

NOTICE AND AGENDA

July 28, 2010

**REGULAR MEETING OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS WILL BE HELD AT 1:30 P.M. AT
1001 WASHINGTON AVENUE NORTH, MINNEAPOLIS, MINNESOTA**

The Tenant Advisory Committee will meet at 12:00 Noon, same date and place

Commissioners: *Charles T. Lutz, Chair; Craig Pederson, Vice Chair;
Dawn Davis, Secretary; Matt Gerard, Mark Manbeck, Steve
Minn, Darlene Rogers, F. Clayton Tyler, Stephen Yanisch*

GENERAL:

- Roll Call
- Approval of Agenda
- Minutes of Regular Meeting of May 26, 2010

TENANTS ADVISORY COMMITTEE – TAC CHAIRPERSON COMMENTS

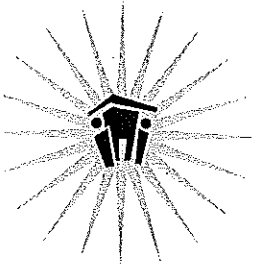
CONSENT – Consideration of Reports Regarding:

1. Naming the Assisted Living/Memory Care Facility "Thomas T. Feeney Manor" (Cora McCorvey – 612-342-1418)
2. Write-Off Delinquent Accounts for Former Public Housing Tenants (Carol Kubic – 612-342-1443)
3. Funding Levels for the Community Development Block Grant Portion of the Citizen Participation Plan (CDBG Year 36) (Evelyn LaRue – 612-344-2210)

RECEIVE AND FILE:

4. Monthly Performance Reports for May and June, 2010 (Cora McCorvey – 612-342-1439)
 - ARRA Presentation

NEXT REGULAR MEETING: *Wednesday, August 25, 2010 – 1:30 P.M.
1001 Washington Avenue North, Minneapolis, MN*



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

May 26, 2010

Minneapolis Public Housing Authority in and for the City of Minneapolis met in regular meeting at 1:30 P.M. on May 26, 2010, at 1001 Washington Avenue North, Minneapolis, Minnesota, the hour, date and place established for the holding of such meeting.

Roll Call: The Chairperson called the meeting to order, the following being present:

Chuck Lutz	Chair
Craig Pederson	Vice Chair
Matt Gerard	Commissioner
Steve Minn	Commissioner
Darlene Rogers	Commissioner
F. Clayton Tyler	Commissioner
Steve Yanisch	Commissioner

and the following were absent:

Dawn Davis	Secretary
Mark Manbeck	Commissioner

Others present: Cora McCorvey Executive Director/CEO

The Chairperson declared a quorum present.

Commissioner Tyler moved approval of the agenda. The motion was seconded by Commissioner Minn. Upon a voice vote, the Chairperson declared the motion carried.

The Minutes of the Regular Meeting of April 28, 2010, were presented for approval. Commissioner Minn moved the minutes be accepted as presented. The motion was seconded by Commissioner Pederson. Upon a voice vote, the Chairperson declared the motion carried.

Items No. 1, 2 and 3 on the agenda were presented and acted upon as a group. Commissioner Minn moved approval of the recommendations contained in the reports. Seconded by Commissioner Pederson. The reports are on file as follows:

Document No. 10-18 Item No. 1: Long Term Lease Renewal with Tubman Family Alliance

Document No. 10-19 Item No. 2: Award Approval of Audit Committee

Document No. 10-20 Item No. 3: Labor Contract Settlement – Construction and General Laborers' Local Union No. 563

Item No. 4, a resolution approving Disposition Application to HUD for Three Scattered Site Units at 911 – 21st Avenue S.E., 4400 – 3rd Avenue South and 412 Logan Avenue North, was presented to the Board.

Resolution No. 10-114

(See Attached)

Commissioner Pederson moved the recommendation contained in the report. Seconded by Commissioner Minn. Upon a roll call vote, the following voted "Aye:"

Lutz, Gerard, Minn, Pederson, Rogers, Tyler, Yanisch – 7

And the following voted "Nay" – None

Absent – Davis, Manbeck – 2

The Chairperson declared the motion carried and the recommendation approved. On file as Document No. 10-21.

