



Monthly Performance Report

Minneapolis Public Housing Authority
Board of Commissioners
For the month ending March 31, 2018

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Highlights



Housing Choice Voucher Program (HCV)

MPHA was awarded 25 additional Veterans Affairs Supportive Housing (VASH) vouchers, as part of a national increase of more than 5,200 VASH vouchers announced by HUD. This represents a \$174,000 annual increase in contributions that brings MPHA's total VASH voucher count to 286.

Low Income Public Housing Program (LIPH)

Weatherization work at Glendale is about 30 percent complete. The energy-efficiency upgrades include blown-in cellulose insulation, updated ventilation systems, and furnace repair/replacement. We expect Sustainable Resources Center to complete work on all 184 townhomes by October 2018.

Agency News

Executive Director Greg Russ was appointed to the new Community Advisory Board for the Opportunity and Inclusive Growth Institute at the Federal Reserve Bank of Minneapolis. The 12-member board met for the first time in mid-April, and will help craft the institute's research agenda.

MPHA presented at the Minnesota Multi Housing Association (MHA) "Working Together" conference. We collaborated with Metro HRA and St. Paul PHA on the "ABCs of Section 8" to provide property owners with a basic overview of the voucher program.

MPHA held an open house for Section 3 vendors to learn about opportunities to bid on the upcoming Minnehaha Townhomes construction project. 13 people attended the open house.

MPHA filed its 2017 Moving to Work (MTW) Annual Report with HUD. The report is due each year at the end of March.

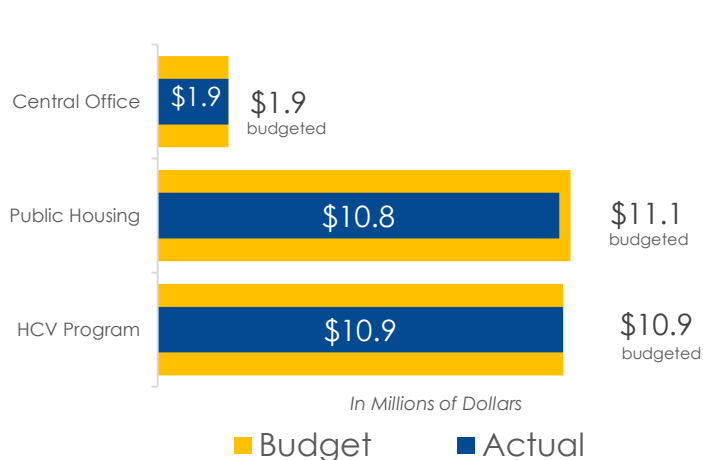
A social worker is now available on-site two days a week in the Housing Choice Voucher department, as part of a partnership with Community Action Partnership of Hennepin County. He will assist families with their housing search and accessing community resources.

The agency mourned the sudden passing of John Fabian, a property manager with MPHA since 1992. John was a compassionate and highly effective property manager for many highrises across northeast and south Minneapolis. At the time of his death he was managing three buildings in the Cedars AMP.

