



## **MPHA Responses to “Analysis of Potential Inspections Coordination” between MPHA and the City of Minneapolis**

The comprehensive report on the “Analysis of Potential Inspections Coordination between the Minneapolis Public Housing Authority (MPHA) and the Minneapolis Department of Regulatory Services” identifies multiple areas for potential information-sharing and collaboration. The study’s findings conclude that it would not be feasible to completely combine services. However, the study provides seven recommendations to ease the burden on property owners who participate in the Housing Choice Voucher Program.

Our full analysis of these recommendations will continue in the coming months, in concert with those in the separate “Choice and Mobility” (Quadel) Report. However, we are pleased to provide our initial responses below, including certain items where we have already been able to implement changes.

### **1. Reconsider requiring the owner or an owner’s representative be present for move-in inspections, and a family member’s presence for the annual/biennial inspection.**

- MPHA has added language to our proposed Administrative Plan to allow for vacant-unit inspections and/or the use of a lock box. We will implement these changes by August 2017.

### **2. Assign a second inspector to move-ins for the middle and end of the month.**

- MPHA will post a position for a temporary additional inspector. MPHA will utilize this temporary position to ease the burden of inspections during our busiest times of the month.

### **3. Schedule annual/biennial inspections by building or small geographic area, rather than by recertification date, to reduce inspectors’ travel time.**

- MPHA will engage a consultant for geo-mapping of properties under the HCV program. As results become available, we will take this data into consideration when scheduling inspections.

**4. Inspect all voucher units biennially unless a unit has more than three failed items.**

- MPHA sees an opportunity here to collaborate with the City of Minneapolis Department of Regulatory Services to exchange information about their “Tier” system. MPHA will consider adapting its policies using Moving to Work (MTW) Authority to develop a similar tier system that eases the burdens on property owners with an established, positive track-record.

**5. Shorten the time between rental unit availability and voucher-contract approval**

- MPHA is developing changes to its Administrative Plan that we expect will expedite the approval process. These changes will be implemented by August 2017.

The report also recommended two “Coordination Opportunities” (see page 18 of the report):

**6. The city and MPHA should consider giving each other read-only access to their inspection data systems.**

- MPHA will explore options with the city for data exchanges, especially with regard to troubled (“C Tier”) properties.

**7. Consider having city inspectors conduct MPHA’s complaint-based inspections.**

- The results of the report did not suggest that this was a viable option for either the city or MPHA.

MPHA and the City of Minneapolis Department of Regulatory Services have held initial meetings to review the report’s recommendations. In addition to the recommendations above, we will continue to seek other areas of collaboration.