

Cora McCorvey, Executive Director / CEO

Performance Report for January 2015

Board of Commissioners Meeting -

April 22, 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
JANUARY 2015**

Glendale AMP 1 –

Total Units 184

- Units Leased: 0
- Average Turnover: 0
 - Down Time: 0
 - Days Make Ready: 0
 - Days for Re-rental: 0
- Total Work Orders
 - 0 emergency work order completed in 24 hours – 100%
 - 367 non emergency work orders completed – 85%
- **Occupancy Level: 99%**

Scattered Sites AMP 2 –

Total Units 736

- Units Leased: 10
- Average Turnover: 29
 - Down Time: 3
 - Days Make Ready: 21
 - Days for Re-rental: 5
- Total Work Orders
 - 9 emergency work orders completed in 24 hours – 100%
 - 375 non emergency work orders completed – 81%
- **Occupancy Level: 99%**

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) JANUARY 2015

North AMP 3 –

Headquarters: 315 Lowry
Total Units 1296

Units Leased: 9

Average Turnover: 36

- Days Down Time: 2
- Days Make Ready: 22
- Days for Re-rental: 12
- Total Work Orders
 - 18 emergency work orders completed in 24 hours – 100%
 - 771 non emergency work orders completed – 65%
- Occupancy Level: 98%

Northeast AMP 4 –

Headquarters: 1815
Central – Total Units 944

Units Leased: 8

Average Turnover: 14

- Days Down Time: 2
- Days Make Ready: 6
- Days for Re-rental: 6
- Total Work Orders
 - 9 emergency work orders completed in 24 hours – 100%
 - 954 non emergency work orders completed – 78%
- Occupancy Level: 100%

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) JANUARY 2015

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

- Units Leased: 8
- Average Turnover: 15
 - Days Down Time: 4
 - Days Make Ready: 6
 - Days for Re-rental: 5
- Total Work Orders
 - 14 emergency work orders completed in 24 hours – 100%
 - 438 non emergency 79%

◦ Occupancy Level: 100%

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

- Units Leased: 9
- Average Turnover: 26
 - Days Down Time: 5
 - Days Make Ready: 17
 - Days for Re-rental: 5
- Total Work Orders
 - 18 emergency work orders completed in 24 hours – 100%
 - 765 non emergency work orders completed – 87%

◦ Occupancy Level: 99%

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) JANUARY 2015

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

- Units Leased: 4
- Average Turnover: 12
 - Days Down Time: 5
 - Days Make Ready: 4
 - Days for Re-rental: 3
- Total Work Orders
 - 17 emergency work orders completed in 24 hours – 100%
 - 566 non emergency work orders completed – 77%
- Occupancy Level: 100%

