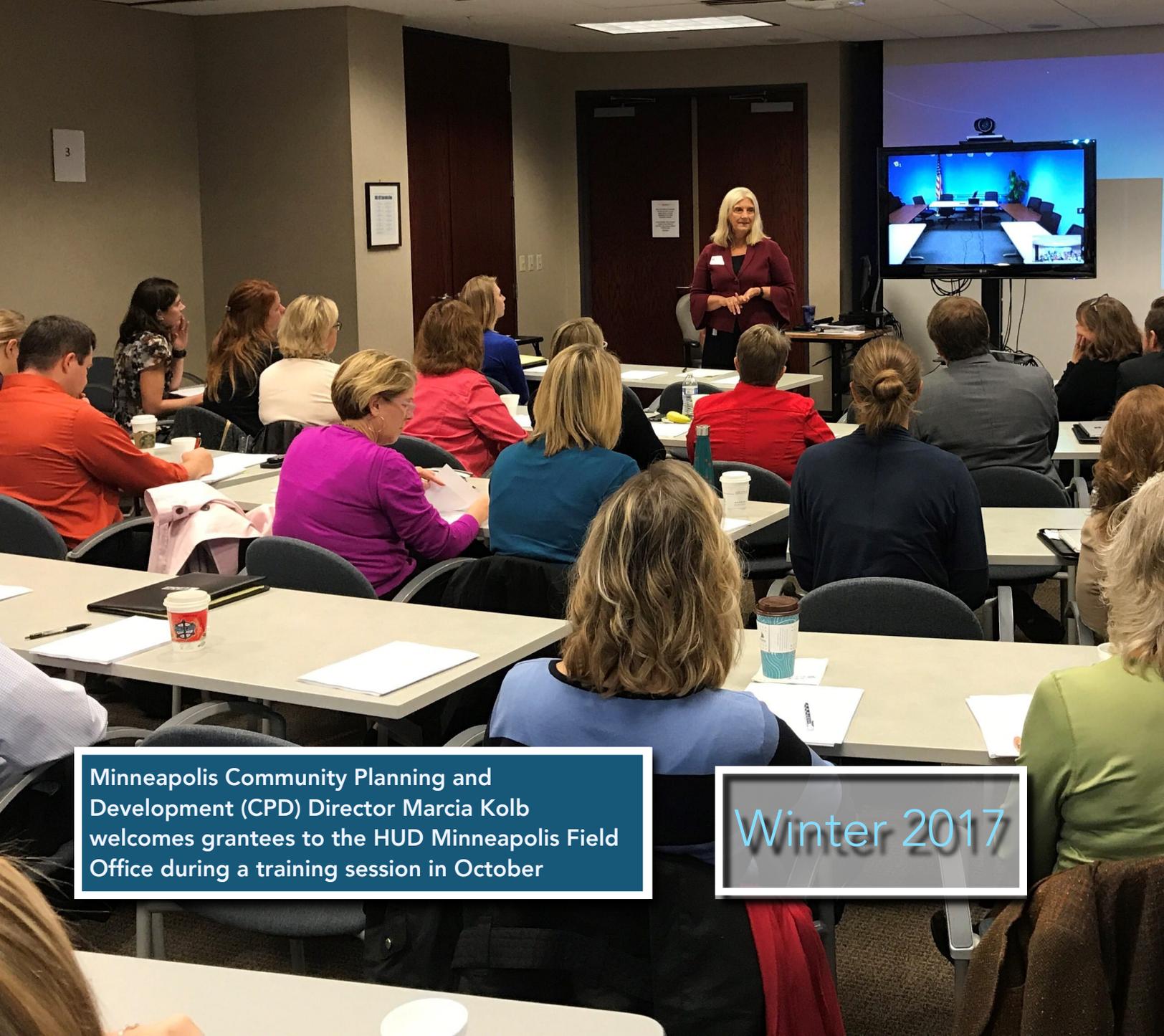
