



Cora McCorvey, Executive Director / CEO

Performance Report for December 2014

Board of Commissioners Meeting

January 28, 2015

THIS MONTH'S REPORT

- Asset Management Project (AMP Reports)
- Procurement
- Rent Collections
- Facilities and Development
- Finance
- Housing Choice Voucher Program
- Policy & Special Initiatives

**ASSET MANAGEMENT PROJECT (AMP) REPORT
(UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY)
HEADQUARTERS: 2709 ESSEX ST. SE
DECEMBER 2014**

Glendale AMP 1 –

Total Units 184

- Units Leased: 1
- Average Turnover: 11
 - Down Time: 0
 - Days Make Ready: 10
 - Days for Re-rental: 1
- Total Work Orders
 - 1 emergency work order completed in 24 hours – 100%
 - 129 non emergency work orders completed – 100%
- **Occupancy Level: 99%**

Scattered Sites AMP 2 –

Total Units 736

- Units Leased: 17
- Average Turnover: 38
 - Down Time: 2
 - Days Make Ready: 27
 - Days for Re-rental: 9
- Total Work Orders
 - 6 emergency work orders completed in 24 hours – 100%
 - 543 non emergency work orders completed – 81%
- **Occupancy Level: 98%**

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) DECEMBER 2014

North AMP 3 –

Headquarters: 315 Lowry
Total Units 1296

Units Leased: 32

Average Turnover: 39

- Days Down Time: 4
- Days Make Ready: 13
- Days for Re-rental: 21
- Total Work Orders
 - 12 emergency work orders completed in 24 hours – 100%
 - 584 non emergency work orders completed – 73%

○ Occupancy Level: 99%

Northeast AMP 4 –

Headquarters: 1815
Central – Total Units 944

Units Leased: 18

Average Turnover: 19

- Days Down Time: 4
- Days Make Ready: 4
- Days for Re-rental: 10
- Total Work Orders
 - 7 emergency work orders completed in 24 hours – 100%
 - 1151 non emergency work orders completed – 87%

○ Occupancy Level: 100%

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) DECEMBER 2014

Hiawatha AMP 5 – Headquarters: 2123 – 16th – Total Units 886

- Units Leased: 9
- Average Turnover: 22
 - Days Down Time: 1
 - Days Make Ready: 12
 - Days for Re-rental: 9
- Total Work Orders
 - 6 emergency work orders completed in 24 hours – 100%
 - 748 non emergency 84%

◦ Occupancy Level: 100%

Cedar AMP 6 – Headquarters: 1611 So. 6th – Total Units 895

- Units Leased: 8
- Average Turnover: 25
 - Days Down Time: 4
 - Days Make Ready: 12
 - Days for Re-rental: 9
- Total Work Orders
 - 2 emergency work orders completed in 24 hours – 100%
 - 570 non emergency work orders completed – 95%