PROCUREMENT MPHA CONTRACTING ACTIVITY

January 2015

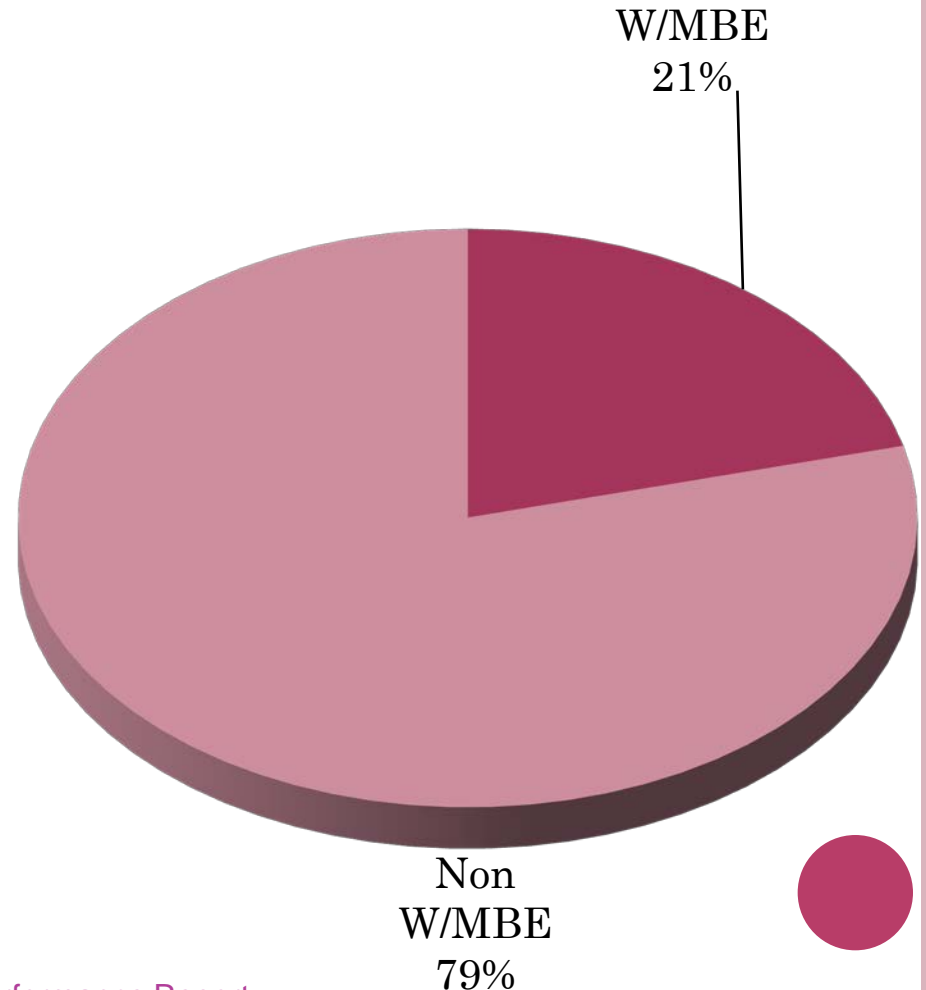
W/MBE & Section 3 Participation Report

Section 3 Goal = 10% of Construction Contract Dollars

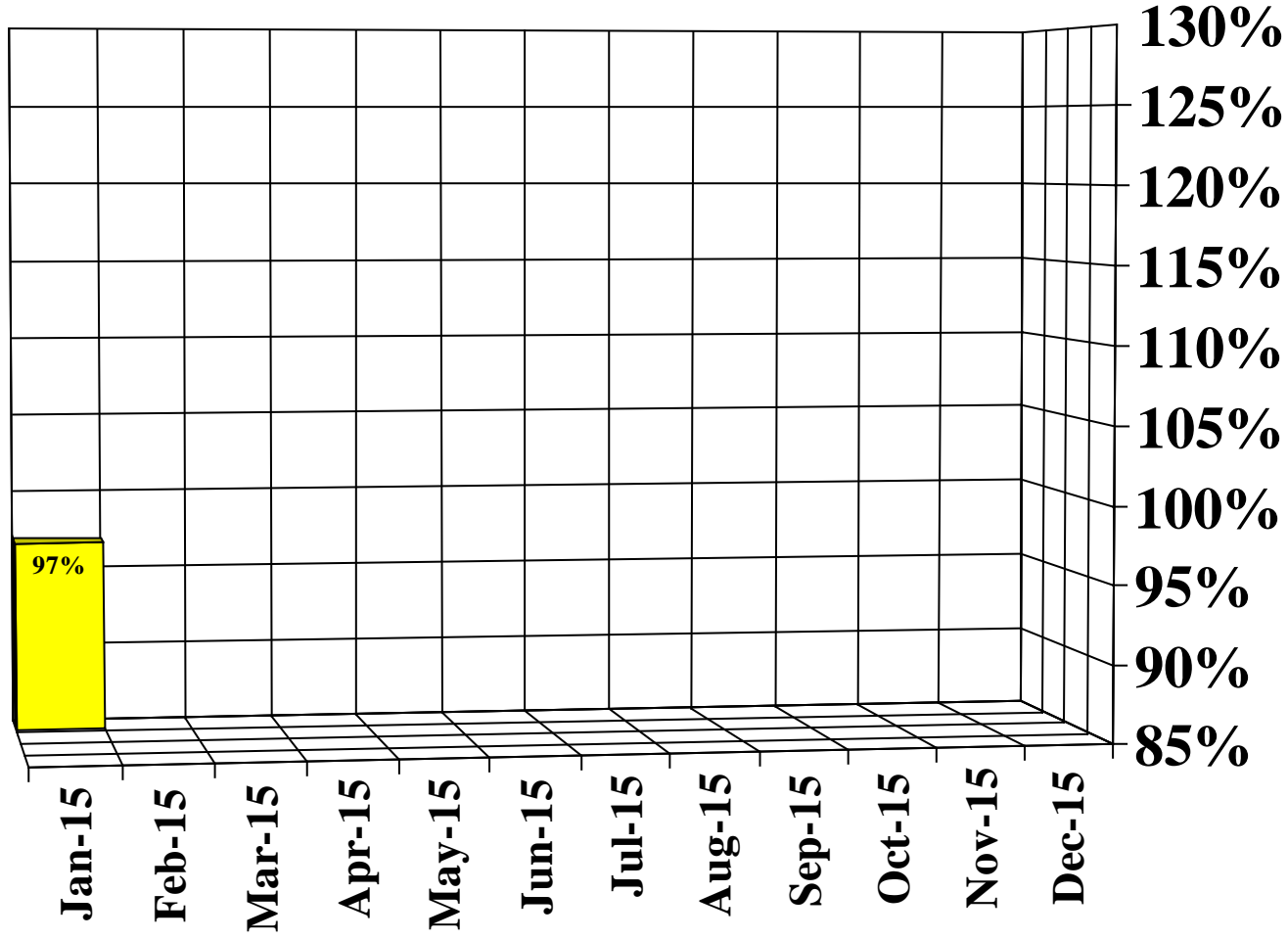
Construction Contracts Payments = \$469,000

