



8/22/2016

To: MPHA Board of Commissioners, & Executive Director Cora McCorvey  
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From: Defend Glendale Campaign  
P.O. Box 14616  
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**RE: Formal response and complaint regarding MPHA FY2017 DRAFT Moving To Work (MTW) Annual Plan process and meeting**

**Executive Summary:** MPHA is planning to push, displace, and demolish Glendale Townhomes through another strategy called Voluntary Conversion according to the FY2017 Draft meeting. This plan has been introduced as another option by MPHA since RAD was unsuccessful and the Sherman Report (the plan to redevelop Glendale to market rate luxury apartments by Sherman Associates) is on pause. MPHA has only held one public meeting on the matter, on their 2017 Financial Year draft Moving To Work, on Tuesday, August, 16<sup>th</sup> at 10:30 am at Heritage Park Senior Center. The majority of MPHA residents all over Minneapolis could not attend. MPHA is asking for City wide input of their MTW plans which includes Glendale, however MPHA has no plans to have an accessible equitable process for more community input and meetings that include the voices of the residents and concerned citizens of Minneapolis, many of whom care about public housing, gentrification and where public funds go. MPHA has also sent a quick email to a few officials in their network to provide public comments by Sept. 2, 2016 and public hearing on by their board on August 24th without inclusive input and outreach the community. There is no process for residents to make public comments at this meeting or after this meeting. MPHA

needs to extend the public comments process to 90 days and to hold meetings at their MPHA buildings and at Luxton Park in Glendale so residents have access and can participate. MPHA needs to hold a series of meetings to educate residents of their plans in open and transparent way. MPHA needs to make sure that public comments are collected equally so everyone is heard especially residents who are not English speakers.

### **Details:**

On August 16, 2016, We, members of the Defend Glendale Campaign as well as Glendale Townhomes' residents attended the MPHA Annual Moving to Work Plan and Capital Fund Review meeting at Heritage Park Health and Wellness Center in North Minneapolis. Many residents could not join us due to the time and location of the meeting.

Overall, this Community meeting from beginning to the end was an uncomfortable, anti-community engagement environment in which Minneapolis Public Housing staff announced their plans and latest information on MPHA Budget Update, their 2017 Moving to Work Plan, and their Capital Fund Presentation with no face to face input activities.

The Set-up of the event was in an "Announce and Authoritative " Approach to community engagement in which MPHA staff presented their information and uninformed residents were expected to either ask their questions to which staff provided defensive answers and no solutions. MPHA staff did not even state there would be a follow-up meeting to answer residents' concerns or questions or a releasing of any final report. The meeting involved MPHA staff reading off legal documents and other forms filled with Public Housing jargon and housing coded concepts. The speakers were hard to hear for senior residents and often MPHA staff did not speak into the microphone. MPHA provided translator services, but the MPHA speakers spoke at such a fast pace that the interpreters could not relay the information to non-English speakers. Even guest attendees with a background in housing stated they had a hard time understanding the poorly delivered MPHA presentation.

The event had no time on the agenda for residents to go into small focus groups with MPHA staff to ask questions or go in-depth with the information. The delivery of the information was so unconnected to residents the environment furthered the idea that the event was merely an MPHA requirement no matter how well residents understood the information. MPHA only seemed to conduct the event as a matter of procedure with no regard for the end result. The event furthered MPHA community engagement practices with no concern for the process of community engagement or the product and outcome. MPHA also has a track record of hiring communication consultants with no concern for the process of community engagement or the product and outcome.

## The Comment form is divided into the Following Areas:

### **Section 1: FY2017 Moving To Work Plan – Short and Long Term Goals:**

The presentation spent between 2 to 4 minutes per slide with over six or more slides in this area with concepts like: “Faircloth ACC Authority”, “MHFA”, “Local Asset Management Plan”, “Unit and Foreclosure Stabilization”, “Sponsor Based Voucher Initiatives”, “Rad Conversion”, “Project Based Rental Assistance”, “CHAP”, “Historic Tax Credits” and others. MPHA moved so fast in the delivery of their presentation there was no in-depth conversation or explanation. It was also difficult to impossible to find MPHA staff at the end to ask questions. MPHA did gather questions at the end, but answered audience members questions in a defensive and intimidating manner.