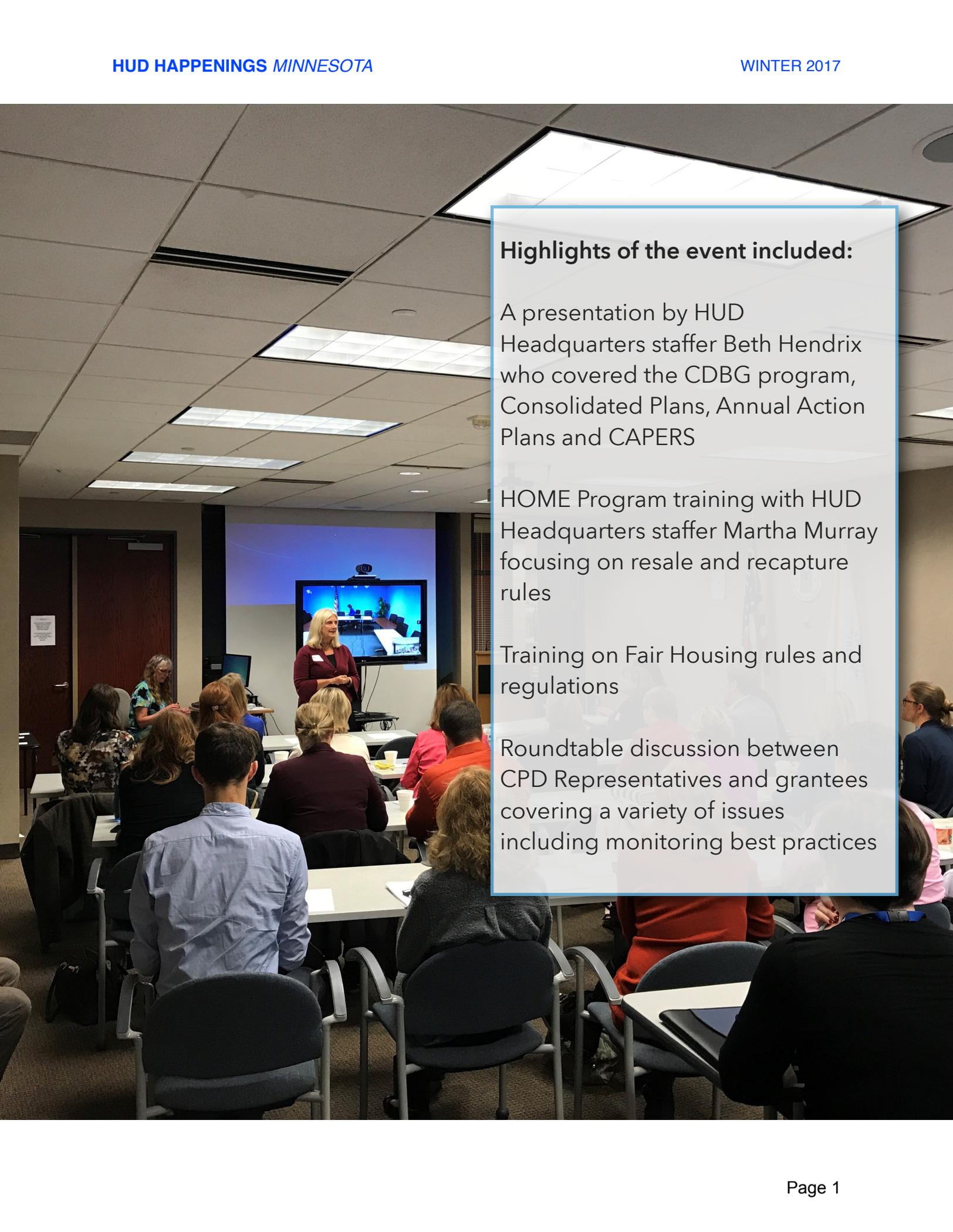