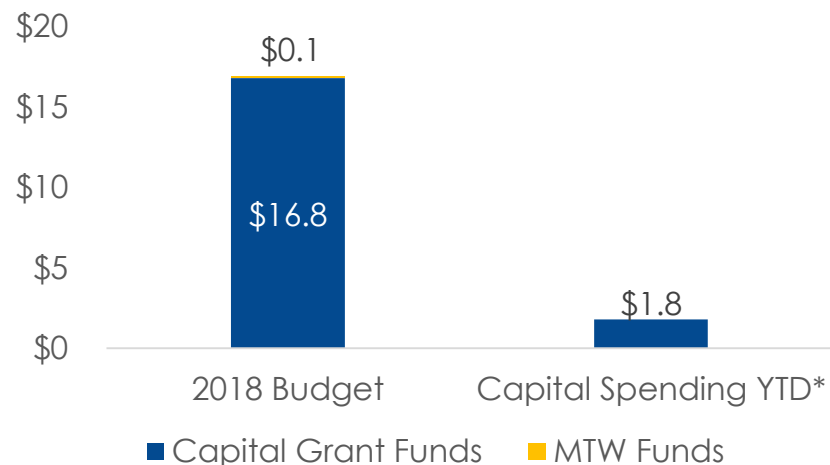
Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 5,223,525	\$ 5,224,497	\$ 972	0%
Public Housing Operating Subsidy	\$ 4,940,574	\$ 4,661,031	\$ (279,543)	-6%
HCV HAP Subsidy & Admin Fees	\$ 10,824,531	\$ 10,808,991	\$ (15,540)	0%
Other Revenues, Fees, & Grants	\$ 631,605	\$ 639,206	\$ 7,601	1%
Transfers-In	\$ -	\$ -	\$ -	n/a
Total Sources	\$ 21,620,235	\$ 21,333,725	\$ (286,510)	(0)
Uses				
Public Housing Operations	\$ 11,134,899	\$ 11,092,796	\$ 42,103	0%
Housing Choice Vouchers	\$ 10,943,780	\$ 10,951,165	\$ (7,385)	0%
MTW Initiatives	\$ 132,275	\$ 67,710	\$ 64,565	49%
Total Uses	\$ 22,210,954	\$ 22,111,672	\$ 99,282	0%
Net Sources/(Uses)	\$ (590,719)	\$ (777,947)	\$ (187,228)	-32%

Year to Date (YTD) Expenses



Capital Improvement

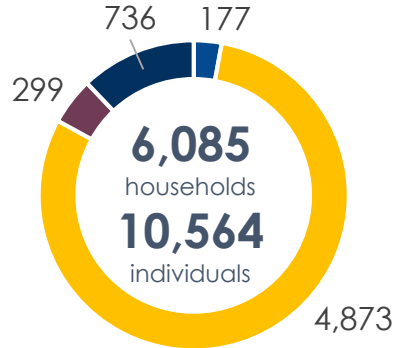


*An additional \$6.8 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units

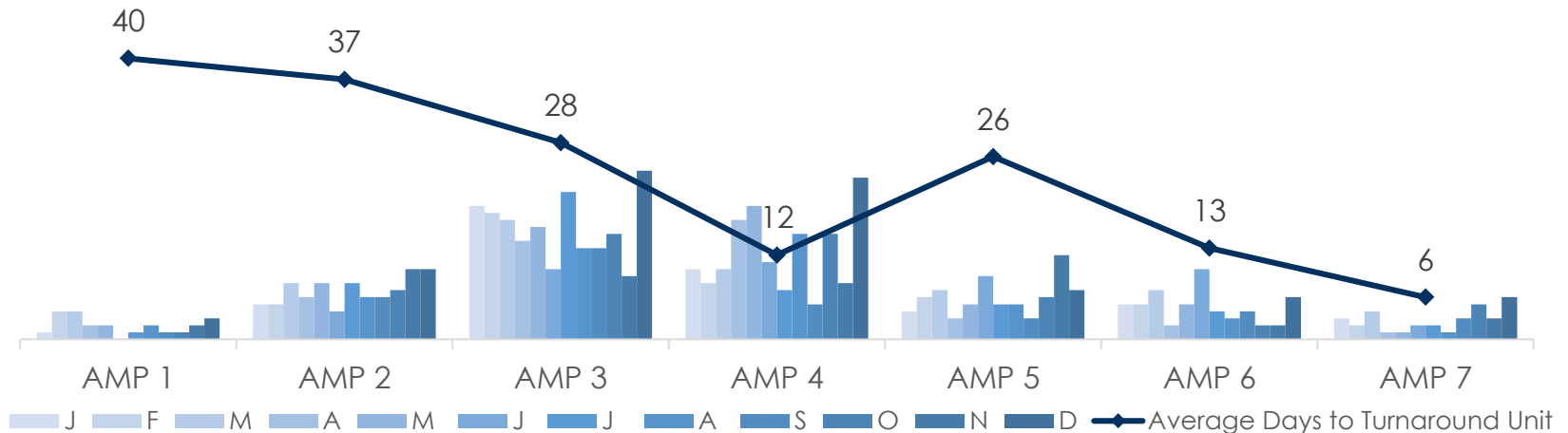


49
new units leased
during month

99.6%
occupancy

■ Glendale ■ Highrise ■ MHOP* ■ Scattered Sites
*Metropolitan Housing Opportunities Program
(Hollman consent decree units owned and operated by third-parties)