◦ Occupancy Level: 100%

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) DECEMBER 2014

Horn AMP 7 – Headquarters: 3121 Pillsbury – Total Units 937

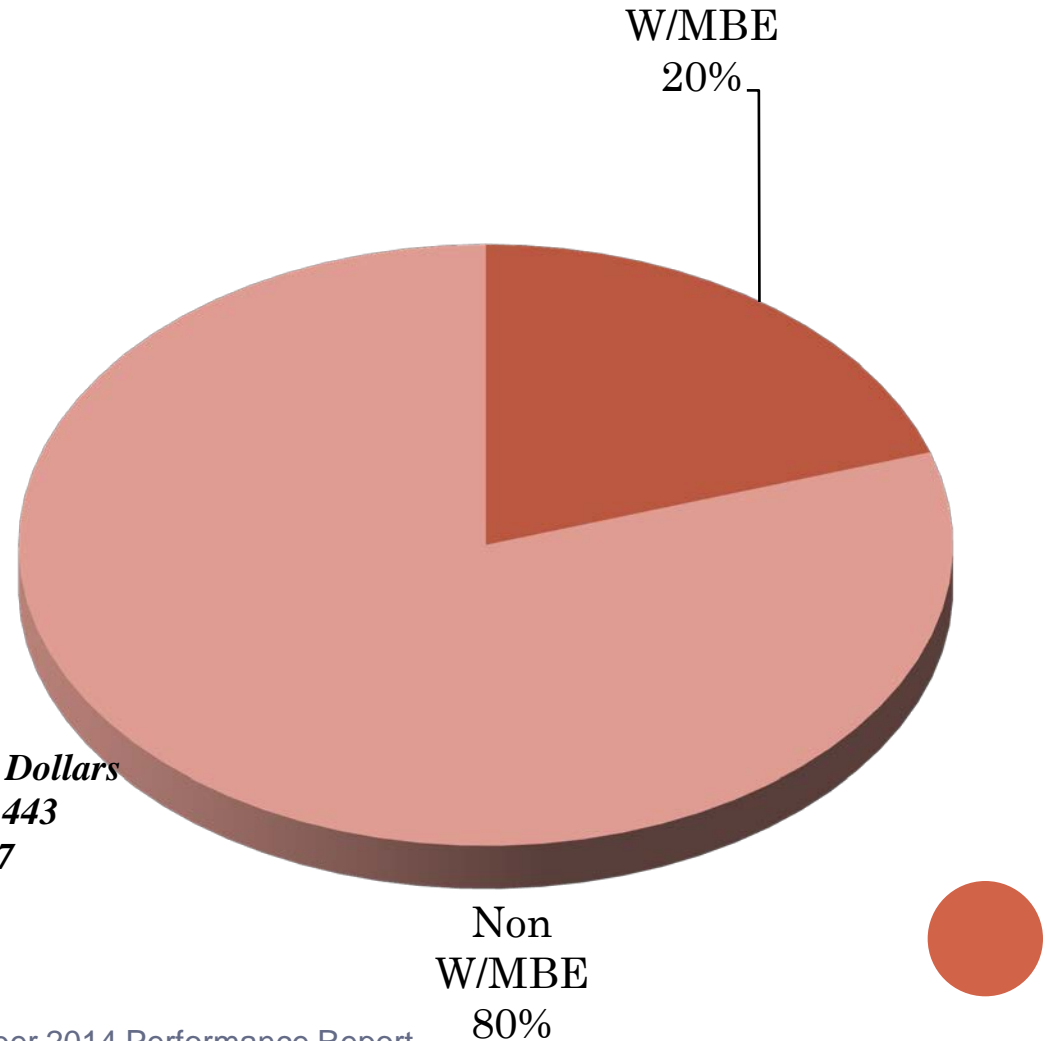
- Units Leased: 13
- Average Turnover: 13
 - Days Down Time: 1
 - Days Make Ready: 3
 - Days for Re-rental: 9
- Total Work Orders
 - 8 emergency work orders completed in 24 hours – 100%
 - 656 non emergency work orders completed – 81%
- Occupancy Level: 100%