# HUD HAPPENINGS Minnesota



Minneapolis Community Planning and Development (CPD) Director Marcia Kolb welcomes grantees to the HUD Minneapolis Field Office during a training session in October

Winter 2017



**Highlights of the event included:**

A presentation by HUD Headquarters staffer Beth Hendrix who covered the CDBG program, Consolidated Plans, Annual Action Plans and CAPERS

HOME Program training with HUD Headquarters staffer Martha Murray focusing on resale and recapture rules

Training on Fair Housing rules and regulations

Roundtable discussion between CPD Representatives and grantees covering a variety of issues including monitoring best practices

## JOSEPH P. GALVAN NAMED HUD REGIONAL ADMINISTRATOR

*Former HUD Regional Administrator to oversee HUD Midwest Regional Office*

On December 11, HUD officials announced President Donald J. Trump's appointment of Joseph P. Galvan as the Regional Administrator of HUD's Midwest Regional Office in Chicago.

Mr. Galvan returns to this role as he previously served in this capacity under President George W. Bush's administration from 2001 to January 2009. Galvan will be responsible for the oversight and delivery of HUD programs and services across Illinois, Indiana, Michigan, Minnesota, Ohio and Wisconsin. He will serve as HUD's liaison to elected officials, congressional delegations, city managers, relevant associations and stakeholders. Galvan is one of 10 HUD Regional Administrator's appointed across the United States.

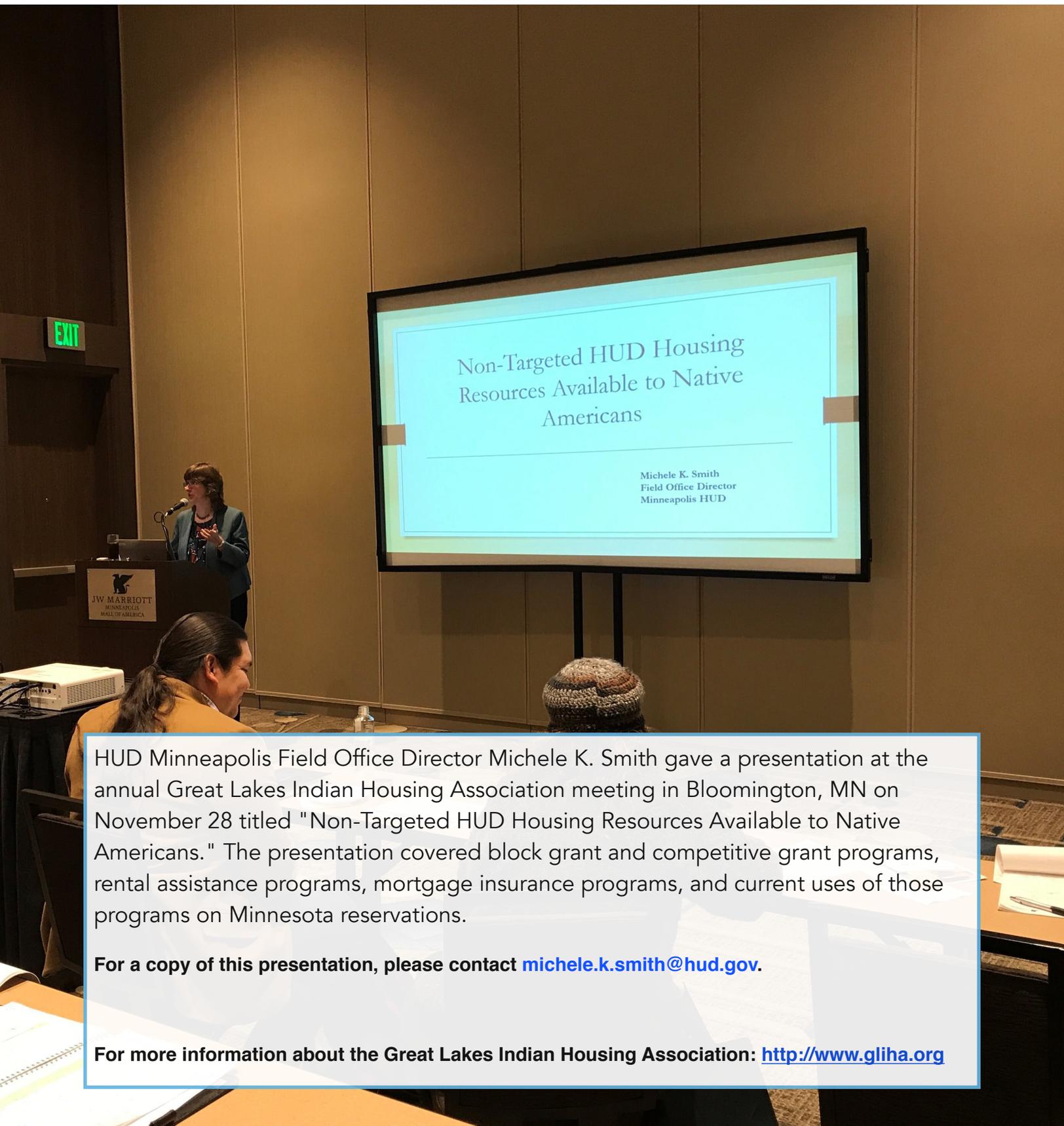
"I am delighted to return to this role and look forward to advancing HUD's mission to create strong, sustainable, inclusive communities and quality affordable homes for all," said HUD Midwest Regional Administrator Joseph P. Galvan. "It is an honor and a great passion of mine to effectuate positive change and help communities flourish to their full potential working collaboratively with local leaders," said Galvan.