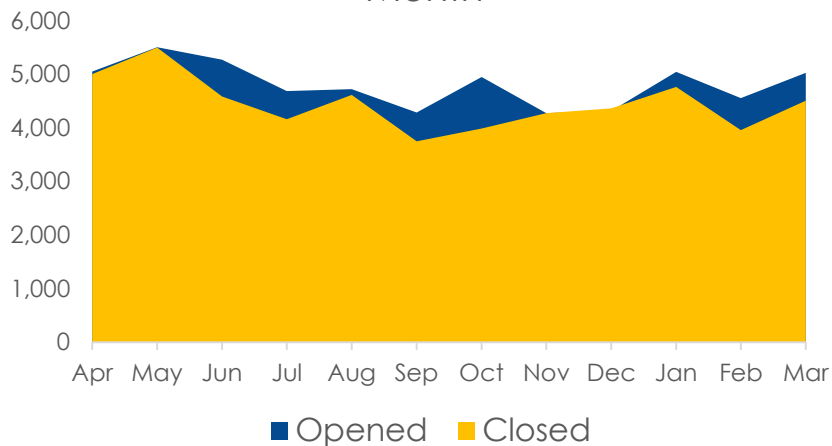
Units Leased with Average Turnaround Time*



Public Housing Programs

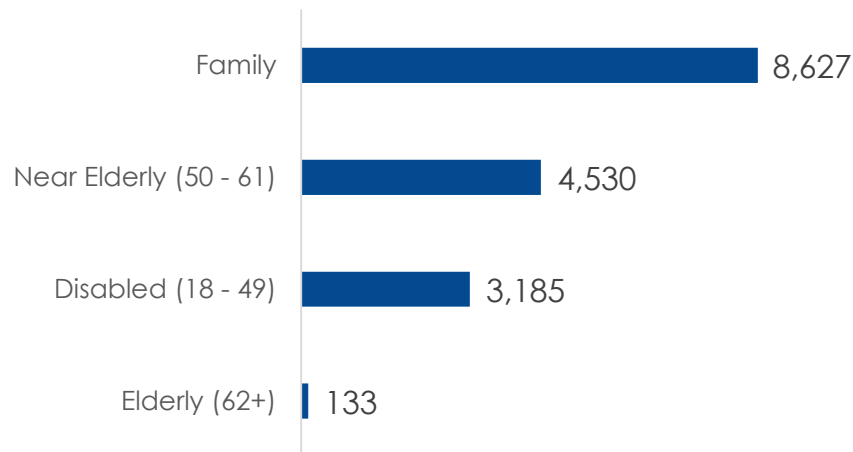


Work Orders Opened and Closed by Month



Open Work Orders going into March 2018	Work Orders Opened during March 2018	Work Orders Closed during March 2018	Net Open Work Orders
6,516	5,021	4,566	6,971

Applicants on Waiting List

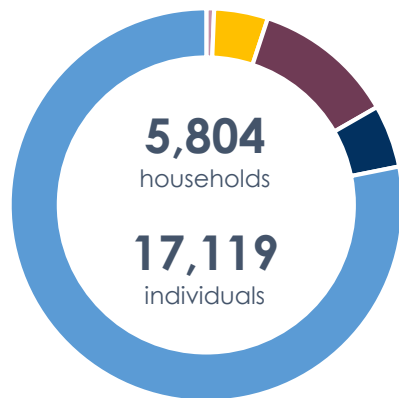


Goal	Total Closed March 2018	% Closed within Goal	Average Days Open
Emergency: 24 Hours	77	73%	2
Urgent: 1 Day	820	71%	12
Important: 3 Days	1,174	61%	20
Routine: 10 Days	2,401	63%	25
Non-Routine: 20 Days	36	67%	50

