



NOTICE AND AGENDA

July 22, 2015

REGULAR MEETING OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY IN AND FOR THE CITY OF MINNEAPOLIS WILL BE HELD AT 1:30 P.M. AT 1001 WASHINGTON AVENUE NORTH, MINNEAPOLIS, MINNESOTA

The Tenant Advisory Committee will meet at 12:00 Noon, same date and place

Commissioners: **F. Clayton Tyler, Chair**
 Charles T. Lutz, Vice Chair
 Daisy Nguyen, Secretary
 Tom DeAngelo, Commissioner
 Cara Letofsky, Commissioner
 Dorothy Robinson, Commissioner
 Hon. James Rosenbaum, Commissioner
 Berra Toka, Commissioner

GENERAL:

- Roll Call
- Approval of Agenda
- Minutes of Regular Meeting of June 24, 2015
- Minutes of A Working Session of June 24, 2015

TENANT ADVISORY COMMITTEE – TAC Chairperson Comments

DISCUSSION:

1. Construction Management at Risk (CMAR) Services (Emilio Bettaglio, DED / Director of F&D)
2. Generator Replacement at 2419/33 Fifth Avenue South (Emilio Bettaglio, DED / Director of F&D)

RESOLUTION:

3. Amendment to MPHA's 2015 Moving to Work (MTW) Plan (Bob Boyd, Director of Policy & Special Initiatives)



RECEIVE AND FILE:

- Monthly Performance Report for June 2015 (Cora McCorvey, Executive Director / CEO)

Next Regular Meeting:

**Wednesday, August 26, 2015 - 1:30p.m.
1001 Washington Avenue North
Minneapolis, MN 55401**

Notice: *A portion of this meeting may be closed to the public pursuant to Minnesota Statutes Section 13D.03 or 13D.05.*



**MINUTES OF A REGULAR MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
June 24, 2015**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a regularly scheduled meeting at 1:30 P.M. on June 24, 2015, at 1001 Washington Avenue North, Minneapolis, Minnesota, the date, time, and place established for the holding of such meeting.

Roll Call:

The Chair called the meeting to order, the following members of the Board being present:

F. Clayton Tyler	Chair
Charles T. Lutz	Vice Chair
Daisy Nguyen	Secretary
Tom DeAngelo	Commissioner
Cara Letofsky	Commissioner

The following members of the Board were absent:

Dorothy Robinson	Commissioner
Hon. James Rosenbaum	Commissioner
Berra Toka	Commissioner

The following others were also present:

Cora McCorvey	Executive Director / CEO
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The Chair declared the presence of a quorum.

Approval of Agenda:

Commissioner Lutz moved approval of the proposed agenda. The motion was seconded by Commissioner Letofsky. Upon a voice vote, the Chair declared the motion carried.

Approval of Minutes:

The Minutes of the Regular Meeting of May 27, 2015, were presented for approval. Commissioner Lutz moved the minutes be accepted as presented. The motion was seconded by Commissioner DeAngelo. Upon a voice vote, the Chair declared the motion carried.



Item No. 1: Labor Contract Settlement - Laborers

After a brief presentation by staff and discussion, Commissioner Letofsky moved approval of the recommendation set forth in the Report. Commissioner Lutz seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2015-17]

Receive and File Items:

The following items were received and filed by the Board:

- The Monthly Performance Report for May 2015. [See Document No. 2015-18]
- Memorandum to the Board of Commissioners "MPHA Affiliate of the Year for 2015 - National Association of Minority Contractors" [See Document No. 2015-19]
- Memorandum to the Board of Commissioners "Public Hearing - Amendments to the MPHA 2015 Moving To Work (MTW) Plan" [See Document No. 2015-20]
 - The meeting was open to public testimony, notice of which appeared in the Minneapolis Star Tribune on Friday, June 19, 2015. Interested residents and parties were invited to express their comments regarding the "Proposed Amendment to MPHA's 2015 Moving To Work Plan"
- Representatives from Xcel Energy and CenterPoint Energy presented MPHA with rebate checks for cost savings as a result of the energy improvements made to the electrical and heating systems.

Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 2:07 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



**MINUTES OF A WORKING SESSION OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
June 24, 2015**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a Adjourned April 22, and May 27, 2015 Working Session at 11:00 a.m. on June 24, 2015, at 1001 Washington Avenue North, Minneapolis, Minnesota.

Roll Call:

The Chair called the meeting to order, the following members of the Board being present:

F. Clayton Tyler	Chair
Charles T. Lutz	Vice Chair
Daisy Nguyen	Secretary
Tom DeAngelo	Commissioner
Cara Letofsky	Commissioner
Hon. James Rosenbaum	Commissioner

The following members of the Board were absent:

Dorothy Robinson	Commissioner
Berra Toka	Commissioner

The Chair declared the presence of a quorum.

Approval of Minutes:

The Minutes of the Working Session of May 27, 2015, were presented for approval. Commissioner Rosenbaum moved the minutes be accepted as presented. The motion was seconded by Commissioner Lutz. Upon a voice vote, the Chair declared the motion carried.

Item No. 1: Strategic Questions of the Board of Commissioners Working Session

Board Members were provided copies of the April 17, 2015 Memorandum to the Board which guided the discussions of the two previous continued Working Sessions of the Board.

Board Members received a copy of the Glendale Schedule 'Proposed Timeframe' prepared by MPHA staff to assist the Board with gaining a better understanding of the necessary steps for in the process for redevelopment of MPHA's Glendale Townhome Development; including submission of a Rental Assistance Demonstration (RAD) program application to HUD.



Board Members were also provided with a “Draft” Request for Proposal (RFP) for Public Financing Consulting Services that was developed in response to the Board Motion approved during the May 27, 2015 Working Session of the Board. Chairman Tyler requested that Board Members offer comments on the draft RFP to Emilio Bettaglio or Bob Boyd within one week of the June 24, 2015 meeting.

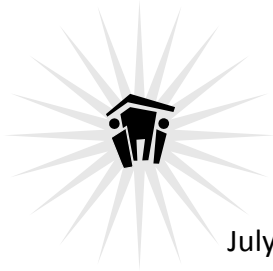
MPHA Executive Director / CEO guided Board Members through the final discussions related to the Strategic Questions and received feedback from the Board regarding guidance to staff related to the Strategic Questions.

Adjournment:

Commissioner Letofsky motioned to adjourn the Working Session of June 24, 2015. The motion was seconded by Commissioner DeAngelo. The motion was passed. The meeting ended at 12:30 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



July 22, 2015

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Cora McCorvey, Executive Director / CEO

SUBJECT: Construction Management at Risk (CMAR) Services

Previous Directives: The Board has previously approved Capital Fund Program (CFP) Plans for FY 2014 and 2015 as part of the Agency's 2014 and 2015 Moving to Work (MTW) Plans.

Resident Council Review/Recommendation: Building modernization committees involved in project planning processes concur with the Agency's assessment of current capital needs and understand the services necessary to implement the improvements. This Report will also be discussed with the Tenant Advisory Committee (TAC) immediately prior to the Board's July 22, 2015 meeting.

