

Region & Communities Full Proposal

Organization Information

Tip: To take a break and/or save your work, select "Save & Finish Later." To navigate throughout this application, select the section name above or the "Next" button.

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Organization's Core Programmatic Work and/or Services

The Minneapolis Public Housing Authority (MPHA) provides affordable housing opportunities to low-income families through both its public housing and Section 8 Housing Choice Voucher (HCV) programs. MPHA owns and manages over 6,000 units of public housing and administers 5,000 Section 8 HCV vouchers in Minneapolis. Our core work is to provide over 26,000 people in these programs with decent, safe, and affordable housing. The large majority of our resources and daily efforts go toward the property and case management necessary to fulfill this mission.

In 2008, MPHA became a full status Moving to Work (MTW) agency. The authority granted to MPHA under its MTW Agreement allows the agency to combine several funding streams into a single fund and allocate resources to our priorities. Under MTW, MPHA can also waive most rules and regulations to pursue our mission.

Within our housing programs, MPHA provides a variety of services to assist families. MPHA operates a Family Self-Sufficiency Program for families in the HCV program. Under this program, participants establish five-year goals, including being welfare cash assistance-free and being employed full time. The HCV Mobility Program helps families successfully move to opportunity areas by connecting them to resources and services in their new neighborhoods. For our Rent-to-Own program, qualified public housing residents and HCV participants have an opportunity to initially rent and subsequently purchase an MPHA-owned townhome.

MPHA leverages partnerships with outside organizations to expand the opportunities available to residents. At Glendale Townhomes, our family public housing development, MPHA hosts a Head Start program in one of our buildings to provide early childhood education. MPHA partners with East Side Neighborhood Services (ESNS) to provide a food shelf in one of the Glendale buildings. MPHA also funds an ESNS office in the Luxton Park building adjacent to Glendale from which ESNS provides after-school programming for youth and a Somali women's group program. MPHA has recently established a partnership with Girls in Action to provide a college preparation program for high school girls in public housing .

In north Minneapolis, MPHA has been partnering with the Northside Achievement Zone (NAZ) for many years. MPHA owns 65 family scattered-site housing units in the Zone, and we work with NAZ to house their participants in these units whenever possible. When NAZ refers a family to MPHA, we prioritize their application. Once families are housed, NAZ works with MPHA to advocate for the resident and resolve any lease compliance issues that arise.

One of our newest partnerships is with the Wilder Foundation's Twin Cities Mobile Market, a supermarket on wheels that offers fresh produce and other groceries at below-market prices. The Mobile Market targets areas with limited grocery options, and will now be making seven stops at MPHA buildings every week. This is mission-critical work: MPHA believes the partnerships that allow us to offer these services and opportunities are just as important as the physical housing and voucher assistance we provide.

Which populations, communities, and/or stakeholders are priorities for your work, and how do you

engage them to advance tangible outcomes?

The primary populations MPHA serves include the elderly, the disabled, and families with children. To better serve the elderly, MPHA has designated twelve high rise complexes for seniors only, a total of 1,913 apartments. MPHA has assisted living and supportive services programs for frail and elderly adults, residents with brain-injuries, and epileptic individuals at ten locations with a capacity of 322 residents, whom we serve with our partner organizations. Beyond those units, MPHA has cooperative agreements with service providers to offer social work services and congregate dining to residents in other high rise buildings. In response to aging population trends, MPHA developed the nation's first acute assisted living with memory care public housing, Thomas T. Feeney Manor. This 48-unit development is linked to the Cora McCorvey Health and Wellness Center and adjacent to another MPHA 102-unit assisted living development, which creates an affordable housing Senior Campus. Through this campus, MPHA has invested significant resources in a historically underserved neighborhood. Aside from the above programs in public housing, MPHA's Section 8 Housing Choice Voucher (HCV) program serves families with children as well as elderly and disabled persons by paying a portion of their rent at a private market rental unit of their choice.