Housing Choice Voucher Programs



People Served by Program*

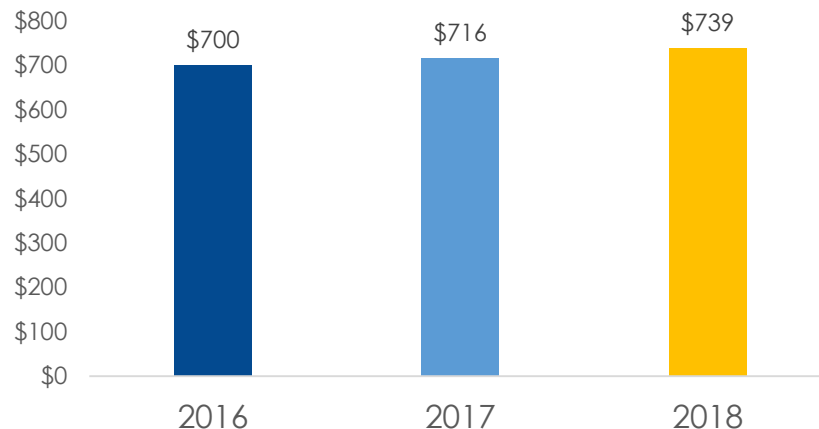


■ Sponsor-Based
■ Project-Based
■ Tenant-Based

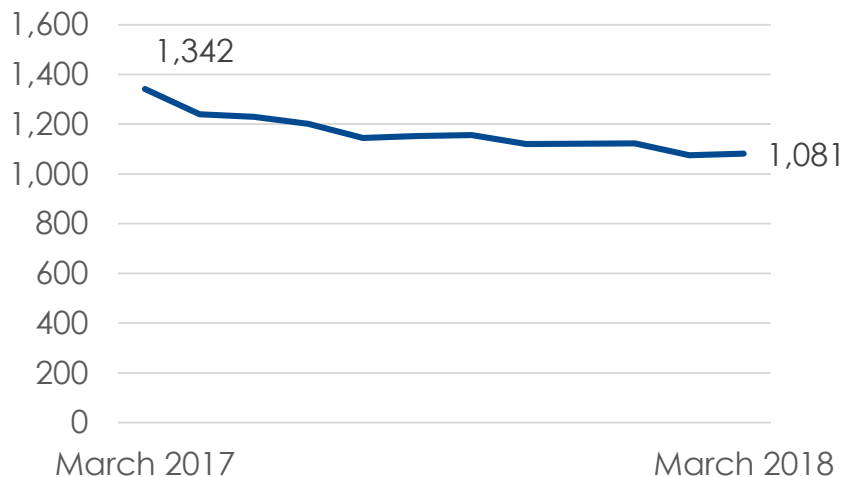
■ Moderate Rehabilitation
■ FUP and VASH
*Family Unification Program and
Veterans Affairs Supportive
Housing*

*Including port-ins and port-outs

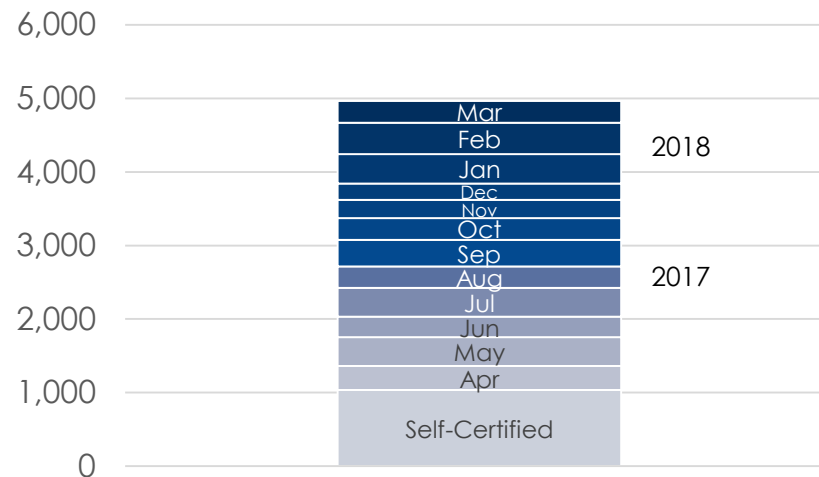
Average Housing Assistance
Payment per Unit, Year to Date