PROCUREMENT MPHA CONTRACTING ACTIVITY

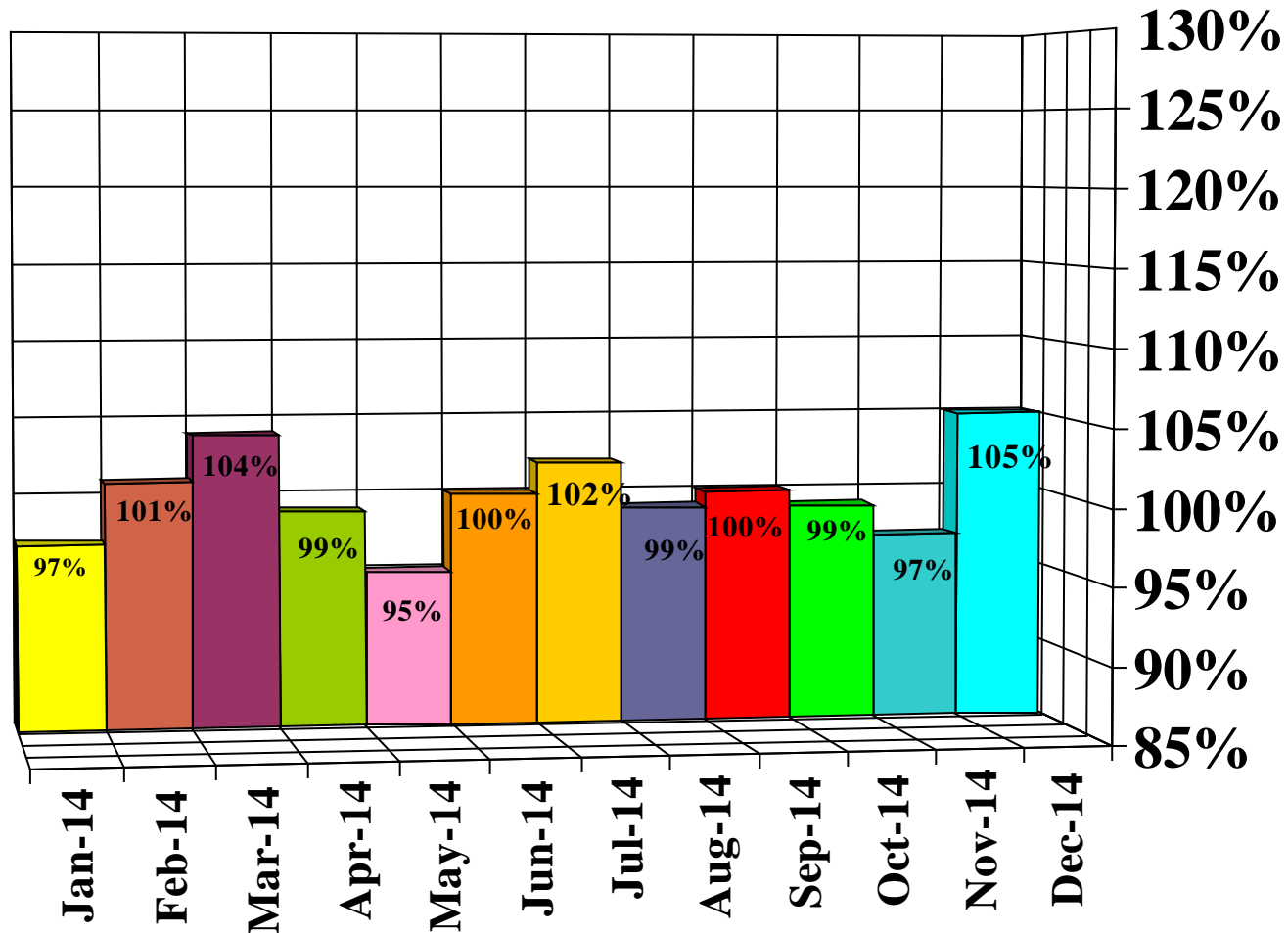
December 2014

W/MBE & Section 3 Participation Report

Section 3 Goal = 10% of Construction Contract Dollars
Construction Contracts Payments = \$8,857,443
Section 3 Contracts Payments = \$965,917
Section 3 Contract Participation = 11%



RENT COLLECTIONS





SINGLE FAMILY HOMES

Exterior Renovation

2014 PROJECT HIGHLIGHTS

- Roof replacement at 28 homes
- Siding replacement at 3 homes
- New energy efficient windows installed at 6 homes
- Complete front porch tear-off and rebuild at 2 homes including site re-grading to correct moisture infiltration issues
- Other miscellaneous site/exterior work