MPHA has a long history of engaging public housing residents through our support of resident councils to foster community building and resident activities and participation. The Minneapolis Highrise Representative Council continues to be our most important partner for resident engagement. Going forward, MPHA will be renewing our focus on engaging our primary stakeholders--public housing residents and HCV participants-- in three areas:

1. Education
2. Employment
3. Health and Wellness

Our long-term goal is to engage our strategic partners in a much deeper way than we have in the past. In particular, MPHA will be promoting housing choice and mobility for HCV participants by connecting them to resources for education and employment. MPHA will also conduct research to measure the impact of these interventions. With respect to the hard assets that house our primary stakeholders, we are embarking on a detailed analysis of our portfolio to preserve and, where feasible, increase the number of units MPHA owns and manages. We are engaged in an effort to raise capital and reinvest in all the properties we currently own. We are forming a capital reinvestment team of key players, both internal and external, to increase our capacity to support this work. As a result of Congressional underfunding of HUD, our unmet capital needs compound with every passing year. MPHA has been able to make ends meet and keep the buildings running by cross-subsidizing our programs, using fungibility provided by our MTW status. However, this strategy is not sustainable over the long term. Our leadership is committed to a new era of engaging community partners and stakeholders to strengthen and enhance our portfolio of hard assets and improve the housing choice and mobility opportunities we offer HCV participants.

Total Annual Organization Budget

Format as xx,xxx.

110000000

Board Information

Tip: To take a break and/or save your work, select "Save & Finish Later." To navigate throughout this application, select the section name above or the "Next" button.

Role of Board

Describe the role of your board.

MPHA is overseen by a nine-member Board of Commissioners that meets each month. Commissioners are appointed by the Minneapolis Mayor or City Council. Two commissioners must be public housing residents. Our board chair F. Clayton Tyler states that "the primary role of the MPHA board is to be stewards of the Agency's mission." As such, we fully anticipate the board will embrace and advance the proposal above, which tackles head-on the threats posed to our mission by our aging assets and the current state of public housing funding.

The board has fiduciary responsibility to assure that we are making wise investment decisions and sound real estate choices. The uses of MPHA properties, including any redevelopment plans, are always public, and we will be bringing real estate transaction options to the board for review and approval. The MPHA Board is currently adopting a set of Guiding Principles for Redevelopment and Capital Investments, which will set the ground rules for how we invest in our properties. These principles will be our values in action; the board will approve contracts and make policy decisions guided by this document.

BOARD PRESIDENT/CHAIR/CO-CHAIR

Board President/Chair/Co-chair First Name
Type the word "vacant" if position is not currently filled.
 F. Clayton

Board President/Chair/Co-chair Last Name
Type the word "vacant" if position is not currently filled.
 Tyler

Board President/Chair/Co-chair Organization
If applicable, state place of employment.
 F. Clayton Tyler, P.A.

Board President/Chair/Co-chair Title/Professional Occupation
Type the word "vacant" if position is not currently filled.
 Attorney

BOARD VICE PRESIDENT/CO-CHAIR

Board Vice President/Co-chair First Name
Type the word "vacant" if position is not currently filled.
 Charles

Board Vice President/Co-chair Last Name
Type the word "vacant" if position is not currently filled.
 Lutz

Board Vice President/Co-chair Organization
If applicable, state place of employment.
 Minneapolis Community Planning and Economic Development

Board Vice President/Co-chair Title/Professional Occupation
Type the word "vacant" if position is not currently filled.
 Deputy Director

BOARD SECRETARY

Board Secretary First Name
Type the word "vacant" if position is not currently filled.
 Mikkel

Board Secretary Last Name
Type the word "vacant" if position is not currently filled.
 Beckmen

Board Secretary Organization
If applicable, state place of employment.
 Office to End Homelessness - Minneapolis and Hennepin County

Board Secretary Title/Professional Occupation
Type the word "vacant" if position is not currently filled.
 Director

BOARD TREASURER

Board Treasurer First Name
Type the word "vacant" if position is not currently filled.

Board Treasurer Last Name
Type the word "vacant" if position is not currently filled.

Cara

Letofsky

Board Treasurer Organization

If applicable, state place of employment.

Mill City Consulting

Board Treasurer Title/Professional Occupation

Type the word "vacant" if position is not currently filled.

Principal Consultant

Proposal Information

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Type of Funding Support Requesting

Multiple Support Type is any combination of two or more.

Multiple Support Type

Purpose of Request (one line)

Begin with the word "to" or "for," and do not include a period at the end of phrase (Example: "for general operating support" or "to build capacity").

To establish a multi-year working capital fund to conduct a comprehensive portfolio assessment and predevelopment planning

Total Request Amount

Format as xx,xxx.