Section 3 Contracts Payments = \$16,858

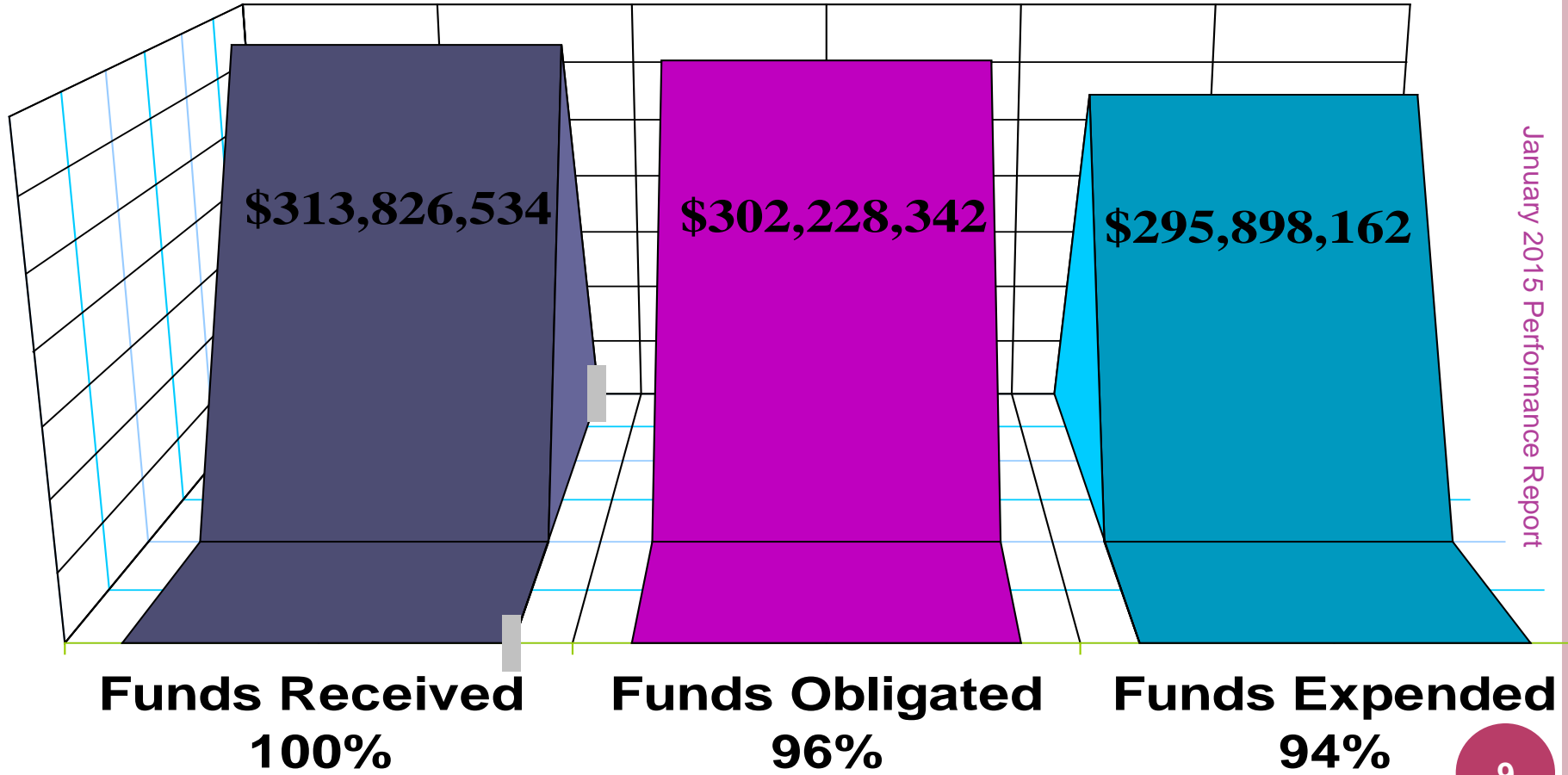
Section 3 Contract Participation = 4%



RENT COLLECTIONS



FACILITIES & DEVELOPMENT CAPITAL FUND PROGRAM OBLIGATION & EXPENDITURE REPORT



January 2015 Performance Report

This period through January 31, 2015

FINANCE

- Staff is working on closing out the FY14 financial activity and will provide a presentation to the Board this Spring on FY14 results.
- MPHA Audit Committee held an entrance meeting with the Minnesota State Auditor on February 5th.

