



Guiding Principles for Redevelopment and Capital Investments at MPHA

Maalgeshiga Mabaadi'da Jaheyneyso Dib u hormarinta
iyo Maalgashiga Shirkada ee MPHA

Irra deebiin misoomsuu fi Invastrimantiiwwan Kaapitaalaa
MPHA tiif Qajeelfama Mummeewwan

Txoj kev cai qhia txog kev rov tsim kho thiab kev nqi peev ntawm MPHA

Principios orientadores para inversiones en proyectos
de reconstrucción y de capital en MPHA

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 lwj 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. Yaadhi 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፣ ከ MPHA (የሚንያፖሊስ የመንግስት የመኖሪያ ቤቶች ባለስልጣን) ወኪል ጋር ተገናኝተው በገን የሚሰጥ የቋንቋ[ማስተርጎም] እርዳታ እንዲሰጥዎ ይጠይቁ።

Laotian

ຖ້າຫາກວ່າທ່ານບໍ່ເຂົ້າໃຈໃນຂໍ້ຄວາມຂ້າງນີ້, ທ່ານຕ້ອງໄຫຼ່ໄປຫາພັນ ຫ້ອງການເຮືອນຫລວງ MPHA ຫວກເຮົາຈະຊ່ວຍອະທິບາຍໃຫ້ທ່ານ.

Spanish

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

Dear Public Housing Residents,

At the end of May, the MPHA Board of Commissioners approved a document called "Guiding Principles for Redevelopment and Capital Investments at MPHA." We are sharing this final version with all residents.

There are no specific changes planned for any building at this time. However, MPHA faces challenges as our buildings get older. We plan to make meaningful decisions that will preserve our public housing for you and for those who will need it in the future. These "Guiding Principles" promise that we will always follow our mission to provide as much quality, deeply affordable housing as possible.

MPHA residents helped us build this document. It states that no one will lose housing because of redevelopment. As much as possible, we will minimize displacement and relocation. Current residents will have the first right to return to their building or property when work is done. Finally, the Guiding Principles state that we will come to you early and often to seek your input on any changes that might affect you. We are only at the very beginning of our planning process. But I promise that this conversation will continue, and I look forward to talking with you more.

Sincerely,

Greg Russ, MPHA Executive Director/CEO

The "Guiding Principles" document is available at <http://MPHAOnline/GuidingPrinciples>

Gacaliyeyaasha Deggan Guryaha Dowladda,

Dhamaadka bisha May, Guddiga Komiishannarada MPHA ayaa meel mariyey dokumeenti lagu magacaabo "Mabaadii'da Jiheynta Dib u Qaabeynta iyo Maalgelinta Maaliyadda ee MPHA." Nuqulkan ugu dambeeya ayaa waxa aan la wadaageynaa dhamaan dadka deggan guryaha.

Ma jiraan wax isbeddel khaas ah oo loo qorsheeyey guri ka mid ah guryaha wakhtigan xaadirka ah. Hase yeeshee, MPHA ayaa soo food saaraya caqabado ayadoo ay guryuhu noqonayaan kuwo sii gaboobaya. Waxa aan qorsheyneynaa inaan qaadanno go'aammo wax u ool ah oo loogu ilaalinayo guryeheenna dowladda idinka iyo kuwa u baahan doona mustaqabalka. "Mabaadii'dan Jiheynta" ayaa ballan qaadaysa in aanu mar walba raaci doonno hadafkeena ah in aan bixino guryo sida ugu suurto galnimo badan u tayeysan aadna ugu jaban.

Dadka deggan MPHA waxa ay naga caawiyeen inaan aburno dukumeentigaan. Dukumentigaan waxa uu tilmaamayaa in qofna uusan waayi doonin guri dib u qaabeynta awgeed. Sida ugu suuro galnimo badan, waxa aan yareyn doonnaa qax iyo dib u dejin. Dadka hadda deggan guryaha ayaa lahaan doona xorriyadda koowaad ee ay dib ugu soo noqonayaan guryohooda ama dhulkooda marka ay shaqadu dhamaato. Ugu dambeyn, Mabaadii'da Jiheynta ayaa tilmaameysa in aan idin imaan doonno goor hore iyo mar walba si aan u helno talooyinkiinka la xiriira wax isbeddelo ah oo laga yaabo inay idin saameeyaan. Waxaa aan mareynaa oo keliya billowga hawlo qorsheedkeena. Laakiin waxa aan ballan ku qaadayaa in uu wadhadalkaan sii socon doono, waxaanse rajaynayaa in aan in badan wada hadli doonno.