Prior to joining HUD, he worked as a Principal with Galvan & Associates advising housing authorities on program performance, compliance and executive management issues. He was previously the owner and president of his consulting firm and directed various planning and economic development projects for private and public-sector clients. He has also served as Community Development Director and Community Development Planner for several municipalities in Northeast Illinois.

Joseph received his Bachelor's degree from the University of Illinois at Chicago and studied urban planning and policy at the University of Illinois at Chicago's Graduate School of Urban Planning as well as public affairs and philosophy at Loyola University of Chicago.



**HUD Region 5 Deputy Regional Administrator James Cunningham (left) swearing in HUD Region 5 Administrator Joseph P. Galvan (right)**



HUD Minneapolis Field Office Director Michele K. Smith gave a presentation at the annual Great Lakes Indian Housing Association meeting in Bloomington, MN on November 28 titled "Non-Targeted HUD Housing Resources Available to Native Americans." The presentation covered block grant and competitive grant programs, rental assistance programs, mortgage insurance programs, and current uses of those programs on Minnesota reservations.

For a copy of this presentation, please contact [michele.k.smith@hud.gov](mailto:michele.k.smith@hud.gov).

For more information about the Great Lakes Indian Housing Association: <http://www.gliha.org>

## MPHA PARTNERS WITH ALLIANCE HOUSING ON INNOVATIVE APPROACH TO RENTAL ASSISTANCE

Minneapolis Public Housing Authority (MPHA) is using its Moving to Work Authority to allow Alliance Housing to pilot an innovative approach to providing rental assistance to 20 families.

MPHA is granting Alliance Housing a flat rate of \$500 a month to provide housing to each family. Instead of using the Section 8 method of calculating tenant rent, where a family would pay 30% of its adjusted income, Alliance Housing is charging a rent of \$735 a month, but then also offers a \$200-\$300 rent subsidy based on how many hours the participants are working or attending school. Normally, when someone on the Section 8 Housing Choice Voucher program starts working or increases their hours, they would pay a higher rent due to their higher salary. For participants of the pilot, however, they would actually pay less rent because of the \$200-\$300 subsidy. Alliance Housing theorizes that this program design will better encourage residents to work and become economically self-sufficient. In addition to the innovative rent structure, Alliance Housing offers habit building coaching through their Northside Supportive Housing for Families (NSHF) program.

One of the projects where Alliance Housing is implementing this pilot is at its Golden Valley Road four-plex. The four-plex was renovated in 2012-2013 as part of a larger project that included 10 additional family housing units. The 14 units garnered \$923,800 in HUD funding through the City of Minneapolis's Neighborhood Stabilization Program, and \$236,000 in federal HOME dollars. With HUD's money, Alliance was able to leverage another \$360,000 from the Federal Home Loan Bank. The residents of the four-plex appreciate that they are in a safe, well-maintained building and neighborhood. It is a perfect environment for the four families - seven adults and six children- to work on their goals.