1,000,000

Number of Months Requesting Funding

Format as 12, 18, 24.

24

For Multiyear or Multiple Support Type Requests, Break Out Amount(s)

Format as year 1 = xx,xxx; year 2 = xx,xxx. Multiple Support Type requests, break out type and amounts per year.

Year 1=571,500; Year 2=428,500

Summary of Request (What do you hope to accomplish and how?)

Chronic federal underfunding of the housing authority Capital Fund Program has put MPHA's portfolio in peril. Over the past two decades, we have not been able to invest in the full range of repairs, upgrades, and redevelopment needed to preserve the public housing stock of Minneapolis for current and future residents. We currently receive \$10 million annually against an estimated \$127 million of need, and the backlog of essential projects grows each year. The difficulty of prioritizing the truly urgent capital projects across our portfolio will become substantially greater if our capital award is cut, as the current administration has proposed.

To address this crisis, MPHA will review our entire real estate portfolio and determine the best way to enhance each property's value while preserving its viability as safe, high-quality housing for low-income residents. MPHA's portfolio includes high rise apartment buildings, scattered-site homes, a townhome development, non-residential properties, and vacant land. Within these categories, we will evaluate the current condition, social and strategic value, and income potential of each property and draft a series of recommendations for its funding and redevelopment.

MPHA will create a working capital fund for this assessment, using these funds to launch our 10-year improvement effort. This fund would cover the pre-development costs associated with planning and completing the assessments, and, in selected cases, moving to close on individual deals. MPHA will assemble a team of experts including:

- Development Consultants
- Financial advisors
- Legal advisors (locally and in DC to work with HUD)
- Architects, including a "passive housing design" expert
- Planners and Project managers

The evaluation of existing conditions for each property will begin with reviewing MPHA's capital needs, operating costs, maintenance trends, utility consumption, and current funding subsidies. The evaluation will consider past capital improvements and architectural design possibilities, including investments in energy conservation through design and technology. We will also evaluate the market value of each property, with an eye toward current density compared to site growth potential. We will assess each property's neighborhood, including market trends and whether it is a neighborhood of opportunity. Additionally, we will determine how each property currently addresses the social needs of our existing and future residents. These include green spaces, safety and security, access to transit, employment, schools, shopping, on-site amenities, and access to mental health and other support services.

Recommendations for maximizing the value of each property could include development, redevelopment, repair, or disposition (with replacement of units). All scenarios will likely require a mix of financing methods. MPHA is committed to preserving all units, either onsite or in other locations across the city. Impact on residents will be front and center, and plans will be vetted with building and citywide resident councils.

This process will be integral to the culture-shift that is underway at MPHA as we seek to establish a new ethos of innovation. The results of this review will allow MPHA to make real estate decisions in accordance with our mission and our Guiding Principles for Redevelopment and Capital Investments.

Total Program/Project Budget

Format as xx,xxx. Leave blank if requesting general operating support.

2,000,000

GEOGRAPHIC AREA SERVED BY THIS REQUEST

Select between 1 to 5 relevant area(s) to be served by this request, if funded.

Metro Minnesota (7-county Twin Cities)

Enter % estimates for each geographic area served. If zero, type numeric zero. Must equal 100%. Do not enter % symbol. Enter whole numbers.

All Minnesota

All U.S.

Greater Minnesota

Metro Minnesota (7-county Twin Cities)

100

Goals, Strategies, Outcomes

Enumerate the goals, strategies, and outcomes to be achieved and the activities that will lead to results.

Our goal is to launch a 10-year capital improvement effort. To accomplish this, we have two main strategies: (1)

develop a master capital plan that provides a true comprehensive look at all MPHA buildings and land; and (2) assemble a development team of in-house staff and consulting support sufficient for MPHA to initiate the first phase of construction.

Some of the milestones of the process of developing the plan will include engaging an asset sustainability consultant to categorize MPHA's assets into tiers based on Key Performance Indicators (KPIs). Another milestone will be working with financial advisors to determine optimal strategies for ensuring the long-term sustainability of MPHA's portfolio, and identify specific financing tools to achieve this. In addition, MPHA will retain the services of a passive design expert to establish energy performance goals for retrofit and new construction pilot projects that will ultimately help us determine energy efficiency measures that could be applied across our entire housing stock. Once we have completed these studies and determined our implementation strategy, we will enter the design and construction phase. Our next milestone will be developing Requests for Proposals (RFPs) for specific projects or groups of projects.