Mahadsanidiin,

Greg Russ, MPHA Executive Director/CEO

Dukumeentiga "Mabaadii'da Jiheynta" ayaa laga helayaa asagoo ku qoran luuqaddan <http://MPHAOnline/GuidingPrinciples>

Kabajamoo jiraattota mana mootummaa,

Dhuma Caamsaatti, Boordiiin Komishinaroota MPHA ragaa "Guiding Principles for Redevelopment and Capital Investment at MPHA" jedhamu raggassisee jira. Jijjiirama dhuma kana jiraattota hundaaf hiruuuti jirra.

Yeroo ammaa tamoo tokko irrattis jijjiiramni godhamuuf kaayyeffame hinjiru. Hata'u malee, yemmuu gamooleen keenya dullomma jiranitt MPHA rakkon mudataa jira. Isinii fi warra fulduraaf barbaadaniif mana jireenyaa mootumma akka qusachuu dandeenyu murtii faayda-qabeessa dabarsuuf kaayyefanne jirra. Yeroo hunda kaayyoo mana jireenyaa qulqulluu fi gatiin isaa guddaa hintaane dhiyeessuf "Qajeelchonni Itti-bulmaataa" kunniin waadaa galu.

Jiraattonni MPHA ragaa kana akka qopheessinu nugargaaranit jiru. Irra deeb'ee ijaaruudhaan eenyulle mana jireenyaa hin dhabu. Hanga danda'ametti, mana jireenyaa irra buqqa'uu fi godaanuu ni xinnessina. Jiraattonni ammaa yeroo gamoon

isaanii hojjatamee xumurametti deebi' uuf mirgaa duraa qabu. Dhumarratti, Qajeelchonni Itti-bulmaataa akka jalqaba irratti fi deddeebinee jijjiirama isin ilaallatu hundaa irratti isinirraa yaada akka gaafannu ibsan. Nuti jalaqaba adeemsa kaayyoo irra jirra. Hata'u malee ani mariin kuun akka itti fufuu waadaa galuun, sirritti akka mari'annu abdiin qaba.

Nagaa wajjiin,

Greg Russ, MPHA Executive Director/CEO

Ragaan "Qajeelchonni Itti-bulmaataa" kuni afaan kanaan <http://MPHAOnline/GuidingPrinciples> irratti argama

Nyob Zoo Txog Cov Neeg Nyob Hauv Tsev Loom,

Thaum kawg ntaawm Lub Tsib Hli, MPHA Pab Pawg Thawj Coj tau tso cai cov ntaub ntaawv hu tias "Cov Lus Qhia Coj Ua rau Rov Tsim Kho thiab Kev Nqis Peev Hauv Lub Nroog ntaawm MPHA." Peb tab tom qhia cov ntaub ntaawv zaum kawg no rau txhua tus neeg nyob sab haud.

Tsis muaj qhov kev npaj hloov pauv tshwj xeeb rau ib qho kev tsim tawm twg thaum lub sij hawm no. Txawm li cas los xij, MPHA ntsib cov kev nyuaj thaum peb tsim cov uas laus dua. Peb npaj uua cov kev txiav txim siab kom tau txais txiaj ntsig zoo uas yuav pov hwm peb cov tsev loom rau koj thiab rau cov neeg uas xav tau nws yav tom ntej. Cov "Ntaawm Qhai Coj Ua No" tau cog lus tias peb yuav ib txwm ua raws li peb lub luag haujlwm kom muab cov kev pab kom tau txais txiaj ntsig zoo, muaj ntsiab lus tob npaum li qhov ua tau.

Cov neeg nyob hauv MPHA tau pab peb tsim cov ntaub ntaawv no. Nws teev tseg tias tsis muaj ib tus twg yuav plam vaj tse nyob vim qhov kev rov tsim dua. Ntau npaum li qhov ua tau, peb yuav txo qis kom tsawg tshaj plaws rau kev hloov chaw thiab tsiv teb tsaws chaw. Cov neeg nyob hauv tam sim no yuav muaj thawj cov cai thim rov qab lawv lub tsev lossis khoom vaj tse thaum ua haujlwm tiav. Thaum kawg, Cov Lus Qhia Ua Tus Coj, teev tseg tias peb yuav los ntaawm koj thaum ntxov thiab feem ntau nrhiav koj cov lus pom ntaawm ib qho kev hloov pauv uas yuav cuam tshuam rau koj. Peb tsuas yog nyob rau thaum nyuam qhuav pib peb cov txheej txheem npaj. Tab sis Kuv cog lus tias qhov kev sib tham lus no yuav muaj txuas ntxiv, thiab Kuv muaj lus zoo siab nrog koj thaum ntau ntxiv.