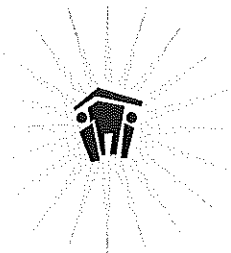
Item No. 5, a report regarding MPHA Applicant Screening Guidelines and Hearing Rules, was presented to the Board. After discussion, Commissioner Pederson moved the recommendation contained in the report. Seconded by Commissioner Tyler. Upon the voice vote of the Commissioners, the Chairperson declared the motion carried and the recommendation approved. The report is on file as Document No. 10-22.

The Monthly Performance Report for April 2010, was received and filed as Document No. 10-23.

There being no further business to come before the meeting and upon a motion duly made and seconded, the meeting was adjourned at 1:55 p.m.

Secretary

Date these Minutes were Approved



July 28, 2010

REPORT TO THE COMMISSIONERS

FROM: Cora McCorvey, Executive Director

SUBJECT: Naming the Assisted Living/Memory Care Facility
"Thomas T. Feeney Manor"

Previous Directives: MPHA has a history of naming its facilities after persons who have made a significant impact and contribution to MPHA. In November, 1998, the MPHA Board renamed its 800 5th Avenue North development after former resident Art Love

Resident Council Review/Recommendation: This recommendation will be reviewed by the Tenant Advisory Committee (TAC) prior to the Board Meeting.

Budget Impact: None. Signage for the facility is part of the ARRA Budget and the costs for naming the facility after Mr. Feeney will not increase the budget.

Affirmative Action Compliance: Not Applicable

Procurement Review: Not applicable.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or her designee to approve naming of the new ARRA-funded Assisted Living/Memory Care Development "Thomas T. Feeney Manor."

Thomas T. Feeney was the Minnesota State Director of HUD for 33 years, from 1971 to 2004, and his impact on MPHA was significant. Mr. Feeney's ability to work with numerous community collaborators enabled him to support HUD's mission during his tenure. He has worked with trade associations, mortgage bankers, Urban League, real estate developers and officials from Minnesota cities. Through those associations, Mr. Feeney gained respect, earned a national reputation for his effectiveness and helped make connections that promoted cooperation and coordination among these groups.

Mr. Feeney served as a mentor and provided support to MPHA Executive Director, Cora McCorvey, as she took on the leadership role for our Agency. He met with Ms. McCorvey on a regular basis for many years, listening, offering counsel and using his authority to make a difference in the work of MPHA and the lives of its residents. Mr. Feeney assisted MPHA with the Hollman lawsuit settlement and its implementation. He worked with MPHA and other PHAs

across the state to better understand HUD's role and when he could, he assisted Minnesota PHAs with challenges to HUD headquarters. Mr. Feeney helped MPHA become aware and take advantage of various HUD programs and resources enhancing our agency's capacity to make a difference in the lives of our residents and impact the community.

Former St. Paul Mayor George Latimer said of Tom Feeney, "Tom was the finest area director in the HUD system, the dean of federal civil servants ... he carried authority and knowledge with more grace than any public official in my memory." Tom Feeney's involvement with and impact on MPHA serves as a testimony to his words.

This report was prepared by Bob Boyd, MPHA Director of Policy and Special Initiatives. For additional information, please contact Cora McCorvey at (612) 342-1439.

July 28, 2010



REPORT TO THE COMMISSIONERS

FROM: Cora McCorvey, Executive Director

SUBJECT: Write-Off Delinquent Accounts for Former Public Housing Tenants

Previous Directives: HUD requires MPHA to write off the delinquent accounts of former public housing tenants. The Board of Commissioners approved the last write-off on June 24, 2009.

Resident Council Review / Recommendations: Not Applicable.

Budget Impact: Conforms to the 2010 budget.

Affirmative Action Compliance: Not Applicable.

Procurement Review: Not Applicable.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or her designee to declare the amounts uncollectible and to write off the uncollected amounts as a loss.