Budget Impact: Expenditures will be charged to the Capital Fund Program.

Affirmative Action Compliance: The Construction Management at Risk (CMAR) delivery method provides favorable opportunities for the participation of minority, women, and Section 3 owned businesses in the improvement projects. CMAR firms selected for the projects will be required to meet or exceed MPHA affirmative action and Section 3 goals of 7% WBE, 20% MBE and 10% S3. The firm selected for two of the projects is an MBE.

Procurement Review: This Report has been reviewed and approved by the Agency's Contracting Officer.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or her designee to execute CMAR agreements with Knutson Construction for improvements at 620 Cedar Avenue South, Hamline Construction for improvements at 311 University Avenue NE, and Shaw-Lundquist Associates for improvements at 3116 Oliver Avenue North and 1206 Second Street NE.



Background

MPHA utilizes CMAR services for the purposes of administering major capital improvement projects at its properties. Projects are implemented according to the annual Capital Fund Program (CFP) and five year plans which are outlined in MPHA's annual, Board approved MTW plans.

Procurement

On April 23, 2015, a Request for Proposals (RFP) was issued to CMAR firms to submit proposals for consideration to become members of a pre-qualified pool of firms that will be utilized for implementing capital projects on an as-needed basis for a three-year term. The proposals were due on May 12, 2015. In addition to publically advertising the RFP and publishing it on MPHA's website, solicitations were sent directly to the following firms:

Donlar Corp	Wenck Construction
Kraus Anderson	Hamline Construction
RJM Construction	Rochon Corporation
Knutson Construction	Construction Results
Drau Construction	Shaw-Lundquist Associates (MBE)
Black & Dew	Parkos Construction
Frerichs Construction	George F. Cook Construction
Watson-Forsberg	JPMI Construction (MBE)
Thor Construction (MBE)	Lund Martin
McFarland Construction	

Proposals were received from the following firms:

Kraus Anderson	Hamline Construction
Knutson Construction	Shaw-Lundquist Associates
Frerichs Construction	Black & Dew
Thor Construction	Watson-Forsberg

Proposals were reviewed by staff according to criteria outlined in the RFP and, as a result, all firms with the exception of Black & Dew were selected to serve as pre-qualified pool members. In July 2015, MPHA issued subsequent RFPs for specific capital improvement projects at four highrise buildings: 620 Cedar Avenue South, 311 University Avenue NE, 3116 Oliver Avenue North, and 1206 Second Street NE. MPHA received proposals from a number of firms for each project. An evaluation committee was formed to select the top ranking firm for each project. Award recommendations are as follows:

<u>Firm</u>	<u>Project</u>
Knutson Construction	620 Cedar Avenue South
Hamline Construction	311 University Avenue NE



Shaw-Lundquist
Shaw-Lundquist

1206 Second Street NE
3116 Oliver Avenue North

Firms were selected based on proposed fees, past experience, and their approach to project implementation including resident relations, meeting or exceeding affirmative action goals, safety, meeting budget and time constraints, etc.

Scope & Budget

The scope of work at all projects includes major plumbing replacement and apartment kitchen and bath improvements. Fire suppression installation, fire alarm upgrades, and HVAC improvements will also be implemented at 620 Cedar and 311 University. MPHA established budgets for each project are as follows:

<u>Project</u>	<u>Budget</u>
620 Cedar Avenue South	\$4,200,000
311 University Avenue NE	\$2,500,000
1206 Second Street NE	\$2,000,000
3116 Oliver Avenue North	\$1,400,000

Each project will consist of two phases including a preconstruction and construction phase.

Pre-Construction Phase

- CMAR and MPHA's design team conduct invasive inspections opening walls, cutting pipe sections, testing, completing mock up work to determine constructability, etc. to further define project scope.
- Bid documents are prepared for all project disciplines.
- Project is bid in accordance to MPHA and HUD procurement guidelines; bids are opened at MPHA for all disciplines.
- Project schedule is established.

Construction Phase

- Upon completion of the pre-construction phase, MPHA will negotiate a Guaranteed Maximum Price (GMP) at Risk agreement with the selected firm for each project.
- Firms will be at risk to deliver project on time and within agreed upon GMP agreement.
- MPHA will inform the Board as GMP agreements are executed.

This Report was prepared by Emilio Bettaglio, Deputy Executive Director, Facilities and Development. For further information, please contact Mr. Bettaglio at (612) 342-1419 or ebettaglio@mplspha.org.



July 22, 2015

Agenda Item 2

REPORT TO THE COMMISSIONERS

FROM: Cora McCorvey, Executive Director / CEO

SUBJECT: Generator Replacement at 2419/33 Fifth Avenue South

Previous Directives: The Board has previously approved Capital Fund Program (CFP) Plan for FY 2015 as part of the Agency's 2015 Moving to Work (MTW) Plan.

Resident Council Review/Recommendation: Building modernization committees involved in the planning process concur with the Agency's assessment of current capital needs and understand the services necessary to implement the improvements. This project will also be discussed with the Tenant Advisory Committee (TAC) immediately prior to the Board's July 22, 2015 meeting.

Budget Impact: These expenditures will be charged to the Capital Fund Program.

Affirmative Action Compliance: MPHA will work with the contractor to strategize on affirmative action and Section 3 opportunities and will monitor compliance.

Procurement Review: This Report has been reviewed and approved by the Agency's Contracting Officer.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or her designee to enter into a contract in the amount of \$538,832 with Aid Electric for generator replacement at 2419/33 Fifth Avenue South.

The two highrise campus at 2419/33 Fifth Avenue South currently has an undersized generator that does not have the capacity to run all critical building systems should a power outage occur; it is also original to the buildings and has exceeded its useful life. Replacing the generator will ensure safety for building occupants and minimize resident discomfort during power outages.

On June 24, 2015, an invitation for bids was publicly advertised with a bid due date of July 17, 2015. Direct bid invitations were sent to the following firms:

Arta Construction (WMBE/S3)

Bloomington Electric Company



City View Electric
Commercial Electric Company
Elliott Contracting Corp (MBE/S3)
J. Becher & Associates, Inc.
Mendota Electric, Inc.
Phasor Electric Company
Egan Company

Collins Electrical Construction
Electronic Communication Systems, LLC
Hunt Electric
J.H. Larson Company
Peoples Electric Company
Weber Electric

The following bids were received:

Egan Company: \$824,750
Aid Electric: \$538,832

The successful bidder, Aid Electric, a local firm, has successfully completed several electrical projects in Minneapolis. Staff is confident that they will perform well for MPHA on this project.

This Report was prepared by Emilio Bettaglio, Deputy Executive Director, Facilities and Development. For further information, please contact Mr. Bettaglio at (612) 342-1419 or ebettaglio@mplspha.org.