Final milestones will involve financing. The plan will identify strategies to raise money for investing in MPHA's portfolio, focusing on how we can best leverage our money to raise other funds. The plan will provide ideal funding ratios based on the specified recommendations for each property, so that we can begin to assemble the financing packages and identify possible deals. Before this grant is complete, we intend to hold closings on financing for several of the projects.

The master capital plan will prioritize energy efficiency by specifying a package of energy and livability improvements, which will be tailored to MPHA's different types of buildings. We will look for opportunities to test new alternative energy technologies and establish a package of retrofit/rehab improvements for each housing type. Imagine, for example, a net-zero home, producing as much energy as it consumes. This doesn't exist in the public housing world, but we want to demonstrate that it could.

Another priority of the master capital plan will be promoting economically vibrant and stable neighborhoods. The plan will identify sites where we might add more units for low-income families, whether those are on vacant land owned by MPHA or developed sites where density could be increased. We will also identify opportunities to add facilities that would benefit both the public housing residents and the residents of the surrounding neighborhood.

The outcomes of this work will be the master capital plan, the selection of design strategies, and the closings on financing. The ultimate outcome, however, will be the preservation of affordable housing for lower-income residents of Minneapolis .

Measuring Outcomes

What quantitative and qualitative metrics and measurements of success will you use in advancing McKnight's goals and your outcomes? To see an example, [click here](#).

Measuring our impact will be critical at every stage of this project. In the portfolio analysis, we will rank the properties according to different variables such as building characteristics, condition, neighborhood characteristics, and tenant outcomes. We will set goals for how many units will be preserved and how many construction initiatives will take place, and we will measure our performance against the goals. These metrics will allow us to measure our success in meeting McKnight's goal of accelerating the preservation and permanency of affordable housing. We will set goals in the planning phase related to how many projects will close on funding, how many will get to the stage of selecting a detailed design, and how many will reach design completion. In the pre-development phase, we will set goals for how many projects will close on financing and how many will move into construction bidding.

We will measure the number of residents who will be able to age-in-place, without being required to move, thanks to livability and accessibility improvements. To support McKnight's goal of having integrated systems of support, we will use best practices in adaptable design to allow people to stay in place as they become less mobile. We will also measure goals related to the quality of resident life improvements that we plan to undertake. For example, we will measure the increase in opportunities for mental health services in MPHA buildings, with both a soft link to services provided by partner organizations and a hard link to better design of our living and common spaces .

All of our work around energy efficiency will rely heavily on quantitative metrics to measure its impact. MPHA currently measures energy consumption through energy services contracts, but we intend to go beyond those

existing contracts. All efforts at rehabilitation and new construction will go deep into passive design and reducing energy consumption, and we will measure the energy savings we achieve.

This initiative represents one of few times that a housing authority the size of MPHA has attempted to invest in the entire public housing portfolio; as such this effort will have a positive impact on the city of Minneapolis as a whole. The city and region will get an economic boost from construction. In a study of the economic impact of public housing stimulus funding in the Recovery Act, the Council of Large Public Housing Authorities found that for every \$1 that was spent on public housing capital needs, an additional \$2.12 of indirect economic activity occurs--a total multiplier of more than three.*

We will seek to measure the ripple effects on the neighborhoods that surround our properties. Whenever possible, the new services we intend to offer would serve the neighboring community as well as public housing residents.

* "Public Housing Stimulus Funding: A Report on the Economic Impact of Recovery Act Capital Improvements". Council of Large Public Housing Authorities, National Association of Housing and Redevelopment Officials, and Public Housing Authority Directors Association.

<https://www.housingcenter.com/sites/default/files/CLPHA2010reportfinalsmall.pdf>

Regional Orientation

What is the relationship of the proposed work to our region's economic growth and competitiveness? Does this proposed work engage, connect, or advance opportunities to people and places traditionally marginalized from mainstream economic opportunities? If so, how?