HOUSING CHOICE VOUCHER PROGRAM

MPHA Housing Choice Voucher Program Report to Board of Commissioners

January 2015

MTW Funded Units (Excludes VASH, FUP, & Mod Rehab)	MTW Units Leased (Excludes VASH FUP & Mod) In January	Average Number of Vouchers Leased to Year to Date	% Variance of units Leased to Funded	# of Participants Moving and Searching In January	# of New Applicants Issued and Searching In January	# of New Applicant Admissions In January	# of Participant Move Lease ups In January
4,407	4,529	4,529	103%	49	31	22	36

# of Applicant Annual Reexams Completed In January	2014 Fiscal Year (Jan - Dec)			MTW Funded Per Unit Cost (PUC) Of Voucher	Actual Per Unit Cost (PUC) Of Voucher In January
	HAP Budget Authority (12 months)				
	HAP funded to date				
	HAP spent to date				
400	Variance			\$698	\$654
			98% of HAP spent to funded		

# of Owners at Owner Workshop In January	# of HQS Inspections Completed In January	% of Units that Failed HQS (223) In January	# of Failed Units in Abatement for Noncompliance In January	Total HAP Amount Recouped (Abatement) In January	# of HAP Contracts Canceled for HQS Noncompliance In January	# of Family Sufficiency (FSS) Participants Enrolled In January	% FSS Participants contributing to Escrow Accts In January
1	1039	22%	21	\$12,946	4	43	55%

# of Mobility Voucher Families Out Searching	# of Mobility Vouchers Leased To date	Total # of Port out Families Billed for In January	Total # Port in Families Administered In January	Amount Collected from Repayment Agreements In January	FY Total <u>to date</u> Collected from Repayment Agreements	# of Applicants Remaining On Waitlist	# Participants EOP'd (End of Participation) In January
2	28	144	313	\$5,850	\$5,850	8,349	20

4407 is MPHA's MTW Authorized HCV Unit Baseline for FY 2014. 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 (225 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

Special Initiatives

Development:

- Heritage Park - MHOP
 - Submitted Voluntary Conversion Application to HUD
 - Congress Increased RAD Units from 60,000 to 185,000 and MPHA's Application has Preliminary Approval – CHAP to MPHA is March
 - Continued Training for MHOP and Heritage Park Staff on Public Housing Compliance Requirements per Regulatory and Operating Agreements

POLICY & SPECIAL INITIATIVES

Special Initiatives

Development:

- Continued Meetings with Heading Home Hennepin on use of Faircloth Authority for MPHA's MTW Families Out of Shelter Development Project
- Lease To Own (LTO):
 - Waiting List for Lease To Own remains open
 - Three Pre-applications rejected due to insufficient income – Five New Pre-applications received and under review
 - Seventeen total Leased Up Participants as of January 31, 2015
 - One Current Resident Vacating in April – Moving Out of State
 - Continuing Yearly Reviews of Lease To Own Residents for Match Saving Program Requirements
- MHOP
- PSI Staff Continues to Work with Management Companies Providing Training, and Working to get all Re-exams up to date

POLICY & SPECIAL INITIATIVES

Website Contacts:

- MPHA Received and Responded to 81 Website Contacts Requesting Assistance with Housing in January

POLICY & SPECIAL INITIATIVES

Other:

- MPHA Annual Report and Calendar (Published)
- Comprehensive Marketing Plan for Increasing Participation and Access to Heritage Park Senior Services Center (HPSSC)
 - Transferred MPHA Marketing Specialist to Policy and Special Initiatives Department
 - Established Weekly Meetings with HPSSC, Facilities and Development and MPHA Staff on HPSSC Marketing Plan Implementations
- Began Recruiting for MPHA/City Partnership on Summer Youth Employee Program (STEP UP)
- Continued Facilitating Agency Efforts Regarding MPHA Assumption of Benefits, Payroll and HRIS from City of Minneapolis
- MPHA Website: Continued Working 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