Applicants on Waiting List



Annual Inspections Conducted



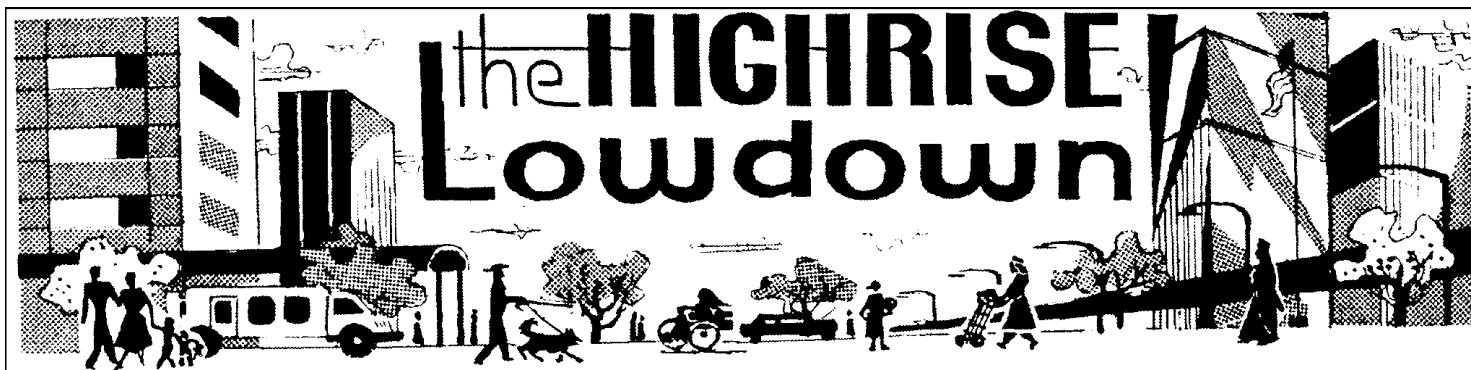
Building Improvement Projects - Active



ADDRESS	DESCRIPTION OF WORK	STATUS
2121 Minnehaha Ave	Plumbing & fire alarm system replacement	Planning
1515 Park Ave S	Plumbing & shower replacement	Planning
314 Hennepin, 1710 Plymouth, 1206 2 nd St NE	Elevator modernization	Planning
3755 Snelling Ave	Roof replacement	Planning
Glendale Headstart Facility	Roof replacement	Planning
Horn Towers, 314 Hennepin, 1717 Washington, Hiawatha Towers, Elliot Twins, 630 Cedar	Fire alarm system replacement	Planning
Scattered Sites – various sites	2018 improvements: Roof & garage replacement	Planning
1001 Washington	First floor lobby/security upgrades	Planning
314 Hennepin Ave	Site security upgrades	Awarding Contracts
Cedars Community	Site security upgrades	Awarding Contracts
3205 E 37 th St & 3755 Snelling Ave	Plumbing, showers, fire alarm system replacement; HVAC upgrades; apartment improvements	Awarding Contracts
1314 44 th , 600 18 th , 3116 Oliver, 2415 N 3 rd , 710 2 nd , 616 Washington; 1900 3 rd , 809 Spring, 1710 Plymouth	Fire alarm system replacement	In progress
2728 E Franklin Ave	Plumbing, showers, fire alarm system replacement; HVAC upgrades; apartment improvements	In progress
Urban Gardens	Unit improvements	In progress
1627 S 6 th St	Plumbing, fire alarm system replacement; HVAC upgrades, apartment improvements	In progress
828 Spring, 620 Cedar, 2121 16 th Ave	Elevator modernization	In progress

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Minnehaha Townhomes	16-unit new construction	Securing Financing



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Voice of the Five Thousand

Project Lookout volunteers attend citywide training



The Minneapolis Police Department participated in the city-wide Project Lookout training held in March at the Cora McCorvey Health and Wellness Center. Above right: Officer Matt Blade talks about the MPD Canine Program. Officer Kyle Ruud (photo, bottom left), with the MPD's 4th Precinct Community Response team discussed the team's partnership with MPHA in responding to community concerns.