Since workers at all levels of the economy need places to live, affordable housing is a crucial component of regional economic competitiveness. While not widely appreciated, MPHA plays an important role in providing housing for low-wage workers through our 1,000 units of family housing (plus our working families in the voucher program). Seventy percent of family housing residents have earned income, but they are low-wage workers with an average annual income of just \$25,300. According to the National Low Income Housing Coalition, families in Hennepin County need to earn \$32,520 a year to afford even a one-bedroom apartment in the private rental market. MPHA families generally have four or more household members, and would require \$57,760 a year for a three-bedroom home that would fit them*. Although some of the job growth in the Twin Cities region will come with salaries high enough to afford private market rents, many jobs will continue to be lower wage. MPHA houses low-wage workers, but much of our family housing stock needs significant investment to ensure that we preserve these homes for decades to come.

MPHA's 10-year capital improvement effort is part of a balanced strategy to both invest in place and complement our capital investment efforts with regional initiatives for greater opportunities in other places through mobility. MPHA is positioning itself to do both, with the goal of offering a variety of choices that lead to economic opportunities for all the families we serve.

Many of MPHA's existing properties are in marginalized neighborhoods, so capital investment in those properties will benefit those neighborhoods and the people who live there. One of the goals of our capital investment 10-year effort will be to increase the number of families who have education and employment options by making sure our construction partners hire and provide on-the-job training to MPHA residents and HCV voucher-holders. For example, when we install new building technologies, we will have to train people on how to use them. We could train our existing staff, but we would rather train a resident/neighbor who just graduated from Summit Academy with an HVAC degree.

Through the master capital plan process, we will identify sites where we could add affordable housing and workforce housing. MPHA owns parcels of vacant land that could be used to create new neighborhoods or anchor existing neighborhoods. Beyond benefiting our current residents, these investments would be transformative in ways that cement the legacy of this project far into the future. Any neighborhood strategies we consider would be focused on rebuilding or adding to an existing neighborhood to increase its livability. Heritage Park is a great example of building for the future of Minneapolis, and proves that we can attract mixed incomes to an area that had been historically underdeveloped. Our master capital plan will open opportunities to advance regional building technologies, especially around energy savings and energy efficiency. We will promote economic growth by using local suppliers whenever possible.

* "Out of Reach 2016: Minnesota". National Low Income Housing Coalition. <http://nlihc.org/oor/minnesota>

Policy and Systems Change

Does the proposed work influence policy or lead to sustainable systems change? If so, how?

The building technology changes we pursue through this initiative will benefit the whole community. We will collaborate with building science researchers and students at the University of Minnesota, local contractors, and others to advance sustainable building techniques. Our goal in this is to demonstrate new ways of thinking about building construction, sustainability, and carbon footprint reduction. There are many other owners of aging properties, both multifamily and single family, in the Twin Cities region who could learn from the techniques we hope to perfect. Our projects will illustrate that all industries can achieve their mission while also being environmentally responsible, not only to reduce costs, but because it is the right thing to do. Once we hit upon a set of ideas that allow us to achieve greater energy efficiencies, those savings could be used to invest and keep our properties solvent over time.

More broadly, stabilizing the asset of public housing represents sustainable systems change for the City of Minneapolis. Minneapolis relies on MPHA to house low-income families, seniors, and elderly persons. Without MPHA's portfolio, the affordable housing crisis would be much worse than it already is.

The innovations we implement through our portfolio review have the potential to influence housing policy in other cities around the country. Since MPHA is one of 39 Moving to Work (MTW) demonstration sites, HUD closely monitors our new policy ideas and considers how they can be applied more broadly when they are beneficial.

The process of doing this master capital plan requires sustainable systems change within MPHA. Managing the construction and capital alone will require us to dramatically ramp up our work. We plan to hire a new Deputy Director for Investment and Innovation to support the capital efforts, drive business process improvement efforts to make our programs easier to use, and guide our innovations to advance family economic opportunities. The programs overseen by the Deputy Director for Investment and Innovation will be data-driven in a way that is unprecedented within MPHA. These programs will look for innovation in everything, and would include grant writers as we seek additional resources, both public and private. Using data to make decisions and tell our stories would be a profound institutional change for MPHA.

Our goal is to use this capital initiative to both modernize our physical portfolio and modernize our housing authority. Through this initiative, we will not only make our buildings energy efficient, we will also make our business as efficient as possible.

Partnership and Collaboration

Does the proposed work achieve participation from governmental, private sector/market, civic, and/or nonprofit sectors in building and sustaining livable communities? Describe your relationship with these entities.