Total value: \$365,000

Homes positively impacted: 41

FRONT PORCH REMODEL AT POWDERHORN PARK HOME

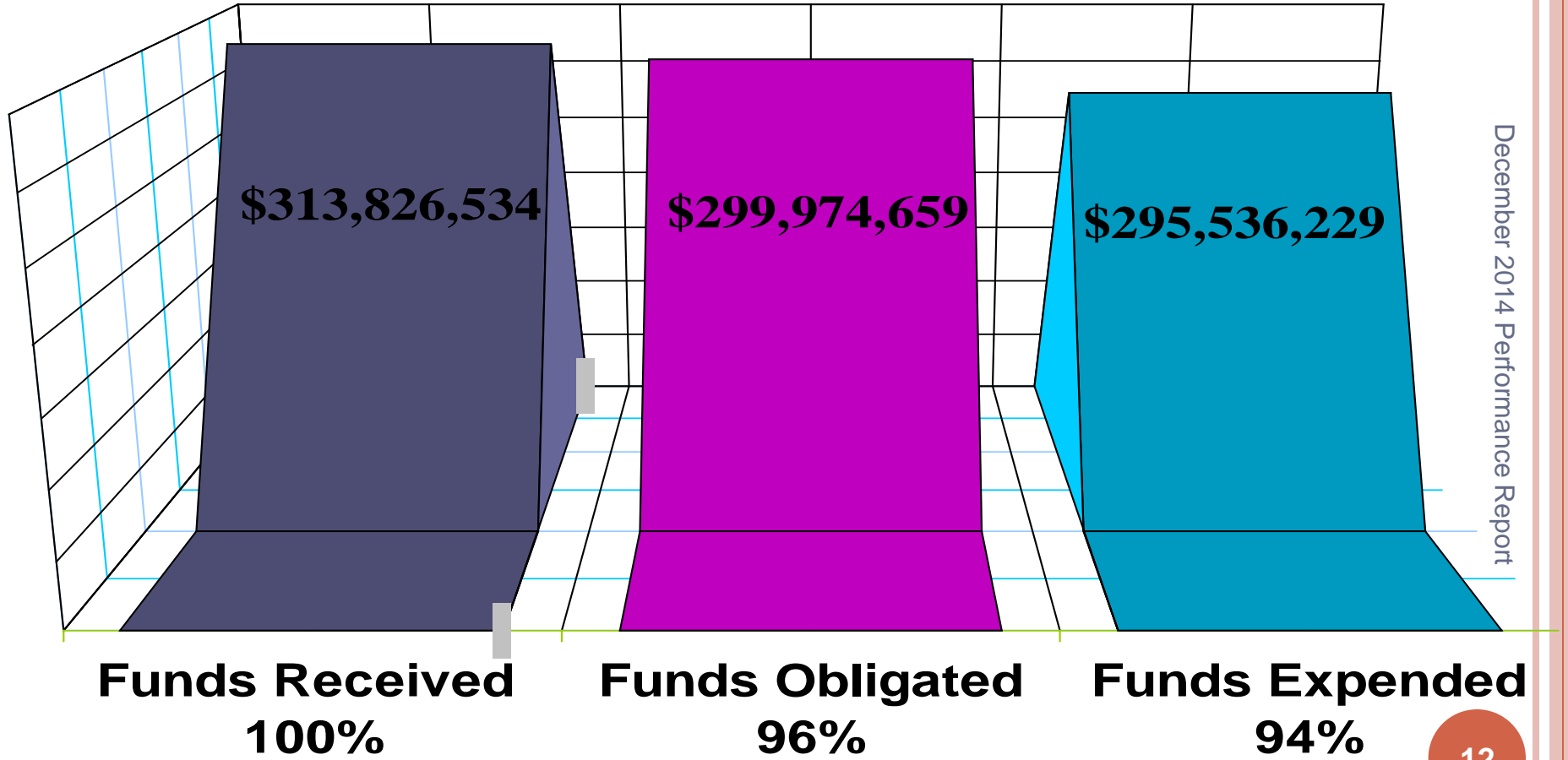


Before: Enclosed front porch was separating from the house. Roof was salvaged, supported, and everything underneath demolished.



After: New, open front porch constructed with cedar. Roof was refastened to house.

FACILITIES & DEVELOPMENT CAPITAL FUND PROGRAM OBLIGATION & EXPENDITURE REPORT



December 2014 Performance Report

This period through November 30, 2014

As of January 15, 2015 the December General Ledger is not yet closed, so report is shown as of November 30th

FINANCE

- The closing of Fiscal Year 2014 is currently underway and won't be completed until the end of February. Financial results are expected to be within Board approved budget levels.
- The State Auditors have begun auditing 2014 and an audit entrance meeting will be scheduled soon with the MPHA Audit Committee.