Nrog kev txaus siab,

Greg Russ, MPHA Executive Director/CEO

Qhov "Cov Lus Qhia Kev Coj Ua" cov ntaub ntaawv muaj ua hom lus <http://MPHAOnline/GuidingPrinciples>

Estimados residentes de viviendas públicas,

A fines de mayo, la Junta de Comisionados de MPHA aprobó el documento llamado "Principios orientadores para inversiones en proyectos de reconstrucción y de capital en MPHA". Queremos compartir esta versión final con todos los residentes.

No hay cambios específicos planeados para ningún edificio en este momento. No obstante, MPHA se enfrenta a desafíos a medida que nuestros edificios envejecen. Planeamos tomar decisiones importantes que preservarán nuestras viviendas públicas para ustedes y para aquellos que las necesiten en el futuro. Estos "Principios orientadores" prometen que siempre seguiremos nuestra misión de proveer viviendas de calidad al costo más asequible posible.

Los residentes MPHA ayudaron a crear este documento. El documento establece que ninguna persona perderá su vivienda debido a la reconstrucción. En la medida posible, minimizaremos el desplazamiento y la reubicación de los residentes. Los residentes actuales tendrán la primera prioridad para volver a su edificio o propiedad cuando se terminen los trabajos.

Finalmente, los Principios orientadores establecen que nos acercaremos a ustedes con tiempo y en forma periódica para pedir sus opiniones sobre los cambios que podrían afectarles. Estamos recién en el comienzo de nuestro proceso de planificación. Pero les prometo que esta conversación continuará, y espero hablar con ustedes sobre otros detalles.

Atentamente,

Greg Russ, MPHA Executive Director/CEO

El documento "Principios orientadores" está disponible en este idioma en <http://MPHAOnline/GuidingPrinciples>



Guiding Principles for Redevelopment and Capital Investments at MPHA

Approved by the MPHA Board of Commissioners on May 24, 2017

MPHA will engage in a public, portfolio-wide planning process to assess the needs and mission-oriented opportunities at all properties owned by MPHA. This process has two primary goals:

- Ensure the long-term physical and financial viability of MPHA's existing public housing stock; and
- Increase the livability and overall marketability of units, through high-quality design and construction.

MPHA's goal is to provide housing that meets the current and projected needs of low-income households in Minneapolis, and preserves—and where possible increases—affordable housing options in all Minneapolis neighborhoods.

MPHA commits to protect those MPHA residents who are particularly vulnerable, including the elderly, persons with disabilities, persons with income below 30 percent of the area median income, and immigrant families (as permitted by law).

MPHA will encourage active and meaningful resident and community participation throughout the planning and implementation process, and seek collaborations and partnerships with the City of Minneapolis, other governmental agencies, and housing advocates where appropriate to enhance and improve MPHA's affordable housing portfolio.

MPHA intends that residents participate and contribute to the planning and design discussions. If MPHA has a redevelopment opportunity that includes strategies not previously anticipated by the agency, MPHA commits to bring these approaches to the residents as soon as possible for an open review and discussion of the options.

MPHA will make real estate investment decisions for each property and MPHA's city-wide housing stock that reflect MPHA's mission statement:

The mission of 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.

MPHA intends to preserve all existing public housing units. If the eventual redevelopment effort results in the loss of units, MPHA commits to develop replacement units elsewhere in the city. To the extent feasible, MPHA will develop replacement units prior to the demolition of existing units. MPHA will also look to create phased demolition and reconstruction plans so that these activities are closely timed, with on-site and replacement units provided in coordinated fashion.

MPHA commits to preserving the high-rise properties and to limit demolition at these sites to work necessary to reconfigure units or common spaces in accordance with an approved design, expand community spaces, add units, or provide for additional service options and amenities at the site.

MPHA commits to provide adaptable and accessible design features so that residents might have the opportunity to stay in units longer as they age in place.

MPHA's planning efforts shall include development of a comprehensive relocation plan with the residents of each affected property. The relocation plan will describe options and choices for relocation, provide a complete description of relocation assistance provided by MPHA (such as packing and unpacking, type and amount of payments provided to residents impacted by the move, and other features or services as negotiated between the residents and MPHA. Relocation benefits apply to both the move out and the return move.