**MPHA staff further stated its fifth “Section I: Short & Long-term MTW Goals” slide that: “At this Time, MPHA is not pursuing a RAD conversion for Glendale under the portfolio option provided by HUD in its 2016 CHAP”, but later in the “2017 Capital Fund Program” PowerPoint presentation under the “Development Projects and Activities” area slide 4 it states: “Staff will research possibility of Voluntary Conversion at Glendale”. They further said they would be hiring a consultant for the abovementioned Voluntary Conversion. See this link about Voluntary Conversion.**

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/centers/sac/vc](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/centers/sac/vc).

Voluntary Conversion is when public housing units are removed from their public housing status and converted to private development or section 8 project based which will be owned and managed by private developers who will later sell the property, demolish or convert it to market rate since they are the owners. This has the same impact of displacement and demolition as RAD.

Here is how HUD explains: “*Voluntary conversion may be undertaken only where it would be beneficial to the residents of the development being taken off public housing and to the surrounding area, and where it would not have an adverse impact on the availability of affordable housing in the area.*” Voluntary Conversion would have an adverse impact on residents.

Yet, instead of using the funds to repair Glendale, put it back to the property, they are hiring another consultant to figure out another strategy to convert and profit from Glendale.

MPHA continues disengage and doesn't present information to Glendale residents. MPHA continues hire consultants on our tax dollars to promote displacement and disparate impacts towards Glendale Townhomes' and families. Glendale resident leader spoke out, and said, “MPHA is trying to use Voluntary Conversion to displace us again since they did not succeed in RAD and they continue to contradict themselves in this presentation.” Bob Boyd pulled the microphone from the resident and said, “we have advisory council that approves this.” The resident said, “we have no idea who this advisory council is and we were never invited,” again, the resident was ignored. Cora McCorvey then came

in and started giving intimidating looks to residents that were speaking out. This was unprofessional and unacceptable behavior by MPHA leadership. Residents continued to ask questions about where the money is going and MPH, Bob Boyd looked mad, did not answer any of the questions properly.

## **Section 2: Draft Low Income Public Housing Statement of Policies:**

The presentation went over areas such as: “Definitions”, “Requirements for Admission”, “Preferences”, “Waiting List Assignment Plan and Designation of Buildings”, “Occupancy Standards and Lease Adds Ons”, “Rent Computation & Security & Pet Deposits”, “Tenant Transfer”, “Re-Examination of Tenant Eligibility & Rent Adjustments”, “No Smoking”, “Pet Policy”, “Death of a Tenant Vacate”, “Violence Against Women Act Policy”, “Community Space Use Policy”, “Appendix C: Sales & Service Charge Schedule”, “Appendix D: Housekeeping Standards”, and “Appendix H: Applicant Screening Guidelines”.

While MPHA Staff went over these various policy changes, residents had no original documentation of the above policy areas to compare and contrast the various additions and subtractions. Residents were expected to provide comment and questions with no original language documentation provided for them by MPHA staff.

## **Section 3: Draft Section 8 HCV Admin Plan:**

To reiterate, this part of the MPHA presentation was another area in which attending residents were not expected, nor given the opportunity to provide any input. There was also no time built-in for in-depth discussion or questions for all residents especially those who did not speak English.

## **Section 4: Capital Funds:**

This section was another missed opportunity for Minneapolis Public Housing Authority to demonstrate their track record and timeline of accomplishments with their 2017 Capital Fund Program. Instead, MPHA decided to only examine the current year with a 20-year Capital Needs projection. MPHA decided not to provide information from the past 20 years or even the past 5 years of their Capital Fund and Needs.