July 22, 2015

Agenda Item 3

REPORT TO THE BOARD OF COMMISSIONERS

FROM: Cora McCorvey, Executive Director / CEO

SUBJECT: Amendment to MPHA's 2015 Moving to Work (MTW) Plan

Previous Directives: On January 6, 2008 MPHA signed an MTW Agreement with HUD making the Agency a full status MTW Agency. This status requires MPHA to create an Annual MTW Plan. On July 6, 2008, the Board approved MPHA's first MTW Plan under the new agreement and has subsequently approved new MTW Plans and amendments as needed.

Resident Association Notification: The proposed amendments to MPHA's have been reviewed and approved by the MTW Resident Advisory Board (RAB) and will be reviewed by the Tenant Advisory Committee (TAC) immediately prior to the Board's July 22 meeting.

Budget Impact: Proposed Amendment 1- Shelter to Housing estimated annual cost is \$418,200. Proposed Amendment 2 – Reintegration of Offenders (Prison to Home) estimated annual cost is \$334,560. Proposed Amendment 3 – Permanent Supportive Housing For Youth estimated annual cost is \$100,368. These costs will be integrated into MPHA's 2016 Section 8 Budget. The implementation costs for 2015 will be paid out of additional Section 8 funding awarded to MPHA that is in excess of its estimated 2015 budget.

Affirmative Action Compliance: Not Applicable

Procurement Review: Not Applicable.

RECOMMENDATION: It is recommended that the Board of Commissioners adopt the attached Resolution which authorizes MPHA to submit an MTW Plan Amendment to HUD that permitting the implementation of the three new Housing Choice Voucher initiatives described in this Report.

BACKGROUND:

The MPHA Board of Commissioners have held three working sessions over the past several months to review the Agency's 2012 -2017 Strategic Plan, gain a better understanding of the physical needs of the MPHA's property portfolio, consider significant community needs for housing, and to learn how MPHA's Moving To Work (MTW) authority could be used to respond to these challenges. During these sessions, the Board recommended that the Agency should strike a balance in responding to both the preservation needs of the Agency and the critical community affordable housing needs that could be met through targeted partnerships.

MPHA staff identified three of the most challenging community needs that needed both immediate and long-term attention: needs for housing and services to persons coming out of prison, youth in need of housing, and homeless families exiting shelter. Staff consulted with partners and explored options using its MTW authority to develop three specific initiatives that could be implemented to respond to these identified needs and seeks to propose them to HUD as Amendments to MPHA's 2015 MTW Plan.

In order to amend its 2015 MTW Plan, MPHA is required to post a notice, conduct a public hearing before the Board (Held on June 24, 2015) at least 15 days before the Board acts on the Amendments, and observe a 30 day review and comment period. The comment period ends on July 19, 2015. Board members will receive copies of the comments received prior to the July 22, 2015 Board meeting along with Agency responses.

Proposed Amendment 1

Shelter to Housing - Activity 1 - 2015

MPHA designed a "Shelter to Home" MTW initiative that was adopted as part of the Agency's 2015 MTW Plan. Under this initiative, MPHA would use its Faircloth ACC authority to provide subsidy, should the Agency secure capital funds to develop additional public housing.

This initiative is off to a very slow start. Securing the necessary capital funds for this type of development is limited and, once secured, the time required to develop and ready the projects could take years.

There is a critical need to bring this initiative forward as soon as possible. The City-County initiative to end homelessness has made some significant progress in developing housing for homeless single adults, but is over 1,800 family units behind the targeted objective to establish permanent affordable housing for families coming out of shelter. Shelters for families with children are currently overcrowded and have no place to move families with children, so they remain in shelter longer and block other needy families with children from being housed.

Staff is proposing to amend the Agency's 2015 MTW Plan to permit MPHA to project base up to fifty (50) vouchers with non-profit housing providers in the City of Minneapolis. The access to this housing would be restricted to families in shelter, identified through Hennepin County's HMIS Case Management System and referred to the affordable housing provided. MPHA would issue a Request for Proposals

(RFP) for these specialized vouchers inviting affordable housing providers and developers to respond to this initiative.

This activity could have an immediate and long-term impact on homeless families and free up a backlog in the City's emergency family shelter program. A portion of these vouchers may be set-aside for a project that would provide housing support for homeless youth who themselves have children.

The estimated an annual cost of this initiative is \$418,200.

Proposed Amendment 2

Reintegration of Offenders (Prison to Home) - Activity 2 - 2015

This program anticipates a partnership between Beacon, Better Futures, and MPHA. It focuses on training, employment, family unification, and housing assistance to men coming out of prison. In this collaborative, MPHA would provide vouchers, Beacon will provide housing, and Better Futures will provide work experience, training and employment opportunities for men coming out of prison. These organizations will also provide various social and supportive services that will help program participants reunify their families, establish civic pride, and build ties to their communities.

MPHA's role will be to provide housing assistance. Such housing and programming has been identified as a critical need in the community and something staff has been looking to engage in for several years. This is also a HUD priority and could serve as a national model.

A site for this new development has already been identified in the North Loop area. It has neighborhood and city council member support; however, funding for the development has not yet been approved. MPHA's MTW Plan would be amended to provide forty (40) sponsor-based vouchers which would be administered through the partnership between Better Futures and Beacon. Upon completion of construction, MPHA would transfer the sponsor-based dollars to project-based vouchers. This commitment would greatly assist in the final stage of securing additional funding for this project, as this commitment by MPHA would greatly enhance the scoring from various funders.

The estimated an annual cost of this initiative is \$334,560.

Proposed Amendment 3

Permanent Supportive Housing for Youth - Activity 3 - 2015

The City of Minneapolis has a significant need for permanent supportive housing for homeless youth. This issue is not unique to Minneapolis; nationwide, homeless youth are sleeping on the streets or in shelters that are not much safer than the streets. The most recent report from Wilder Research estimates that in Minneapolis, young people make up "nearly half of the 14,000 homeless people on any given day". Project for Pride in Living (PPL) is working with Youth Link to build a new supportive housing community that will provide housing for forty-six (46) homeless youth, ages 18-23. MPHA has received a formal request, along with project description, from PPL for twelve (12) project-based vouchers. PPL is in the process of securing funding to develop this supportive housing.

Youth Link and PPL are skilled and successful in providing educational support, job training and other supportive service activities. They are asking MPHA to partner with them by utilizing its MTW authority

to provide twelve (12) sponsor-based vouchers to support this initiative. Utilizing the sponsor-based approach, MPHA would contract with PPL or Youth Link to administer the subsidy on behalf of the homeless youth. Youth Link would also provide the supportive services. When PPL and Youth Link complete construction on the building, the sponsor-based dollars would transition to project-based vouchers. This approach would allow MPHA to make a commitment that would enable this project to achieve a higher score in PPL and Youth Link's funding proposals.

The estimated an annual cost of this initiative is \$100,368.

This Report was prepared by Bob Boyd. If you have questions or need additional information, please contact Mr. Boyd at (612) 342-1437 or bboyd@mplspha.org.