Project Lookout volunteers register over 65,000 guests who come into the highrises every year and observe and report numerous concerns to help keep their communities safe. Over 100 of these dedicated volunteers from 28 highrises across the city got together at the Cora McCorvey Health and Wellness Center (1015 4th Ave. N.) in March for a comprehensive training. The six-hour event included training on the importance of volunteer professionalism—which includes appearance, good attendance and a positive and helpful attitude



towards guests—effective communication skills, maintaining personal safety and how to write a useful incident

report.

Another important part of the training was giving volunteers the chance to practice how they would respond in difficult situations and to challenging individuals through role play activities.

Continued next page



MPHA Security Manager Heidi Buegler kept the training fast-moving, interesting and fun. She even led the volunteers in a game of "Jeopardy," using safety and security-related categories.

Resident leaders travel to D.C. to address affordable housing concerns



MHRC resident leaders and staff recently attended the National Low Income Housing Coalition's annual conference in Washington D.C. The event featured a keynote address by New Jersey U.S. Senator Cory Booker and included meetings with congressional representatives to discuss affordable housing needs. Pictured, L-R: U.S. Representative Keith Ellison, MHRC Executive Director Barb Harris, MHRC President Mary McGovern, MHRC Vice President Tamir Mohamud, and Minnesota Housing Partnership Executive Director Anne Mavity.

Residents share their priorities for MPHA



As part of early resident input into the development of MPHA's FY2019 Moving to Work (MTW) Plan, MHRC board members shared some of their priorities for MPHA during the March MHRC Board

meeting. These included: keeping rents at 30% of adjusted gross income; security, including addressing camera issues and support of Project Lookout; and addressing concerns about construction debris during modernization work. Residents are encouraged to attend the Area Meetings this month to continue the discussion of resident priorities for MPHA (see page 4 for more info.).

Project Lookout training continued...

Minneapolis Police Department Officer Kyle Ruud with the 4th Precinct Community Response Team, spoke to volunteers about his work and cooperation with MPHA on illegal drug-related activity in and around the highrises and how volunteers can most effectively communicate their concerns in this area.

MHRC Project Lookout Organizer Dorothy Shelby also addressed volunteer professionalism and reviewed over-all volunteer expectations and the Project Lookout Confidentiality and Professionalism Agreement.



Project Lookout volunteers (L-R) Terrence Romero, 1707 3rd Ave. S., Jane Batten, 1314 44th Ave. N., Margaret Cariveau, 2415 N 3rd St. and Elaine Reed, 314 Hennepin Ave. participate in a role play exercise to help volunteers learn how to respond in challenging situations.



PROJECT LOOKOUT!

If you want to join Project Lookout, ask your building's Project Lookout Coordinator for an application or call the MHRC at 612-342-1330. Volunteers who join now and work a required number of hours will also be able to attend the Project Lookout Cookout in June—an annual city-wide volunteer recognition event!



The 2017 Lookout Cookout



Active Living *Update*



Rethink Your Drink

Residents at 1515 Park were surprised to learn about the amount of sugar found in a number of popular beverages. Ifra Hashi (above, center) and Sarah Schiele (above, right) from the Minneapolis Health Department shared information about sugary drinks and health at 1515 Park's March resident council meeting. They said that one sugary drink can contain 2-3 times the daily recommended amount of sugar. Residents also learned about the benefits of tap water and received a free water bottle.

Similar "Rethink Your Drink" presentations have been held in the other 7 Active Living pilot high-rises as part of a broader effort to increase the number of healthier choice options in the buildings' vending machines. Resident requests for more nutritious vending machine offerings were a common theme at highrise listening sessions where residents shared their needs around healthy eating, physical exercise and preventing or managing diabetes and high blood pressure.