**Golden Valley Road Four-plex**

Tricia and Tyrone and their infant son joined the NSHF program in October of 2013. When their son starts kindergarten next year, Golden Valley Road will be the only home he has known. This stability allowed Tricia and Tyrone to notice their son was struggling. He was diagnosed with autism but thanks to early and consistent intervention, he is flourishing. When they complete their five years in the program, both Tricia and Tyrone will have achieved their goals of having bank accounts, improved credit, drivers licenses, and a car.

In addition to the more tangible benefits of stable and affordable housing such as saving money, Tricia has grown in self-confidence and drive. She has taken on public speaking, proudly presenting on behalf of Alliance on two occasions. In her recent talk with the Minnesota Department of Humans Services staff, Tricia told the audience "I'm not stopping at \$15 per hour. I want what you have – a salary and benefits." This is a huge shift in mindset for Tricia, who was originally ambivalent about working.

Across the hall, Angel and Alonzo are celebrating their longest stay in one apartment. They moved in a couple of years ago. Leo, Alliance's volunteer social worker, told the couple about the school choice program, and with Leo's guidance, they were able to select a school that was a good fit for their kindergarten-aged daughter who loves school and is thriving.

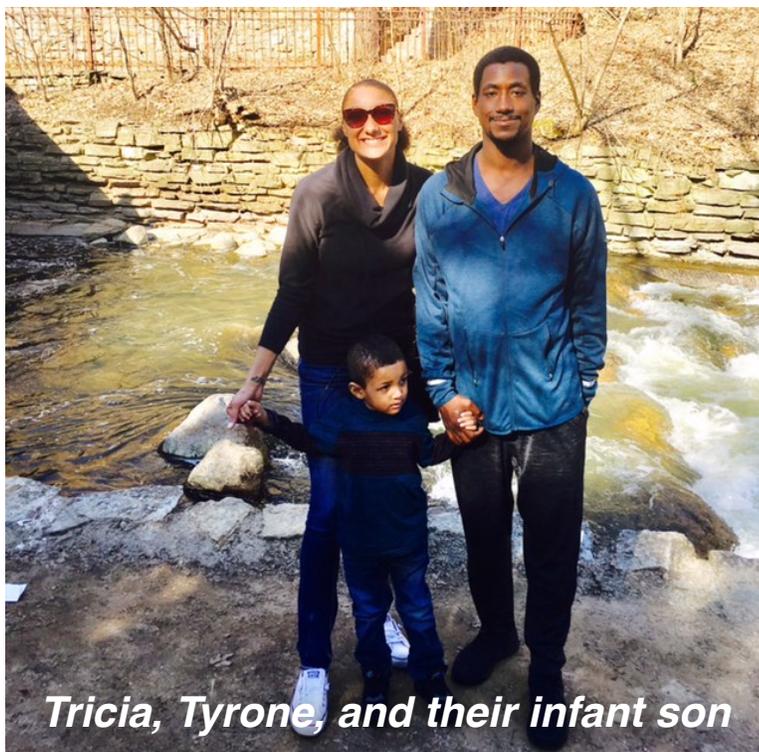
Angel is pursuing an Associate's Degree in business at Minneapolis Community and Technical College and is applying those newly-learned skills working at MNDOT at a job she loves. Alonzo is starting a training program in building maintenance, so he can have job security and earn a living wage. In addition to their own hard work, Alonzo and Angel also credit Sue Roedl, Supportive Services Coordinator for NSHF, with their success. "Sue has been a terrific resource," they said. "She's been able to respond to what we need and help evaluate options."

Thank you to Alliance Housing for providing their success stories!

For more information about Alliance Housing, contact:

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*Tricia, Tyrone, and their infant son*

# Cornerstone Creek Apartments Creates Community Among Adults with Developmental Disabilities

Many adults with developmental disabilities risk isolation as family members age and are no longer able to provide care. At Cornerstone Creek Apartments, a range of design and architectural features combined with services and programming facilitate community connections between residents and the surrounding community.

The \$10.3 million, 45-unit development opened in Golden Valley in early 2017 with funding and assistance from private and public partners, including funding from the HUD CDBG program and the HOME Investment Partnership program administered by Hennepin County. Units are affordable for individuals earning up to \$36,060 or 60 percent of the area median income.