RESOLUTION NO. 15-156

WHEREAS, the Minneapolis Public Housing Authority in and for the City of Minneapolis (MPHA) signed a Moving to Work (MTW) Agreement with the U.S. Department of Housing and Urban Development (HUD) on January 6, 2008, making MPHA a full status Moving to Work Agency; and

WHEREAS, the full status Moving to Work Agreement requires MPHA to create an annual Moving to Work Plan;

WHEREAS, MPHA Board of Commissioners adopted a Resolution on September 24, 2014 authorizing the Agency to submit its 2015 MTW Plan to HUD; and

WHEREAS, HUD approved MPHA's 2015 MTW Plan on February 6, 2015; and

WHEREAS, MPHA has a desire to amend its 2015 MTW Plan in order to include three new initiatives that allow the Agency to respond to the need for housing and services to persons coming out of prison, youth in need of housing, and homeless families exiting shelter; and

WHEREAS, MPHA has followed HUD requirements for Amending the Agency's 2015 MTW Plan including conducting a public hearing, providing for a 30 day review and comment period, and responding to the comments,

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of MPHA that the 2015 Moving to Work (MTW) Plan Amendments are approved and that the Executive Director is authorized to submit them to HUD for approval as required.



Cora McCorvey, Executive Director / CEO

Performance Report for June 2015

*Board of Commissioners Meeting -
July 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
JUNE 2015**

**Glendale AMP 1 –
Total Units 184**

- Units Leased: 3
- Average Turnover: 63
 - Down Time: 1
 - Days Make Ready: 10
 - Days for Re-rental: 52
- Total Work Orders
 - 1 emergency work order completed in 24 hours – 100%
 - 198 non emergency work orders completed – 95%

◦ **Occupancy Level: 99%**

**Scattered Sites AMP 2 –
Total Units 736**

- Units Leased: 4
Average Turnover: 28
- Down Time: 1
 - Days Make Ready: 10
 - Days for Re-rental: 5
- Total Work Orders
- 0 emergency work orders completed in 24 hours – 100%
 - 596 non emergency work orders completed – 85%

◦ **Occupancy Level: 99%**

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

North AMP 3 –

Headquarters: 315 Lowry
Total Units 1296

Units Leased: 23

Average Turnover: 29

- Days Down Time: 6
- Days Make Ready: 13
- Days for Re-rental: 10
- Total Work Orders
 - 8 emergency work orders completed in 24 hours – 100%
 - 860 non emergency work orders completed – 76%

○ Occupancy Level: 99%

Northeast AMP 4 –

Headquarters: 1815
Central – Total Units 944

Units Leased: 5

Average Turnover: 26

- Days Down Time: 3
- Days Make Ready: 7
- Days for Re-rental: 16
- Total Work Orders
 - 11 emergency work orders completed in 24 hours – 100%
 - 757 non emergency work orders completed – 89%

○ Occupancy Level: 100%

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

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

- Units Leased: 20
- Average Turnover: 31
 - Days Down Time: 4
 - Days Make Ready: 15
 - Days for Re-rental: 13
- Total Work Orders
 - 7 emergency work orders completed in 24 hours – 100%
 - 393 non emergency 85%
- Occupancy Level: 98%

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

- Units Leased: 7
- Average Turnover: 21
 - Days Down Time: 3
 - Days Make Ready: 14
 - Days for Re-rental: 4
- Total Work Orders
 - 12 emergency work orders completed in 24 hours – 100%
 - 471 non emergency 88%
- Occupancy Level: 100%

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

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

- Units Leased: 9
- Average Turnover: 23
 - Days Down Time: 4
 - Days Make Ready: 5
 - Days for Re-rental: 14
- Total Work Orders
 - 6 emergency work orders completed in 24 hours – 100%
 - 562 non 8772%
- Occupancy Level: 100%