This work is all about partnerships among our public-sector agency, private capital, and private expertise. Assembling a development team sufficient for MPHA to initiate the first phase of construction will require many partnerships with private sector consultants and experts. We have begun to identify and meet with some of our likely partners, and we will bring more partners on board as this work progresses. Some partners will be identified through our RFP process. The financing, ownership, and management structures that ultimately allow us to preserve our assets for low-income housing will almost certainly require an array of partners in the local financial and property development community.

Partnering with nonprofit social service organizations will be essential as we complement our hard capital investments with investments in "human capital". We are committed to providing opportunities for education and training around any MPHA construction or rehab projects for adults and youth throughout the community. We have executed (or will shortly execute) letters of intent with Summit Academy OIC, Twin Cities Rise, and the

Northside Achievement Zone (NAZ) to provide job training and job opportunities to MPHA residents and Housing Choice Voucher families, who have been traditionally marginalized from mainstream economic opportunities. We intend to take the subsidies we offer and reshape them to best match our partners' opportunities for families. Investing in hard units opens opportunities to invest in education and job training, and we intend to take full advantage of those.

One property we will review for the master capital plan, the Glendale Townhomes family development, presents unique partnership opportunities. To address the specific needs of this development, MPHA will engage in a community planning process which will involve all stakeholders as partners. The partners we anticipate for Glendale community planning include Glendale residents, the Prospect Park Neighborhood Association, the University of Minnesota's Center for Urban and Regional Affairs, and the area's political representatives such as City Councilmember Cam Gordon, State Senator Kari Dziedzic, and State Representative Ilhan Omar.

We believe that we will surely engage governmental, private sector, civic, and nonprofit sectors through this work, using our hard-capital initiatives as a driver to enhance our buildings, reshape our organization, and create new economic opportunities for our residents.

Market Orientation and Scale

Describe how the proposed work aligns and leverages resources from government, private, civic, and nonprofit sectors and achieves high-quality, high-impact sustainable regional outcomes.

The preservation of low income housing is essential for Minneapolis. We are one of the largest landlords in the city and we serve the poorest families: those facts alone make us high impact.

Our mission commits us to deliver "quality, well managed homes," and we pride ourselves on years as a consistent HUD "High Performer." We intend to approach every aspect of this proposal with the expectation that we and our partners produce results of the highest quality. Our reputation, our residents, and the health of our region depend upon it.

We will achieve sustainability by gathering the best insights and the best regional partners to make investments that take a balanced, long-term view. We will connect to the community through reinvestment in our buildings and innovation in our programs. Our approach will create linkages across the governmental, financial, property development, and social service spheres that bind us all in a common goal. Our partners will also help us remain mindful of the many cross-currents that run through decisions about affordable housing--for example, investing in place while also building regional mobility. We will invest in the urban core of Minneapolis at the same time as we offer families expanded opportunities if they want to move out to the suburbs in pursuit of employment or a different experience for their children.

We also intend to achieve results that are sustainable in the sense that they can be shared and replicated. We will work to share our MTW agreement with our neighboring housing authorities in the hope that we can offer this flexibility to others who can innovate in their communities beyond participation in regional strategies. We are hopeful that this aggressive but thoughtful approach to our challenges in Minneapolis will provide a template for housing authorities in Minnesota and around the country facing similar situations.

Capacity Building Efforts

Describe any plans for organizational capacity building efforts internally to increase your ability to complete this work.

We intend to fundamentally change our business model to complement our planned capital investments. Following the traditional public housing approach, we have always focused on high-quality property management. Structuring our agency around a new capital program requires us to now embrace an "asset management" approach as well. This will require us to view our real estate portfolio in a different way; that, in turn, requires us to

manage in a different way. We must look at operating our properties today and 15 years from now, simultaneously. We must take the long view of our real estate portfolio. HUD's asset management rule supports this, but to do it MPHA will need to shift our organizational culture. Any new properties we build through this initiative will have replacement reserves instead of the traditional capital funds provided by HUD. We will need to learn how to establish these reserves and then withdraw funds for planned activities. Post-rehabilitation or construction, MPHA will need to have the next 20 years of investment planned for each property in our portfolio. This is how private sector real estate owners at our scale protect their investments, and MPHA needs to do likewise inside our mission to ensure the preservation and permanency of our affordable housing stock.

