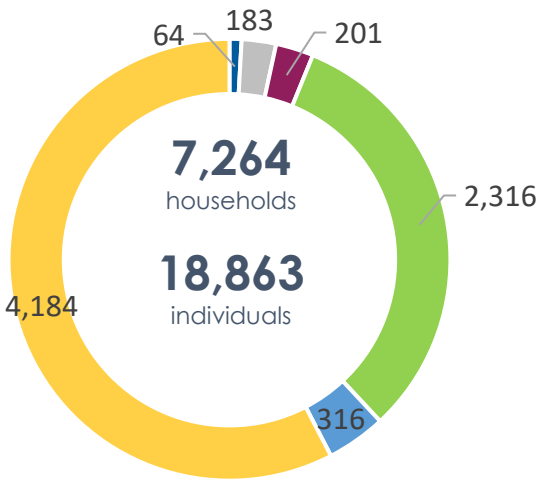
Work Orders Opened and Completed by Month



Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	112	96%	0
Urgent: 1 Day	639	87%	0
After Hours Non-Emergency: 2 Days	1	100%	1
Important: 3 Days	1221	73%	2
Routine: 10 Days	378	84%	5
Non-Routine: 20 Days	53	98%	5
Pest Control	570	100%	6

Housing Choice Voucher Programs

People Served by Program*

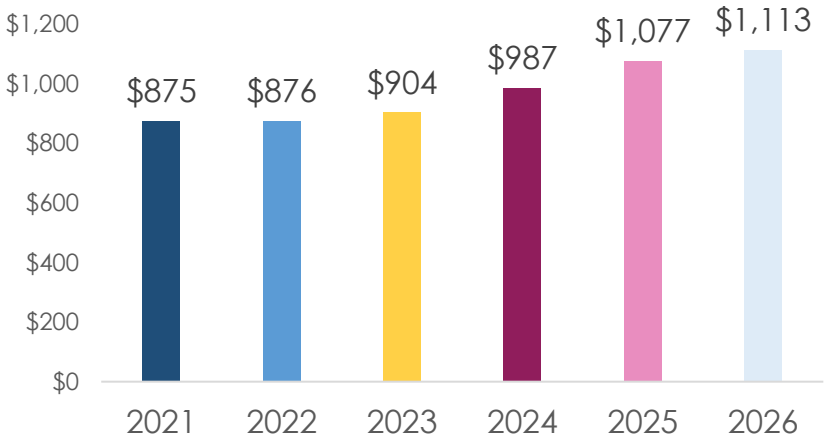


- Sponsor-Based
- Stable Homes Stable Schools
- Mod Rehab
- Project-Based
- FUP and VASH
- Tenant-Based

Family Unification Program and Veterans Affairs Supportive Housing

**Including port-ins and port-outs*

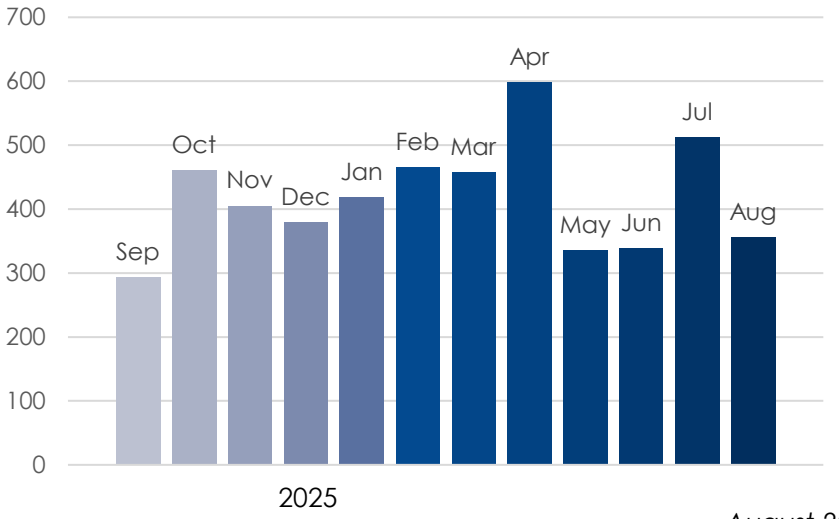
Average Housing Assistance Payment per Unit, Year to Date



Applicants on Waiting List



Annual Inspections Conducted



August 2026

Major Building Improvement Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Cedars Mid-rises	Main electrical switch gear & generator replacement	Under contract; POHP due diligence
Horn Towers/314 Hennepin/Fifth Aves	Apt electrical panel replacement	Under contract – start TBD; seeking BABA waivers
1710 Plymouth Ave N	Exterior façade restoration, lower roof replacement	Planning/under contract
315 Lowry Ave N	Exterior façade restoration	Under contract
630 Cedar Ave S	Exterior façade restoration	Planning
1015 4th Ave N	Envelope/window repairs	Planning

Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Sites – Five Sites	Redevelopment/densification of five sites to create 25 new family units	Project suspended
Snellings (3755 Snelling & 3205 E 37th St)	Conversion & comprehensive rehab	Planning
Glendale Townhomes	Conversion & redevelopment – replace existing 184 units & add 100 new units	Announced project direction in June; developing schedule