PROCUREMENT MPHA CONTRACTING ACTIVITY

June 2015

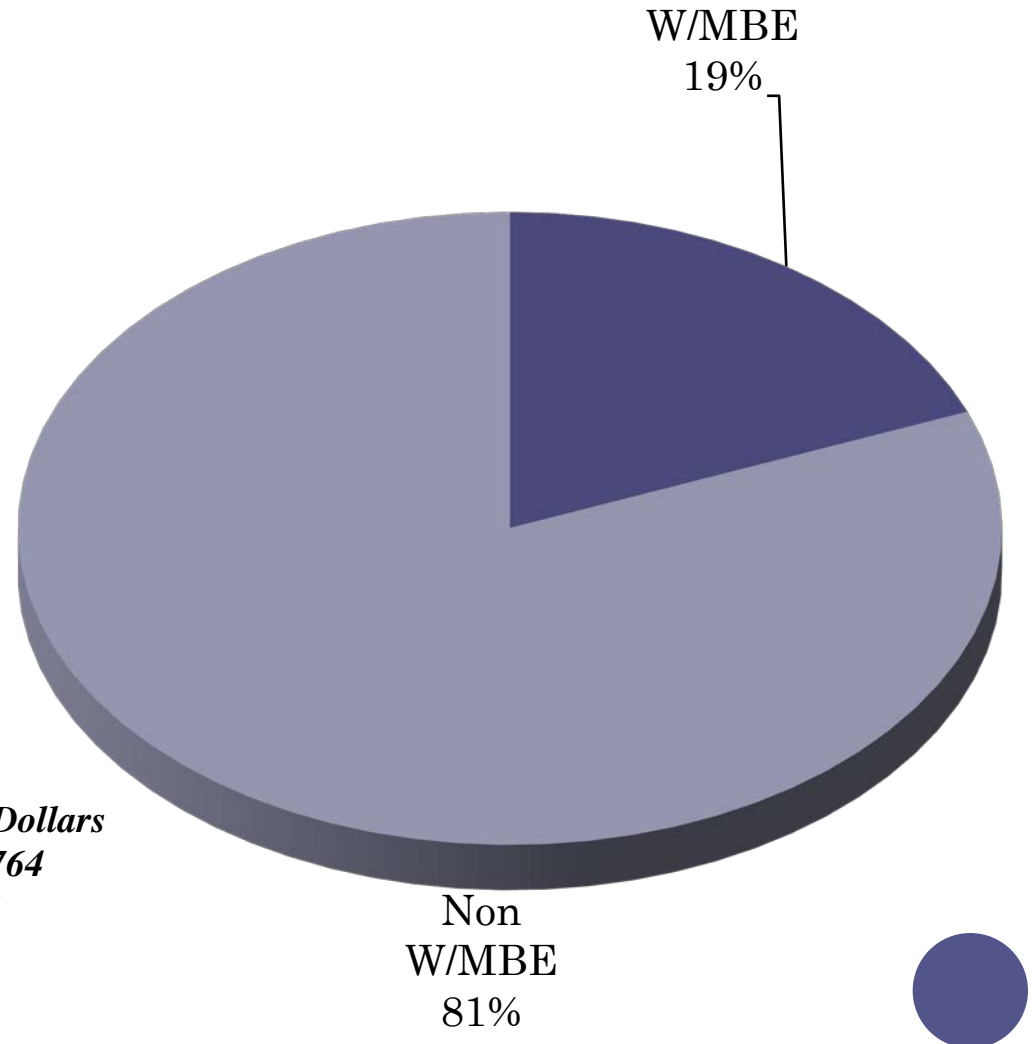
W/MBE & Section 3 Participation Report

Section 3 Goal = 10% of Construction Contract Dollars

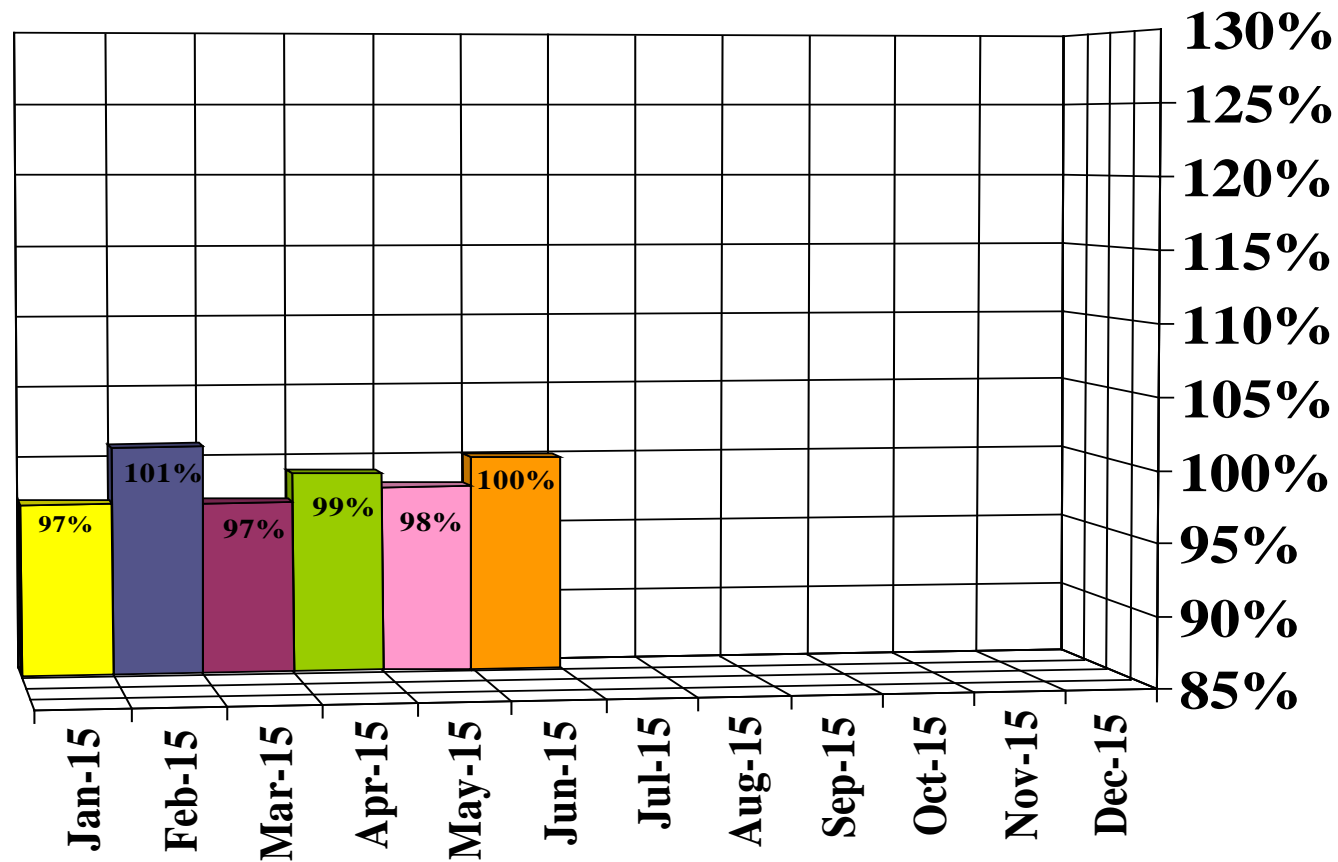
Construction Contracts Payments = \$2,424,764