MPHA intends that the redevelopment efforts result in no permanent displacement of any current MPHA resident. Relocation plans negotiated with the residents will include a right-of-return for families displaced by redevelopment work.

MPHA commits to keeping existing resident participation and support programs: resident councils, the city-wide resident organization (MHRC), Project Lookout, joint diversity initiatives, active living initiatives, the high-rise laundry project, vending machines and other income options that support resident programs, resident council funding, and services provided by others at the buildings (such as the Volunteers of America).

Post redevelopment, MPHA commits to retain management and maintenance responsibilities for all the buildings. This commitment is subject to specialized redevelopment, such as assisted living or supportive housing, where a third party may manage. If the redevelopment of a site demands any deviation from MPHA management and maintenance, this will be vetted with the resident organizations as part of the redevelopment planning process.

Should MPHA undertake redevelopment of a property with a private for-profit or nonprofit developer partner, MPHA will require that the developer/partner contribute to MPHA's mission including, where feasible, the provision of resident services, job, or educational opportunities. The partnership must result in a development agreement that provides permanently affordable housing and a return on investment that clearly benefits the MPHA and its residents.



Maalgashiga Mabaadi'da Jaheyneyso Dib u hormarinta iyo Maalgashiga Shirkada ee MPHA

Waxaa ansixiyay Guddiga MPHA ee Guddoomiyayaasha ee Maajo 24, 2017

MPHA waxay ka qeybgaleysaa nidaamka qorsheynta bulshada, ee maalgashiga balaaran ee lagu qiimeynayo baahiyada iyo fursadaha hadafka ku xiran ee dhammaan dhismooyinka ay leeyihiin MPHA. Nidaamkaan wuxuu leeyahay labo hadaf ee ugu horeeyo:

- Hubi muuqaalka muddada dheer iyo kartida dhaqaalaha ee ka jiritaanka MPHA badeecada guryaha bulshada; iyo
- Kordhi noolaanshaha iyo suuqgeynta guud ee qeybaha, illaa naqshada tayada sareyso iyo dhismaha.

Hadafka MPHA waa siinta guryo buuxiyo baahiyada hadeer iyo baahiyada la saadiliyay ee qoysaska daqliga hoose ee Minneapolis, oo illaaliso—iyo halka suurtoogalka ah ee kordhinta—dooqyada guryo la awoodi karo oo dhammaan xaafadaha Minneapolis.

MPHA waxaa ka go'an inay illaaliso dadka dagan MPHA oo gaar ahan nugul, oo ay ku jiraan dadka waayelada, dadka curyaanka ah, dadka leh daqliga ka hooseeya boqolkiiba 30 ee aaga daqliga dhexdhaxaadka, iyo qoysaska muhaajirka ah (sida sharciga ogolyahay).

MPHA waxay ku dhiirogelineysaa deegaanka firfircoon oo wax ku ool leh iyo ka qeybgalka bulshada oo illaa nidaamka qorsheynta iyo fullinta, iyo raadi wadashqeynta iyo iskaashiyada Caasimada Minneapolis, hay'adaha dowlada kale, iyo u doodista guriyeynta halka ay ku haboontahay inay xoojiso oo wanaajiso maalgelinta guriga la awoodi karo ee MPHA.

MPHA waxay rabtaa in dadka dagan ka qeybqaataan oo ku tabarucaan qorsheynta oo naqshadeyso wadahalada. Haddii MPHA leeyahay fursada dib u hormarinta oo ay ku jirto xeeladaha aanan horay looga fileynin hay'ada, MPHA waxay balanqaaday inay keento qaababkaan dadka degan sida ugu dhaqsaha badan ee suurtoogalka ah u ah eegid furan iyo wadahalada dooqyada.

MPHA ayaa sameyneyso go'aamada maalgashiga raasumaalka ee dhismo walba iyo badeecada guriyeynta caasimada oo dhan ee MPHA ee muujisaa bayaanka howlgalka MPHA:

Howlgalka Minneapolis Public Housing Authority (MPHA) waa sare u qaadida iyo gaarsiinta guryo tayeyn, si wanaagsan loo maamulay ee kala duwan, dadka qadliga hooseeyo iyo, jaalalka, waxay ku tabarucdaa fayo qabka shaqsiyaadka, qoysaska iyo bulshada aan u adeegno.