Major Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
CHR homes – various scattered sites	2026 improvements: unit modernization at turn	Ongoing
CHR homes – State funded investments	Exterior/structural repairs at 7 homes, deep turns at ~20 homes, radon testing & mitigation (as needed)	Underway
800 5th/3116 Oliver/1717 Wash/2533 1st	Main electrical switch gear & generator replacement	Work resuming Aug/Sept
630 Cedar Avenue South	Electrical systems replacements	Substantially complete
2415 North Third Street	Main electrical switch gear replacement, generator install	Underway
Multiple High-rises	Fire alarm system upgrades	Underway
1717 Washington St NE	Roof replacement	Underway
2415 N 3rd, Hiawatha Towers	Roof replacement	Underway
1900 3rd St NE	Roof replacement, exterior façade restoration	Underway
1707 3rd Ave	Roof replacement	Underway
350 Van White Memorial Blvd	Boiler replacement	Underway
315 Lowry Ave N	Main electrical switch gear & generator replacement	Underway

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Sites	Redevelopment/densification of two sites	Complete
Spring Manors – 828 & 809 Spring St NE	Conversion, preservation & new unit production	Construction ongoing

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: All funds expended**
- **$5M POHP grant: exterior rehab at ~60 homes complete; 7 add't exterior rehabs & radon testing/mitigation across portfolio substantially complete**
- **Deep turns ongoing; 36 completed YTD**







809/828 Spring Conversion, Preservation & Expansion



- Comprehensive renovation utilizing HUD's RAD/Section 18 blend program & LIHTC/debt financing; serving as agency's Restore-Rebuild (R-R) pilot
- Addresses short- and long-term capital needs for both buildings; other improvements include enhanced resident amenities, new building systems, and adding 15 new units in adjacent building addition
- **Construction started July 21, 2025**
- **First three phases of units completed**
- **824 addition nearing completion**

Timeline (subject to change)

Construction Underway	824 Spring Addition Weather-Tight	Construction 50% Complete	Construction Complete	RAD conversion for R-R units	Perm Loan Conversion
July '25	Feb '26	Mar '26	Nov '26	Sept – Dec '26	Apr '27

August 2026

Snellings Conversion & Preservation





- MPHA's next comprehensive renovation utilizing HUD's RAD/Section 18 blend conversion program; partially funded by MN Housing's POHP cash program
- Will address capital needs for both buildings; other improvements include enhanced amenities, ADA improvements, and building systems improvements.
- **RAD MTW Plan Significant Amendment submitted to HUD; advancing design & submitting BABA waivers**

Timeline **(subject to change)**

Site Due Diligence	Design Development	Bidding	Deal Structuring/ Financing	Closing	Construction Commencement
Oct '25 – Jun '26	Jun – Dec '26	Jan – Mar '27	Mar - Jul '27	Aug/Sept '27	Sept '27

RAD/Section 18 Blend Program Requirements →

August 2026

Public Housing Tax Levy – 2024

Project	Description	Levy Budget	Funds Expended
Highrise Preservation & New Unit Production – 809/828 Spring St NE	Preservation of two high-rises that house over 220 residents. Scope of work includes full building renovation, systems replacement including in-unit air conditioning and fresh air ventilation, enhanced resident amenities and additional community spaces, and the construction of 15 new, disabled-accessible units in adjacent 4-story building addition. **Funds fully committed at financial closing 7/10/25.** Construction underway.	$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 two fully accessible units, in an Opportunity Area (SW). Construction complete.	$750,000	$750,000
Two-Unit Scattered Sites Infill Demonstration Project	Replacing a single-family scattered site home recently lost to a fire with a two-unit development with one fully accessible unit in a non-ACP50 area. Construction complete.	$500,000	$500,000
Highrise Elevator Modernization – 600 18th Avenue North	Comprehensive elevator modernization at an elderly-designated building housing over 200 residents. Construction complete.	$700,000	$700,000
Highrise Elevator Modernization – 1314 44th Avenue North	Comprehensive elevator modernization at an elderly-designated building housing over 200 residents. Construction complete.	$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	Preservation of two high-rises that house over 220 residents. Scope of work includes full building renovation, systems replacement including in-unit air conditioning and fresh air ventilation, enhanced resident amenities and additional community spaces, and the construction of 15 new, disabled-accessible units in adjacent 4-story building addition. **Funds fully committed at financial closing 7/10/25.** Construction underway.	$3,361,799*	$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. Construction complete.	$1,500,000	$1,500,000

Receipt of levy proceeds expected in two installments – mid-year and year-end 2025.
**Revised/reduced to reflect actual collection amount.*

Public Housing Tax Levy – 2026

Project	Description	Levy Budget	Funds Expended
Scattered Sites Infill Project	Five-site, 25-unit infill/redevelopment project in non-ACP50 areas. Project suspended in August 2026.	$1,000,000	$21,000
Heritage Park	Stabilization of a 440-mixed income community in near-north Minneapolis. Near-term investments will support operating shortfalls, relocation/transfer assistance, and the advancement of HUD conversion tools to bring additional subsidy to the site.	$958,190	$15,020
Highrise Preservation	Comprehensive rehab/preservation of two south Mpls high-rises. Scope of work anticipated to address current/upcoming needs including enhanced amenities, unit updates including ADA improvements, and building systems improvements; leveraged with HUD's RAD/S18 Blend Program and MTW resources, as well as state POHP cash resources. Target closing: 2027.	$1,500,000	$0
Glendale	Predevelopment activities including extensive resident engagement to advance project goals and objectives. MPHA anticipates preserving the existing number of units (184) and adding 100 new units. Project direction announced in June 2026; overall timeline TBD.	$1,000,000	$12,700
Highrise Elevator Modernization – 350 Van White Mem Blvd	Comprehensive elevator modernization at an elderly-designated building. Construction complete.	$406,910	$406,910
Highrise Boiler Plant Replacement – 350 Van White Mem Blvd	Boiler plant replacement with new, energy-efficient condensing boilers at an elderly-designated building. Construction underway.	$1,093,090	$96,214

Receipt of levy proceeds expected in two installments – mid-year and year-end 2026.