Section 3 Contracts Payments = \$221,176

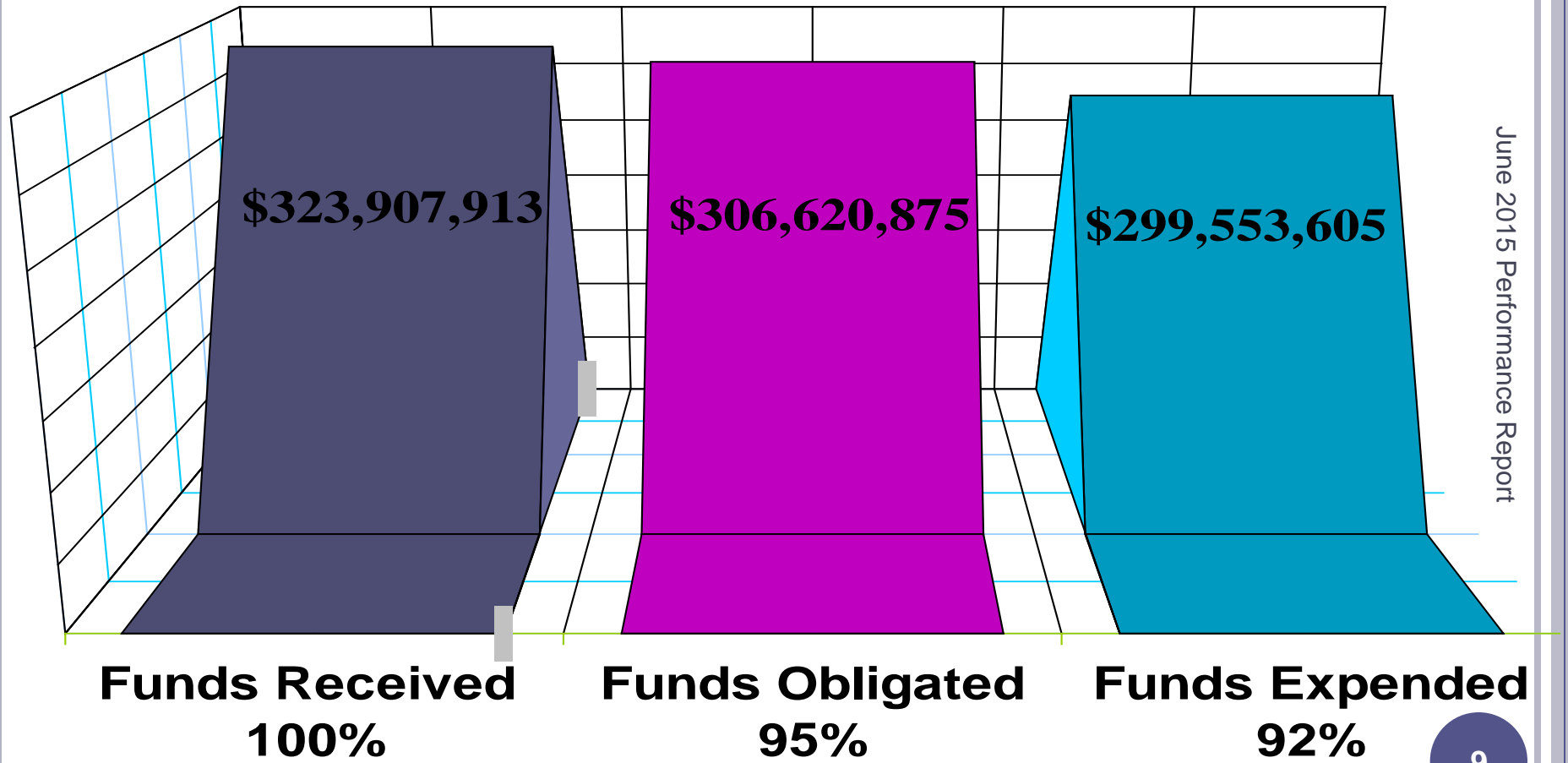
Section 3 Contract Participation = 9%



RENT COLLECTIONS



FACILITIES & DEVELOPMENT CAPITAL FUND PROGRAM OBLIGATION & EXPENDITURE REPORT



This period through June 30, 2015

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AREA-WIDE ELECTRICAL SYSTEMS IMPROVEMENTS



PROJECT HIGHLIGHTS

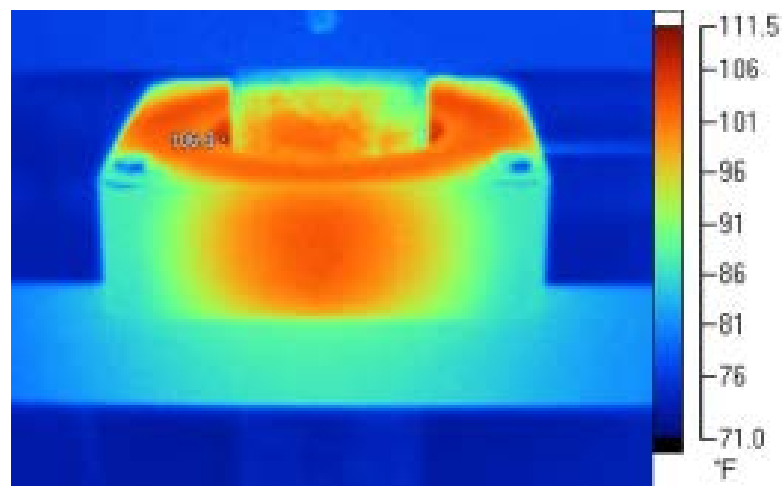
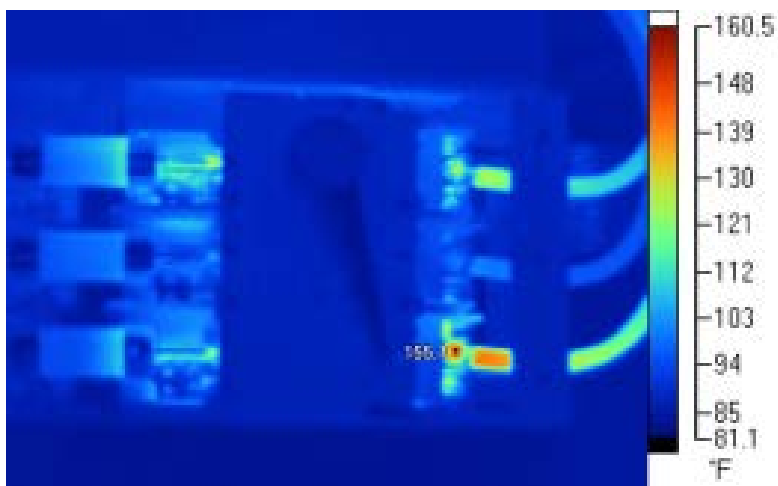
MPHA is conducting an in-depth analysis of highrise electrical switch gear and emergency generators. The purpose of the assessment is to:

- Identify and correct underperforming switch gear components
- Determine emergency generator capacity for powering components beyond life-safety

- Power supply enters a building through its electrical switchgear. Switchgear transfers power to various building breaker panels and then on to building electrical components. Nearly all main switchgear is original to our buildings. Proper preventive maintenance can help us avoid failures and extend the life of these systems.