Every year MPHA writes off uncollectible amounts from former tenants' accounts. This write off is permitted under federal regulation, favorably impacts MPHA's Tenant Accounts Receivable PHAS score and is a generally accepted accounting function. MPHA takes action to collect monthly, retroactive rent, sales and service charges and court and services fees incurred in prosecuting eviction actions for cause and non-payment of rent. From January through June 2010, MPHA has collected over \$7.1 million in monthly rent, which is more than the amount of monthly rent charged for the same time period.

This write-off includes \$55,209.92 in retroactive rents, \$78,233.56 in sales and service charges, and \$33,801.48 in court and service fees for 206 former tenants who vacated during the period May 31, 2009 to May 31, 2010. The write-off also includes \$73,899.69 in dwelling rent for 223 tenants who vacated during the period October 1, 2008 to December 31, 2009, MPHA's last (15 month) fiscal year. As HUD requires, rent for the current fiscal year is not included in the write-off. The total write-off amount will not exceed \$241,144.65 and may be lower after a final review of accounts and additional payment postings.

MPHA uses the Minnesota Department of Revenue's Recapture Program to collect the amounts written off. In calendar year 2009, MPHA collected \$82,465.51 through the Revenue Recapture Program.

This report was prepared by Carol Kubic, General Counsel. For further information, please contact Ms. Kubic at (612) 342-1443.



REPORT TO THE COMMISSIONERS

FROM: Cora McCorvey, Executive Director

SUBJECT: Approval of Funding Levels for the Community Development Block Grant
Portion of the Citizen Participation Plan (CDBG Year 36)

Previous Directives: The MPHA's Resident Participation Plan was adopted and approved by the Board of Commissioners on March 22, 1995. The Plan includes the Community Development Block Grant (CDBG) Citizen Participation Program, which is funded by the City of Minneapolis on an annual basis. For Year 36, the City has made \$68,000.00 available to MPHA for resident council activities.

Resident Council Review/Recommendations: Notice to Resident Councils was issued on June 23, 2010 regarding the process for distribution.

Budget Impact: This action will commit \$68,000.00 to the Citizen Participation Program.

Affirmative Action Compliance: All partners benefiting from this grant will comply with MPHA's Affirmative Action requirements.

Procurement Review: Not applicable.

RECOMMENDATION: It is recommended that the Board of Commissioners approve Year 36 CDBG Allocations to the following resident council/organization and for the Glendale family community:

Minneapolis Highrise Representative Council:	\$34,000.00
Glendale Family Community:	\$34,000.00
Total YR 36 Award/Allocation:	\$68,000.00

The City of Minneapolis allocated \$68,000.00 to MPHA for its CDBG Citizen Participation Program. Resident councils were issued a written notice on June 23, 2010 (see attached), regarding the distribution of these funds.

These funds will be used to fund salaries, administrative expenses, and program activities including community organizing and community building efforts in MPHA highrise communities as well as the Glendale community. Funds will also be used to support MPHA's partnership with East Side Neighborhood Services, Inc., to operate the foodshelf in the Glendale Family Community.

This report was prepared by Yulonda Blackmon. For further information, please contact Evelyn LaRue at (612) 344-2210.

June 23, 2010

NOTICE TO RESIDENT COUNCILS

SUBJECT: Year 36 Citizen Participation-Community Development Block Grant (CDBG) Funds

- The Minneapolis Public Housing Authority has received an allocation of \$68,000 from the City of Minneapolis. Over recent years the funds have been distributed to the Minneapolis Highrise Representative Council (MHRC) and our family Glendale Resident Council because they both rely on these funds for supporting resident needs and/or Highrise Resident Councils. This is to notify you that this year the funds will be distributed in the same manner; to MHRC to continue to help support the Highrise Resident Councils and the Glendale Resident Council and MPHA partnership with the East Side Neighborhood Services, Inc. (ESNS) to continue the operation of the Glendale Family Foodshelf.

We appreciate your continued support in allowing these organizations to receive these funds and provide services to residents and the highrise resident councils.

If you have questions or additional information is needed, please contact me (612/344-2210) or the Resident Services Coordinator Yulonda Blackmon (612/344-2209).

Sincerely,

MINNEAPOLIS PUBLIC HOUSING AUTHORITY

Evelyn LaRue, Director
Resident Initiatives