HOUSING CHOICE VOUCHER PROGRAM

MPHA Housing Choice Voucher Program Report to Board of Commissioners

December 2014

MTW Funded Units (Excludes VASH, FUP, & Mod Rehab)	MTW Units Leased (Excludes VASH FUP & Mod) In December	Average Number of Vouchers Leased to Year to Date	% Variance of units Leased to Funded	# of Participants Moving and Searching In December	# of New Applicants Issued and Searching In December	# of New Applicant Admissions In December	# of Participant Move Lease ups In December
4,407	4,476	4,417	102%	70	19	15	32
# of Applicant Annual Reexams Completed In December	2014 Fiscal Year (Jan - Dec)			MTW Funded Per Unit Cost (PUC) Of Voucher In December	Actual Per Unit Cost (PUC) Of Voucher In December		
	HAP Budget Authority (12 months)		\$36,576,560 2014 FY Funding				
	HAP funded to date		\$36,576,560 12th month of 2014				
	HAP spent to date		\$34,100,280				
488	Variance		93% of HAP spent to funded	\$692	\$644		
# of Owners at Owner Workshop In December	# of HQS Inspections Completed In December	% of Units that Failed HQS (241) In December	# of Failed Units in Abatement for Noncompliance In December	Total HAP Amount Recouped (Abatement) In December	# of HAP Contracts Canceled for HQS Noncompliance In December	# of Family Sufficiency (FSS) Participants Enrolled In December	% FSS Participants contributing to Escrow Accts In December
N/A	876	28%	20	\$13,875	2	44	48%
# of Mobility Voucher Families Out Searching	# of Mobility Vouchers Leased To date	Total # of Port out Families Billed for In December	Total # Port in Families Administered In December	Amount Collected from Repayment Agreements In December	FY Total to date Collected from Repayment Agreements	# of Applicants Remaining On Waitlist	# Participants EOP'd (End of Participation) In December
1	29	141	292	\$1,653	\$78,120	8,349	21

4407 is MPHA's MTW Authorized HCV Unit Baseline for FY2014. Units leased will fluctuate each month but by close of Fiscal Year, the average number of families served for year should be 4407.
 NOTE: VASH (205 Vouchers for Homeless Veterans) FUP (100 Family Unification Vouchers) and Moderate Rehabilitation (274 units) are not included in the 4407 baseline; they are ineligible for MTW.
 EOPs exclude Project Based Voucher Participants.

POLICY & SPECIAL INITIATIVES

Policy:

- Moving To Work (MTW)
 - Offset Litigation – Coordinated with Executive Administration and Legal Counsel on Actions to receive Settlement Funding of \$2.3 Million

POLICY & SPECIAL INITIATIVES

Special Initiatives

Development:

- Heritage Park - MHOP
 - Completed Voluntary Conversion Requirements – Readied Application for Submission to HUD
 - Consulted with MPHA Legal Counsel on Congressional Action to Increase RAD Units from 60,000 to 18,000 and its impact on MPHA’s Application
 - Continued Training for MHOP and Heritage Park Staff on Public Housing Compliance Requirements per Regulatory and Operating Agreements

POLICY & SPECIAL INITIATIVES

Special Initiatives

Development:

- Met with Heading Home Hennepin on use of Faircloth Authority for MPHA's MTW Families Out of Shelter Development Project
 - Discussed Mayor's Budget to Support this Initiative
- Lease To Own (LTO):
 - Waiting List for Lease To Own remains open
 - 1 Application Submitted to Leasing for approval in December
 - 17 Total Leased Up Participants as of December 31, 2014
 - Continuing Yearly Reviews of Lease To Own Residents for Match Saving Program Requirements

POLICY & SPECIAL INITIATIVES

Website Contacts:

- MPHA Received and Responded to 88 Website Contacts Requesting Assistance with Housing in December

POLICY & SPECIAL INITIATIVES

Other:

- Met with MPHA Low Rent Staff, Hennepin County and Other Social Services Providers to Identify Needs and Discuss Strategies for Services for Highrise Residents
- MPHA Annual Report and Calendar
 - Designed and Sent to Printer MPHA Annual Report and 2015-16 Calendar
- Met with Hennepin County Health Department and Managing Director of Low Rent Public Housing to Discuss Final 'Smoke Free' Actions for MPHA Highrises and Other Health and Wellness Strategies for 2015
- Comprehensive Marketing Plan for Increasing Participation and Access to Heritage Park Senior Services Center (HPSSC)
- Continued Facilitated Agency Efforts Regarding MPHA Assumption of Benefits, Payroll and HRIS from City of Minneapolis
 - Health Partners Agreement (Health Insurance Card Distribution to MPHA Staff
 - Delta Dental: Dental Insurance Card Distribution to MPHA Staff
 - WageWorks:
 - Continued Actions Implementing FSA, HRA VEBA Plans
 - Paylocity
 - Working with HR, Consultants and Finance on Completing Action Steps Needed for Timely Payroll Implementation
- MPHA Website: Coordinated with IT on Redesign of Agency Website and HPSSC Web Page

MPHA'S WEBSITE

You can now view information about the Minneapolis Public Housing Authority on our Website.



www.mphaonline.org