INFRARED SWITCHGEAR SCANS



EMERGENCY GENERATORS



AMP	Project	Address	Date	Full load Test	Amperage Load	Generator Capacity	All Boiler Pumps	Heating circulating pumps	Water Heaters	How many water heaters?	Domestic CW Pumps/Circulation	Domestic HW Pumps/Circulation	Main Heat Loop & Glycol System Pumps	Fire Pump/Jockey Pump	Boiler Room Sump Pumps	Emergency Exhaust	Stairway Lights	Laundry Room Lights	Elevator Penthouse Lights	Lighting in Electrical/Mechanical Rooms	Lobby Lights	Electrical Panel Light	Management Office Lights	Penthouse Lights	Hallway HVAC (Fan)	Trash compactors/Fans	Laundry Make-Up Air	Air Handling Unit	Make-up Air	Elevator Room A/C Unit	Community Room A/C Unit	Fire Detection Panel	Key Tag System	Air Compressor-Remove?	Honeywell Jace Panel	Entryway Unit Heater	Commercial Kitchen Range Hood Exhaust	Surveillance DVR's	Entryguard				
Priority Designation																																											
	2-96	1001 Washington	5/14/15	Y		275 KW	Y	Y	Y	1	N	Y	Y	N/A	N/A	N/A	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	N/A	N/A	Y	Y	N/A	N/A	Y	Y	N	Y	Y	N	Y	Y		
3	2-23	315 Lowry Ave N	ELEV MOD	N		150 kw	Y		Y			Y					Y																										
3	2-37	1314 44th Ave N	5/28/14	Y	100	400 kw	Y	Y	Y	Y/5	N/A	Y	Y	N/A	Y	N/A	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N/A	Y	N	N	N				
3	2-42	314 Hennepin	5/22/14	Y	50	400 kw	N	N	N	0	N	N	N	N	N	N	Y	N	N	N	Y	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N/A	N				
3	2-25	600 18th Ave N	5/28/14	Y	550	250 kw	Y	Y	Y	Y/4	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
3	2-26	1710 Plymouth	5/22/14	Y	40	80 kw	Y	Y	N	0	N	N	Y	N	N/A	Y	Y	Y	N	Y	Y	N	Y	N	Y	N	N	N	N	N	N	N	N	Y	Y	N	N	N/A	N				
3	2-50	350 Van White	5/29/14	Y	120	250 kw	Y	Y	Y	0	Y	Y	Y	N/A	N/A	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N/A	N/A	N	N	N				
3	2-3	800 5th Ave N	ELEV MOD	N		200 kw	Y		Y			Y					Y																										
3	2-29	901 4th Ave N	5/29/14	Y	112	100 kw	Y	N	Y	0	N/A	N	Y	N	N	N/A	Y	Y	N	Y	Y	Y	N/A	Y	Y	N	Y	Y	N/A	N	N	N	N	N	N	N/A	N/A	N/A	N/A	N			
4	2-35	1815 Central	7/23/14	Y	50	175 kw	Y	Y	Y	ALL	N	Y	Y	Y	N/A	N/A	Y	Y	N	Y	Y	Y	Y	N	Y	N	N	N	Y		N	N	N	N	Y	N	Y	N	?	Y	Y		
4	2-32	1717 Washington	ELEV MOD			175 kw																																					
4	2-33	828 Spring St NE	5/12/14	Y	WC	150 kw	Y	Y	N	N	N	N	Y	N	N/A	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	Y				
4	2-10	311 University	5/21/14	Y	25	80 kw	Y	Y	Y	2/2	N/A	N	Y	N/A	N/A	N/A	Y	Y	N	N	Y	N	N	Y	N/A	N	N	N	N	N/A	N/A	N	N	N	Y	Y	Y	Y	Y	N/A	N/A	Y	
4	2-21.4	1206 2nd St NE	5/21/14	Y	25	100 kw	N	N	Y	0/2	Y	N	Y	N/A	N/A	N/A	Y	Y	N	Y	Y	Y	Y	N/A	N	Y	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N/A	N/A	Y		
5	2-24	1707 3rd Ave S	5/7/14	Y	WC	127 kw	Y	Y	N	6	Y	N	Y	N	N	N/A	Y	Y	N	Y	Y	N	Y	Y	N	Y	Y	N	Y	N/A	N/A	N	N	Y	N	Y	N/A	Y	Y	N	N	N	
5	2-9C	1700 E 22nd St E	4/14/14	Y	WC	275 kw	N	Y	Y	2	N/A	Y	Y	N	N	N/A	Y	Y	N	Y	Y	Y	Y	Y	N	Y	Y	N	Y	N	N/A	N	N	Y	N	Y	Y	N/A	Y	N	N	W/C	
5	2-9B	2121 16th Ave S	4/14/14	Y	WC	275 kw	N/A	Y	Y	2	N/A	Y	Y	N/A	N/A	N/A	Y	Y	N	Y	Y	Y	Y	Y	Y	N	Y	N	N/A	N	N	N	Y	N	Y	Y	N/A	N/A	N	N	W/C		
5	2-34B	2433 5th Ave	4/15/14	Y	WC	100 kw	N/A	N	N	2	N	N	N	N/A	N/A	N/A	Y	Y	N	Y	Y	Y	N/A	Y	Y	N	N	N	N/A	N	N	N	N	N	N	Y	Y	N/A	N/A	N	N		
5	2-34A	2419 5th Ave	4/15/14	Y	WC	100 kw	P#5	Y	N	4	N	N	N	N/A	N/A	N/A	Y	Y	N	Y	Y	Y	Y	Y	N	N	N	N/A	N	N	N	N	N/A	Y	Y	Y	Y	N	N	N			
5	2-18I	2533 1st Ave	5/8/14	Y	WC	125 kw	Y	Y	Y	3	Y	Y	N	N/A	N/A	N/A	Y	Y	N	N/A	P	N	N	N	N	N	N/A	N	N/A	N/A	Y	Y	N/A	N	Y	Y	N/A	Y	N	N	N		
5	2-9A	2019 16th Ave S	4/14/14	Y	WC	275 kw	Y	Y	Y	2	N/A	Y	Y	N/A	N/A	N/A	Y	Y	N	Y	Y	Y	Y	Y	N	N	N	N/A	N	N	N	N	N	Y	Y	Y	N/A	N/A	N	N	W/C		
5	2-19	1920 4th Ave S	4/15/14	Y	WC	135 kw	Y	Y	Y	5	N	N	P	N/A	N/A	Y	Y	Y	N	Y	Y	Y	N	N	N	N	Y	N	N/A	N	P	Y	N	Y	N	N/A	Y	N	N/A	Y			
2-34A Number 5 boiler is the only one that runs on the generator 2-19 No glycol pump for lower 2-19 MUA upper yes and lower no																																											
6	2-6B	620 Cedar	4/2/14	Y	WC	100 kw	Y	Y	N	2	N/A	Y	N/A				Y	Y	Y	Y	Y	Y	Y	N/A	N	Y	N	Y	N	N/A	N	N	Y	N	Y	Y	Y	P	N	WC	WC		
6	2-6C	1611 S 6th	4/2/14	Y	WC	250 kw	Y	Y	N	2	N/A	N	N/A				Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N/A	N	N	N	N	Y	N	Y	P	N	WC	WC			
6	2-6A	1627 S 6th	4/2/14	Y	WC	250 kw	Y	Y	Y	3	N/A	Y	Y				Y	Y	Y	Y	Y	Y	Y	N/A	N	Y	N	N	N/A	N	N	N	N	Y	Y	Y	P	N	WC	WC			
6	2-30	630 Cedar	3/28/14	Y	70-55	100 kw	Y	Y	N	6	Y	N	Y	N	N	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y	N	N/A	P	Y	Y	N	Y	Y	Y	Y	Y	N/A	N	N			
6	2-16	1515 Park Ave S	4/14/14	Y	WC	175 kw	Y	Y	Y	4	Y	Y	Y	N	N/A	N/A	Y	Y	Y	Y	Y	Y	P	Y	Y	P	Y	N	N	N	N	Y	N	Y	Y	Y	Y	Y	N	N	WC		
6	2-8A	1212 S 9th	4/2/14	Y	WC	150 kw	Y	N	N	2	N/A	Y	Y	N	N/A	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N/A	N	Y	Y	N	Y	Y	N/A	P	N/A	WC	WC			
6	2-8B	1225 S 8th	4/2/14	Y	WC	175 kw	Y	N	N	2	N/A	Y	Y	N	N/A	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N/A	Y	Y	N	Y	Y	Y	N/A	P	N/A	WC	WC					
Elevator recall panel is not on the generator at 630 Cedar. It is interconnected to the fire panel but powered from a common electrical receptacle that is not powered off an emergency circuit.																																											
7	2-14	1415 E 22nd	4/16/14	Y	WC	300 kw	Y	Y	N	2	N/A	N	Y	Y	N/A	N/A	Y	Y	N	Y	Y	P	N	Y	P	N	N	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y	N	N/A	Y		
7	2-31A	3121 Pillsbury	5/14/14	Y	WC	80 kw	N	Y	N	3	N	N	P	N/A	W/C	N/A	Y	Y	Y	Y	Y	Y	N/A	Y	Y	N	P	Y	Y	Y	N	N	N	Y	Y	Y	N/A	N/A	N	N/A	N		
7	2-31B	115 W 31st	5/15/14	Y	WC	125 kw	Y	Y	N	3	N	N	P	Y	N	Y	Y	Y	Y	Y	Y	P	P	Y	Y	N	N/A	Y	Y	Y	N	N	N	Y	Y	N	Y	Y	Y	N	N/A	N	
7	2-31C	3110 Blaisdell	5/15/14	Y	WC	125 kw	N/A	Y	N	3	N	N	P	N/A	N	N/P	Y	Y	Y	N	N	P	N/A	Y	Y	N	P	N	N	N	N	N	N	Y	Y	N/A	N/A	N	N	Y			
7	2-36	2121 Minnehaha	5/8/14	Y	WC	125 kw	Y	Y	Y	3	N/A	Y	P	P	N/A	N/A	Y	Y	N	Y	Y	P	P	P	P	P	N	P	N	N/A	N	N	N	Y	N	N/A	Y	N	N/A	Y			
7	2-17	2728 E Franklin	4/16/14	Y	WC	125 kw	Y	Y	Y	6	Y	Y	Y	P	N	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y	Y	P	Y	N/A	N/A	N	P	Y	N	Y	N	Y	N	W/C			