Defend Glendale requested numerous times from MPHA information and data on Capital Needs reports on Glendale Townhomes to present at community meetings as well as a financial independent audit of MPHA as agency-wide, and MPHA has yet to respond. In addition, we provided a list of fix & repair issues needed in Glendale Townhomes, which MPHA has yet to address. When MPHA took control of the heat from resident control several years ago, they received funds to save energy and to properly insulate the homes. Other properties were insulated but not Glendale. Since February of 2016, Defend Glendale continued to ask for proper insulation that is routine practice and easily done to protect the health of the families. MPHA has yet to take-to-take action as winter approaches again in few months.

**Comments:**

Overall, the MPHA August 16 meeting was meant to fulfill an organizational process and not an environment for resident input, questions, or engagement. The meeting agenda was set up with little to no time for questions or input. MPHA staff stated they would write the questions from the presentations, answer the questions, and add the input to their input report. When attending residents asked questions, MPHA staff was dismissive, apathetic, and created a discriminatory environment.

Furthermore, MPHA staff at certain points challenged residents' questions in front of the community meeting which created a hostile environment and reduced the number of hands raised to provide more comments. We at Defend Glendale could not only receive answer to our questions about the future of our homes, but received no follow-up discussion with staff, no resolutions, no acknowledgment and no appreciation for bringing our concerns and voices to an official MPHA function.

**We request:**

- For MPHA to extend the comment process to 90 days and hold community meetings at Luxton Park in Glendale and other MPHA buildings during the evening so residents can participate. Provide equal services so residents input are documented.
- To publish all the meetings notices minimum 30 days in advance so all residents, and community members can attend. Provide notice at all channels and networks possible so everyone can have the opportunity to attend.
- MPHA's MTW status should be reviewed, audited, and evaluated and there should be a moratorium on their MTW status until the way MPHA has used their funds under the MTW Status has been reviewed, audited, and evaluated.

**In closing,** residents of Glendale Townhomes view Moving To Work status Minneapolis Public Housing Authority is viewed by Glendale Townhomes as anti-community engagement redevelopment process to create an environment of Disparate Impacts and furthering disproportionate "adverse impact" against the majority African, Southeast Asian, and African-American residents. MTW has been used a tool to misallocate to fully repair and rehab Glendale Townhomes. MPHA staff leadership has not been accessing local and national sources of funding to maintain and service Glendale Townhomes needs. They have been neglecting standard upkeep and improvements in the name of "Redevelopment by Operational Neglect." The Board of MPHA, Governor Dayton, HUD, and City of Minneapolis need to become aware of how the leadership of MPHA staff is causing a lot of hurt to residents of Glendale.

**The Defend Glendale Option:**

To fix and repair Glendale Townhomes, zero displacement, and zero privatization of Glendale Public Housing. This is the only option to preserve Glendale as public housing in Prospect Park as it is now, not to convert Glendale to any

private development, not to sell it, and not to lease to any private developers such as Sherman Associates for profit. Defend Glendale Option is also zero displacement, and to eliminate systematic gentrification.

Glendale has the historic distinction of being one of very few low-income public housing developments build as part middle to higher income neighborhood.

Glendale is a model that should be replicated not demolished. Therefore, Defend Glendale voted, supports the historic designation, and its application process to pursue historic designation at the City of Minneapolis.

Sincerely,

Defend Glendale Campaign  
Glendale Townhomes – August 2016

Cc: Governor Mark Dayton  
MN Rep. Phyllis Kahn, Karen Clark, and Senator Kari Dziedic  
Mayor Betsy Hodges  
City Council Members of City of Minneapolis

### Learn more:

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**Website:** <http://defendglendale.weebly.com/>

Click here for MPHA presentation and power point on August, 16, 2016

<http://tinyurl.com/mtwserviceprovidermpha>

<http://www.mphaonline.org/wp-content/uploads/2016/07/Draft-FY2017-MTW-Plan-Redlined.pdf>

<http://www.mphaonline.org/wp-content/uploads/2016/07/Draft-2017-Low-Income-Public-Housing-Statement-of-Policies-ACOP-1.pdf>

<http://www.mphaonline.org/wp-content/uploads/2016/08/Section-8-HCV-Working-Draft-for-2017.pdf>