# 66 WEST APARTMENTS

*First affordable long-term housing in west metro for young people experiencing homelessness*

Opened in early 2017, the 39-unit development by Beacon Interfaith Housing Collaborative was an adaptive reuse of an old TCF Bank building. It offers on-site services provided by Simpson Housing Services to help residents with education and employment opportunities. Residents are primarily between ages 18-22 and pay their own rent at a subsidized rate.

Funding for the \$11.4 million project came from an array of private, public and non-profit partners, including funding from the HUD HOME Investment Partnership Program administered by Hennepin County.

*Thank you to Kyle Mianulli, Tonja West-Hafner, and Spencer Agnew with Hennepin County Community Works for contributing information and pictures about Cornerstone Creek and 66 West Apartments*

## TUBMAN: A SAFE PLACE DURING A CRISIS

On a busy Minneapolis street corner, you'll find a building with welcome signs written in several languages. This building, Tubman, is a place where lives are changed.

Tubman provides transitional housing to families and individuals who are survivors of domestic violence. Most are women from communities of color. "Ruthie," one of the Tubman residents, moved in two years ago with a 12-year-old daughter and was days from giving birth to her second child.

Ruthie reflects, "Tubman was exactly what I needed because I was fearing having my baby and having to bring her back to the shelter. It felt good to be able to leave the hospital and actually bring her home. Even though it wasn't permanent, it felt great. A few months after I had my daughter, I found a job, and that's where I've been working for almost two years."

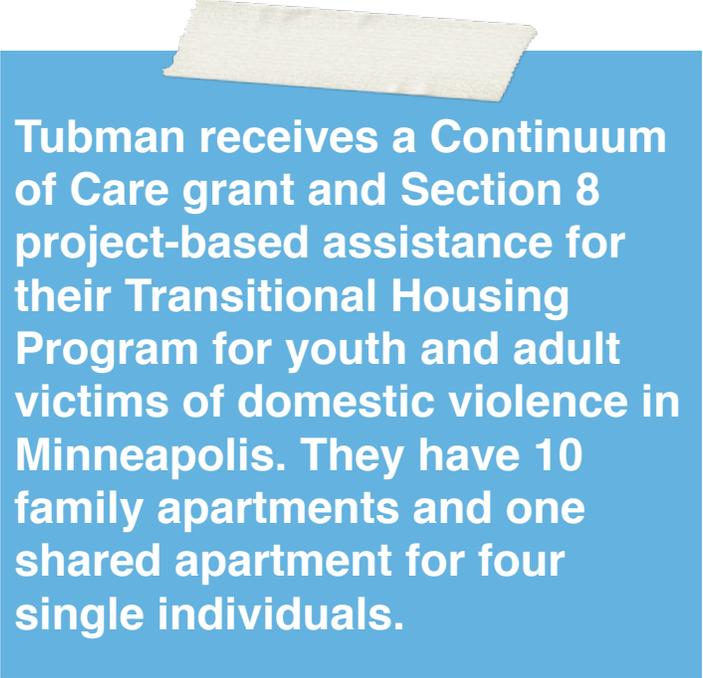
"It's been everything for me," says Ruthie. "I moved in with a couple bags and nothing else, and I've come a long way from the day that I moved in. I know that's because of Tubman." Ruthie recently secured permanent housing for herself and her children.

Support from Tubman helped her transition from homelessness to a new job, a new home, and confidence that she can maintain safety, hope, and personal stability in the face of life's challenges. With support from a HUD Continuum of Care grant and Section 8 project-based assistance, Tubman's Transitional Housing Program for survivors of domestic violence serves over 50 people each year in 10 family apartments and one shared apartment for four single people.

Learn more at [www.tubman.org](http://www.tubman.org) and [www.facebook.com/tubman.org](https://www.facebook.com/tubman.org).