June 2015 Performance Report

FINANCE

- Through June 2015, Public Housing and Central Office operating results are at levels within the approved budgets. A further use of reserves in the Central Office may be needed to accommodate expenditures related to the Glendale redevelopment project. Staff is evaluating whether other cost savings will be sufficient to cover this need and will present a budget revision to the Board if it is anticipated additional use of reserves is needed.
- MPHA successfully made electronic payments to over 1,000 Section 8 landlords on July 1st. The implementation of electronic payments to Section 8 landlords is a major accomplishment in improving the reliability and timeliness of payments.
- The House and Senate Appropriation Committees have passed 2016 bills. A compromised bill has not been considered yet; although both bills contain severe under-funding for public housing. Operating funds at 83% of the formula need and capital funds at the lowest ever funding level for the program. The capital funding is estimated by HUD to cover only 53% of the recommended annually accrued need of PHA's throughout the country.

HOUSING CHOICE VOUCHER PROGRAM

MPHA Housing Choice Voucher Program Report to Board of Commissioners

June 2015

MTW Funded Units (Excludes VASH, FUP, & Mod Rehab)	MTW Units Leased (Excludes VASH FUP & Mod) In June	Average Number of Vouchers Leased to Year to Date	% Variance of units Leased to Funded	# of Participants Moving and Searching In June	# of New Applicants Issued and Searching In June	# of New Applicant Admissions In June	# of Participant Move Lease ups In June
4,407	4,566	4,581	104%	74	48	27	11
# of Applicant Annual Reexams Completed In June	2014 Fiscal Year (Jan - Dec)					MTW Funded Per Unit Cost (PUC) Of Voucher	Actual Per Unit Cost (PUC) Of Voucher In June
	HAP Budget Authority (12 months)		\$36,913,032 2015 FY Funding				
	HAP funded to date		\$18,456,516 7th month of 2015				
	HAP spent to date		\$18,011,843				
449	Variance		98% of HAP spent to funded			\$698	\$668
# of Owners at Owner Workshop In June	# of HQS Inspections Completed In June	% of Units that Failed HQS In June	# of Failed Units in Abatement for Noncompliance In June	Total HAP Amount Recouped (Abatement) In June	# of HAP Contracts Canceled for HQS Noncompliance In June	# of Family Sufficiency (FSS) Participants Enrolled In June	% FSS Participants contributing to Escrow Accts In June
N/A	*2083	34%	27	\$13,516	0	38	32%
# of Mobility Vouchers in Intake or Out Searching	# of Mobility Vouchers Leased To date	Total # of Port out Families Billed for In June	Total # Port in Families Administered In June	Amount Collected from Repayment Agreements In June	FY Total <u>to date</u> Collected from Repayment Agreements	# of Applicants Remaining On Waitlist	# Participants EOP'd (End of Participation) In June
2	22	169	393	\$4,402	\$38,567	**5325	18
4407 is MPHA's MTW Authorized HCV Unit Baseline for FY 2015. Units leased will flucuate 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. * Includes All Reinspections **Beginning 2015, Waitlist is being periodically purged.							

POLICY & SPECIAL INITIATIVES

Special Initiatives

Development:

○ Heritage Park

- Implemented Steps for MPHA's RAD Conversion for Heritage Park
 - Choose Consultant for Legal Services for RAD Conversion of Heritage Park Public Housing Units to Project Based Rental Assistance
 - Continued Communications with McCormack Baron Salazar on Implementation of RAD

POLICY & SPECIAL INITIATIVES

○ Glendale

- Worked with Executive Administration and Facilities and Development to Identify Next Steps and Timeline for Submission of Possible RAD Application for Glendale Family Development
- Worked with Facilities and Development and CPED on MOU between City of Minneapolis and MPHA on Redevelopment of Glendale
- Worked with CPED and City Staff on Action to Create a Housing Development Project Plan for Glendale that Included a Public Hearing Scheduled for July*
- MPHA and the Council Member Cam Gordon and City Staff Agreed to Initiate a More Comprehensive and Open Approach to Glendale. This Action Resulted in a Decision by the City to Cancel the Public Hearing Scheduled for July 14, 2015 and Withdraw of the Housing Development Project Plan.

POLICY & SPECIAL INITIATIVES

Special Initiatives

Development:

- Other
 - Received Feedback from HUD on the MPHA MTW Draft Initiatives Regarding MPHA's MTW Initiatives for Persons Exiting Prison, Youth Supportive Housing and Section 8 Project Base Initiative for Families out of Shelter, including Youth Parents

POLICY & SPECIAL INITIATIVES

Special Initiatives

Development:

- Lease To Own (LTO):
 - Waiting List for Lease To Own Remains Open
 - 17 Total Leased Up Participants as of June 30, 2015
 - 2 LTO Pre-Applications Reviewed –2 Referred to Leasing Department for Public Housing Eligibility Review
 - Staff Continues to Work with Management Company on Home Owner Association Budget Issues
 - Staff Working with Participants on Savings and Mortgage Readiness Issues

POLICY & SPECIAL INITIATIVES

Special Initiatives

Development:

- MHOP
 - PSI Staff Continues to Work with Management Companies Providing Training, and Working to Get All Re-exams Up to Date
 - Continuing to Work with MHOP Partner Resolving Management Challenges

POLICY & SPECIAL INITIATIVES

Website Contacts

- MPHA Received and Responded to 108 Website Contacts Requesting Assistance with Housing in June

POLICY & SPECIAL INITIATIVES

Other

- Continued Implementation Activities for Comprehensive Marketing Plan for Increasing Participation and Access to Heritage Park Health and Wellness Center (HPHWC)
 - Met with YMCA, HPHWC Staff and Partners to Discuss Marketing Strategies at HPHWC
 - Identified Possible New Medical Clinic Provider to Replace Neighborhood Health Source
 - Identified Possible New Organization to Rent 2000 sq. ft. of Vacant Space at HPHWC
- Co-Chaired Agency Events Committee Meeting – Initiating Plans for MPHA’s 25 Anniversary as Independent Agency
- Coordinated a Supervisory training webinar viewing for STEP UP Supervisors
- Facilitated MPHA’s STEP UP Youth Employment Orientation on 6/15 - STEP UP began on 6/15 we have 15 STEP UP Youth in the Program

MPHA'S WEBSITE

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



www.mphaonline.org