We plan to reinvigorate our planning and development group and create a development team that includes significant outside resources. We have already hired a financial advisor to begin exploration of financing options. We will make sure we have the legal structure to both raise the funding and preserve MPHA's mission and goals as we close on the capital financing. As mentioned above, we will invest in creating a new Deputy Director for Investment and Innovation position to guide our work.

Committed Funds

List up to 10 committed sources and amounts of funding that have been received for this request to-date. Format as ABC Foundation = xx,xxx; XYZ Foundation = xx,xxx.

MPHA Reserves=1,000,000. This is a one-time commitment. Once these monies are spent, they will not be replaced. Typically our reserves would be dedicated to making up shortfalls in funding.

Potential Funding

List up to 10 sources and amounts of funding that have been applied for, but not received, to-date. Format as ABC Foundation = xx,xxx; XYZ Foundation = xx,xxx.

We are exploring the Minnesota Housing Finance Agency (Minnesota Housing) program funded by the Minnesota Legislature that targets funds specifically for public housing preservation and other affordable housing development and preservation.

Does your organization have the Charities Review Council Accountability Wizard or similar certification?

Select one.

<None>

If Other was selected above, enter name of similar certification.

Key Staff and Responsibilities

List the names of key staff and their responsibilities. If additional staffing is needed, briefly describe the proposed new position(s).

Greg Russ, Executive Director
Tim Gaetz, Director of Facilities and Development
Tim Durose, Chief Financial Officer
Laura Dykema, Manager of Facilities and Capital Fund Programs
New position: Deputy Director for Investment and Innovation

Additional Proposal Information

Use this space for any additional information you feel is significant to your request and has not been addressed above.

Additional URL

If applicable, provide an additional web address for online information related to your request.

Bank Information

Tip: To take a break and/or save your work, select "Save & Finish Later." To navigate throughout this application, select the section name above or the "Next" button.

The McKnight Foundation's payments are made electronically via the Automated Clearing House (ACH). In the event that a grant is approved, we need to have your organization's bank routing instructions to process your payment(s). Please be assured that your banking information will be protected and held in a secure location.

If your organization's routing instructions change at any time, please be certain to inform us.

Finance Staff Full Name

Full name of financial person at your organization to contact if we have questions regarding your bank information.

Timothy Durose

Finance Staff Email

Email address of financial person at your organization to contact if we have questions regarding your bank information.

tdurose@mplspha.org

Bank Routing Number (ABA #)

Must be nine digits. No periods, dashes, or special characters.

Name of Bank or Financial Institution

City, State Where Bank is Located

Format as City, State.

Minneapolis, MN

Bank Account Number

No dashes or spaces.

Type of Account (Checking or Savings)

Select from the drop-down menu. We cannot send ACH payments to investment accounts. Please ensure that your bank account is set up to receive ACH payments.

Checking

Bank Account Name

Must contain name of organization.

Minneapolis Public Housing Authority General Fund Checking

By submitting this proposal, I authorize The McKnight Foundation (McKnight) to deposit payments directly to the account specified above (the Account) by initiating credit entries to the Account electronically and I authorize the financial institution named above to credit the same to the Account. If McKnight transfers funds to the Account in error, I authorize McKnight to direct the financial institution to return said funds, and I authorize the financial institution to debit the same to the Account. This authorization will remain in effect until McKnight has received written notice of termination from me, or an organization representative, in such time and manner to afford McKnight a reasonable opportunity to act on it.

Authorization

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By submitting this request to The McKnight Foundation on behalf of your organization's CEO (Executive Director/President), you attest that all relevant staff have reviewed this application and the information is accurate and complete.

<None>

Attachments

Title	File Name
Organization Budget - Previous Year	2016 Budget.pdf
Organization Budget(s) - Current & Requesting Year(s)	Budgets.pdf
Program/Project Budget(s) - Requesting Year(s)	Program Budget.pdf
Income Statement - Previous Year	CY16 Statement of Activities.pdf
Income Statement - Year-to-Date	YTD Statement of Activities.pdf
Balance Sheet - Previous Year	CY16 Financial Position.pdf
Balance Sheet - Year-to-Date	YTD Financial Position.pdf
Audit Opinion Letter (if applicable)	Opinion Letter.pdf

Files attached to this form may be deleted 120 days after submission.