**Thank you to Tubman Grants and Contracts Manager Mary Durand for this article and for their great work to improve their local community.**

**Direct: (612) 767-6630    [mdurand@tubman.org](mailto:mdurand@tubman.org)    Crisis Line: (612) 825-0000**



**Tubman receives a Continuum of Care grant and Section 8 project-based assistance for their Transitional Housing Program for youth and adult victims of domestic violence in Minneapolis. They have 10 family apartments and one shared apartment for four single individuals.**

# New Cohort of Minneapolis Promise Zone VISTAs



**L to R: Sam Calahan, Economic Development VISTA; Kattie Evans, Resource Development VISTA; Kate Thompson, Data Analyst VISTA; Michael Waldegerma, Research Analyst VISTA; Sara Kramer, Convening Leader Camden Promise Zone; Brittany Kronmiller, Director of Children and Youth Services IndyEast Promise Zone; Dean Johns, Chief Program Officer IndyEast Promise Zone; Jenny Melin, Marketing and Communications VISTA; Julianne Leerssen, Minneapolis Promise Zone Manager; Architect Andrew McGlory.**

HUD designated an area of the city as a Minneapolis Promise Zone (MPZ) in April 2015. One of the benefits of the designation includes the availability of AmeriCorps VISTAs. A new cohort of five AmeriCorps VISTAs began their year of service in October.

Members from other Promise Zones visited North Minneapolis to share lessons learned, words of encouragement and advice from their peers around the country. Discussions with the staff from the Camden, NJ and IndyEast (Indianapolis), IN Promise Zones highlighted some of the shared challenges and opportunities faced by Promise Zones. In Camden, collaboration with local partners to implement a mobile farmer's market increased visibility and cultivated a relationship of trust between the Promise Zone and community members. IndyEast shared tips for engaging partners around large events such as the Super Bowl. The MPZ hopes to apply these types of lessons learned from other Promise Zones for the upcoming service year.