Healthier Vending Options

Lyndale Manor, 600 18th Avenue N, residents (photo, below) sample and rank a variety of healthier snacks that could be added to the vending machines in their building. Apple Automatic, which services the building's vending machines, provided the snacks and beverages for taste-testing and will upgrade their product offerings so that 50% meet



healthier standards for salt, fat and sugar content. These changes are being made at the 8 pilot highrises and could be expanded to other buildings.



MHRC Board Meeting Wrap-up

The MHRC Board meeting was held March 15 at the Cora McCorvey Health and Wellness Center at 1015 N. 4th Ave. Board activities included:

- ◆ Review of MHRC 2017-2018 Priorities #4 regarding advocating for resident issues; and #5 regarding strengthening resident councils through training and technical support;
- ◆ Updates on federal and local budgets and housing policy;
- ◆ Updates on MHRC's 2018 civic engagement initiatives including signing on to a letter opposing proposed cuts to housing programs in the President's budget;
- ◆ Conducting a phone call campaign to federal government officials requesting the most funding possible for low-income housing programs (photos below);
- ◆ Sharing resident priorities for MPHA as part of resident input into the development of MPHA's FY2019 MTW program;
- ◆ A presentation by MPHA Director of Planning and Development Laura Dykema (photo, right) about upcoming capital improvements to the highrises;
- ◆ A report on preparations for upcoming resident council elections and officer training; and
- ◆ Planning the April Area meetings.



MHRC board members participate in a "board action" of calling Minnesota U.S. Congressional representatives to urge their support for maximum funding for public housing operations and ongoing capital needs.



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Residents and others enjoyed a special Vikings-themed community BINGO at the Cora McCorvey Health and Wellness Center (CMHWC) in March with some special guests. Pictured left to right: "Victor the Viking," CMHWC Director Evelyn LaRue, CMHWC Coordinator Kitty Harris, MHRC President Mary McGovern and former Minnesota Vikings Dave Osborn (#34) and Rickey Young #41).

Highrise residents show up and speak out!



MHRC Board Member and disabilities rights advocate Corwin Morton, 1707 3rd Ave. S., (right) talks with State Senator Jeff Hayden during a recent lobby day at the State Capital, sponsored by the MN Epilepsy Foundation.

April Area Meetings

All residents are welcome!

Topics to include:

- ◆ Preparations for May resident council elections and review of election procedures;
- ◆ MPHA's Annual Moving to Work (MTW) plan—What are your priorities for MPHA?;
- ◆ Update on MHRC's 2018 Civic Engagement activities;
- ◆ MHRC Committee fill-in elections
 - Security Advisory: 2 SE positions open
 - Diversity: 1 SE and 1 SW position open
 - Maintenance, Modernization and Management: 1 SW, 2 SE, and 1 NE position open
 - Laundry Project: 1 SE position open



North/Northeast residents meet

Wednesday, April 11, 1:30 —3:30 pm
314 Hennepin Ave.

Southeast/Southwest residents meet

Thursday, April 12, 1:30—3:30 pm
2121 Minnehaha Ave.



This Month's Events

Thursday, April 5, 9:30 a.m.: MHRC Executive Committee meets at 1015 4th Ave. N.
Tuesday, April 10, 1:00 p.m.: Laundry Project Committee meets at 1015 4th Ave. N.
Wednesday, April 11, 1:30 p.m.: N/NE Area meets at 314 Hennepin
Thursday, April 12, 1:30 p.m.: SE/SW Area meets at 2121 Minnehaha Ave.
Tuesday, April 17, 1:30 p.m.: Maintenance, Modernization and Management Committee meets at 1015 4th Ave. N.
Monday, April 23, 9:30: Active Living Committee meets at 1015 4th Ave. N.
12:30-2:30: Community BINGO at 1015 4th Ave. N.
Wednesday, April 25, 1:30 p.m.: MPHA Board meets at 1001 Washington Ave. N.
Friday, April 27, 9:30 a.m.: Security Advisory Committee meets at 1015 4th Ave. N.

The Highrise Lowdown is a publication of the Minneapolis Highrise Representative Council, 1015 4th Ave. N., Mpls, 55405 (612) 342-1330. The Lowdown will print reader responses as space permits; we reserve the right to edit all submissions.