MPHA waxay rabtaa inay ilaaliso dhammaan ka jiraan qeybaha guriyeynta bulshada. Haddii dadaalada dib u hormarinta ugu dambeeyo waxay sababtaa qasaaraha qeybaha, MPHA ayaa balaanqaaday inay hormariso u badelida qeybaha meel kale oo caasimada ah. Si loo balaariyo macquulkagalka, MPHA waxay aasaaseysaa qeybaha badelida ka hor duminta qeybaha jiray. MPHA waxay sidoo kale eegayaan inay aasaasaan burburinta la sameeyay iyo qorshooyinka dib u dhisida si markaas howlahaan si dhow loo waqtiyeeyo, oo ay la jirto goobta iyo qeybaha badelka ee lagu bixiyay qaabka la xiriiriyay.

MPHA waxay balanqaaday inay ilaaliso hantiyada qiimaha sareeyo iyo si loo xadeeyo burburinta goobahaan si ay uga shaqeyso muhiimka qeybaha dib loo hagaajinayo ama boosaska caadiga ah sida waafaqsan naqshada la ansixiyay, boosaska bulshada la kordhiyay, ku dar qeybaha, ama bixi dooqyada adeegyo dheeraad ah iyo wax ku oolka goobta.

MPHA waxay balanqaaday inay bixiso muuqaalada lala qabsan karo iyo naqshadaha la heli karo si markaas dadka dagan u helaan fursada loogu joogo qeybaha muddo dheer sida ay meel ugu da'oobaan.

Dadaalada qorsheynta MPHA waxaa ku jirayo hormarinta qorshaha dib u dajinta dhameystiran iyo dadka dagan oo midkood saameysay guryaha. Qorshaha dib u dajinta wuxuu sharaxayaa iqtiyaarada iyo dooqyada ee dib u dagida, bixiyaa sharaxaad dhameystiran ee caawinta dib u dagida ee ay bixiyeen MPHA (sida baakideynta iyo kala furida, nooca iyo tirada lacag bixinta ee la siiyay dadka dagan ee ay saameysay guurida, iyo qaababka kale ama adeegyada sida looga xaajooday ee u dhaxeeyo dadka dagan iyo MPHA. Faa'idooyinka dib u dagida waxay quseysaa labadaba ka guurida iyo guurida soo noqodka.

MPHA waxay rabtaa in dadaalada dib u hormarinta ay sababtaa wax meeleyn aan joogto aheyn ee dadka dagan MPHA hadeer. Qorshooyinka dib u dagida ee lagala xaajooday dadka dagan waxaa ku jirayo xaquuqda soo noqodka ee qoysaska ay barakiciyeen shaqada dib u hormarinta.

MPHA waxaa ka go'an inay joogteyso ka qeybqaadashada dadka horay u daganaa iyo barnaamijyada taageerada: golayaasha dadka dagan, hay'ada dadka dagan ee caasimada (MHRC), Mashruuca Eegida, dadaalada wada jirka ee kala duwan, dadaalada noolaanshaha firfircoon, mashruuca dhar dhaqa sareeyo, mashiinada cuntada iyo dooqyada daqliyada kale ee taageero barnaamijyada dadka degan, maalgelinta gollaha dadka dagan, iyo adeegyada ay bixiyeen kuwa kale ee dhismaha (sida Tabarucayaasha Mareykanka).

Dib u hormarinta la soo dhaafay, MPHA waxay balanqaadeysaa inay ceshato maamulida iyo dayactirka masuuliyadaha ee dhammaan dhismooyinka. Balanqaadkaan waxay quseysaa dib u hormarinta la gaareeyay, sida noolaanshaha lacaawiyay ama taageerada guriyeynta, halka xisbi sadexaad laga yaabo inuu maamulo. Haddii goobta dib u hormarinta u baahato weecashada walba ee ka imaanaysa maamulida iyo dayactirka MPHA, tani waxaa lala baarayaa hay'adaha dadka dagan sida qeyb ka ah nidaamka qorsheynta dib u hormarinta.

Haddii ay MPHA sameeyso dib u hormarinta hantida ee la jirto Iskaashiga aan faa'ido-doonka aheyn ama hormariyaha jaalka aan faa'ido doonka aheyn, MPHA waxay u baahanaysaa in hormariyaha/jaalka ku tabaruco howlgalka MPHA oo ay ku jiraan, halka macquulka ah, bixinta adeegyada daganaanta, shaqada ama fursadaha waxbarashada. Iskaashiga waa inuu sababaa heshiiska hormarinta ee siiso guryo joogta ah oo la awoodo iyo soo celinta maalgelinta ee sida cad uga faa'idaan MPHA iyo dadka dagan.