# MORE ON THE MINNEAPOLIS PROMISE ZONE

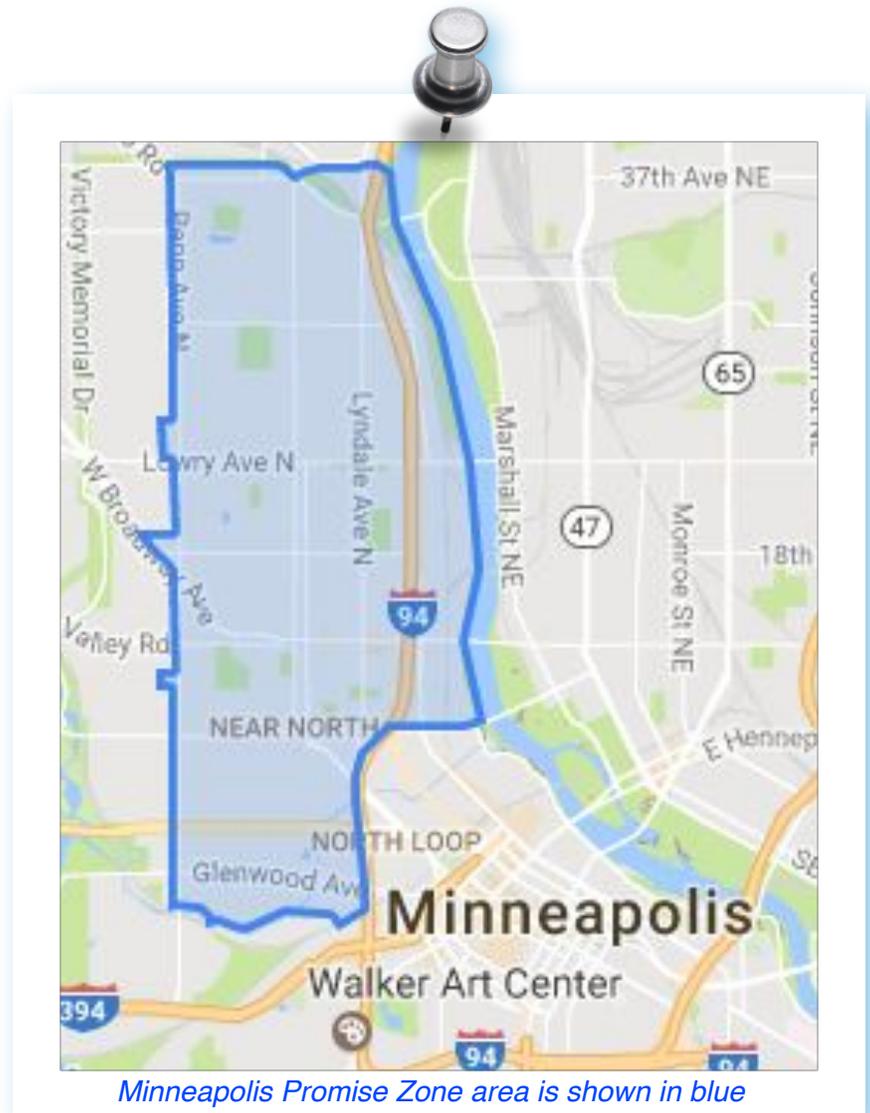


**Julianne Leerssen**  
 MPZ/Equity & Inclusion  
 Manager  
 City of Minneapolis  
 612-673-3094

The MPZ is a federally designated area where Federal Government agencies partner with local organizations and leaders to increase economic activity, improve educational opportunities, and leverage private investment. There are a total of twenty-two urban, rural and tribal Promise Zones across the nation.



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One of the benefits of the Promise Zone (PZ) designation is receipt of preference points for certain Federal grant programs.

**Grant-related Accomplishments:**

- \$34 million in total grants awarded
- \$20 million of successful applications awarded through PZ preference points
- \$10 million in new applications in 2017 for grants with PZ preference including Treasury Capital Magnet Fund, NEA Our Town, and HUD Fair Housing Initiatives

## SOUTH QUARTER IV: A Revitalized Gateway to the Phillips Neighborhood



**Image:** South Quarter IV in Minneapolis includes the Rose, a 90-unit mixed-income development in two buildings at the northwestern corner of the intersection of Franklin and Portland avenues, gateway to the Phillips neighborhood. Credit: Bruce Silcox.

On its HUD User website (<https://www.huduser.gov/portal/home.html>), HUD's Office of Policy Development and Research publishes a series of case studies based on federal, state, and local strategies that increase affordable housing opportunities and support sustainable community development. Currently, a Minneapolis project, is featured on the website. The full article is found here: <https://www.huduser.gov/portal/casestudies/study-10102017.html>

A mile south of downtown Minneapolis, the intersection of Franklin and Portland avenues is a gateway into the ethnically and racially diverse Phillips neighborhood. The intersection, marked by vacant gasoline stations and a parking lot in the early 2000s, became the focus of South Quarter, a revitalization effort spearheaded by two local nonprofits: Hope Community and Aeon. South Quarter's fourth and final redevelopment phase, a mixed-income development in the intersection's northwestern quadrant, won the 2016 Jack Kemp Excellence in Affordable and Workforce Housing Award from the Urban Land Institute. The award recognized The Rose, with its sustainably designed 90 apartments, and the 30-unit Pine Cliff Apartments, both of which opened in 2015.

Visit HUD User's Case Studies page to learn more about affordable homeownership and to view other promising examples of how communities across the nation are raising the bar on sustainable community development.



# HOMELESS VETERAN REGISTRY

As part of Heading Home: Minnesota's Plan to Prevent and End Homelessness, the State of Minnesota and its partners have committed to end homelessness among Veterans.

The Minnesota Homeless Veteran Registry will ensure that Veterans experiencing homelessness have access to appropriate housing and services. Anyone who served in the U.S. Armed Forces, Reserves, or National Guard can join the Registry, regardless of the type of discharge.

If you are a Veteran and choose to join, a team of housing and service professionals will work together to help you access housing and services that meet your needs. Participation is voluntary. You do not have to join, and choosing not to participate will not affect your eligibility for services.

Anyone who knows of a homeless Veteran is encouraged to call 1-888-LinkVet (546-5838). Veterans can choose to join directly and anyone can refer a Veteran to join by completing their appropriate release of information form, based on their current location.

**View the release forms and more information for landlords and veterans here:**

<https://mn.gov/mdva/resources/homelessnessandprevention/homelessveteranregistry.jsp>