



NOTICE AND AGENDA

March 23, 2016

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

THE BOARD OF COMMISSIONERS WILL ALSO MEET TO RECEIVE INFORMATION REGARDING HUD'S *AFFIRMATIVELY FURTHERING FAIR HOUSING* INITIATIVE AT 10:00 A.M. AT SUITE 200, CROWN ROLLER MILL, 105 FIFTH AVENUE SOUTH, MINNEAPOLIS, MINNESOTA

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

GENERAL:

- Roll Call
- Approval of Agenda
- Minutes of Annual Meeting of January 27, 2016

TENANT ADVISORY COMMITTEE – TAC Chairperson Comments

DISCUSSION:

1. Workers Compensation Insurance Policy (Tim Durose, DED / CFO)

RESOLUTION:

2. Authorization to Purchase the Urban Garden Development (Dean Carlson, Development Coordinator)

RECEIVE AND FILE:

- Monthly Performance Report for January 2016 (Cora McCorvey, Executive Director / CEO)



- Monthly Performance Report for February 2016 (Cora McCorvey, Executive Director / CEO)

Next Regular Meeting:

**Wednesday, April 27, 2016 - 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 THE ANNUAL MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
January 27, 2016**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in its Annual Meeting at 1:30 P.M. on January 27, 2016, 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
Tom DeAngelo	Commissioner
Cara Letofsky	Commissioner
Hon. James Rosenbaum	Commissioner

The following members of the Board were absent:

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

Approval of Minutes:

The Minutes of the Regular Meeting of December 16, 2015, were presented for approval. Commissioner Lutz moved the minutes be accepted as presented. The motion was seconded by Commissioner Rosenbaum. Upon a voice vote, the Chair declared the motion carried.

Election of Officers and Appointment of Committee Members:

Upon nomination by Commissioner Rosenbaum, seconded by Letofsky, Commissioner Lutz was unanimously re-elected Vice Chair of the MPHA Board of Commissioners and Commissioner Nguyen was unanimously re-elected Secretary of the MPHA Board of Commissioners.



The Chair announced the following committee appointments for 2016: Commissioner Letofsky to chair the MPHA Audit Committee; Commissioner Rosenbaum to chair the MPHA Development Committee; Commissioner Letofsky and Chairman Tyler to the MPHA Development Committee; Commissioner Nguyen to the MPHA Pension Committee; Commissioner Rosenbaum to chair the Advisory Committee (on the future of Glendale); Chairman Tyler to chair the Executive Committee of the Board; Commissioners Lutz, Rosenbaum and Nguyen to the Executive Committee of the Board.

Item No. 1: Meeting Schedule for 2016 Board Meetings

After a brief presentation by staff and discussion, Commissioner Lutz moved approval of the recommendation set forth in the Report. Commissioner Letofsky seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2016-01]

Item No. 2: Appointment of the Moving to Work Resident Advisory Board (RAB)

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. 2016-02]

Item No. 3: Public Housing Homeownership Section 32 Plan

After a brief presentation by staff and discussion, Commissioner Lutz moved approval of the recommendation set forth in the Report along with the corresponding Resolution which was attached thereto. Commissioner Letofsky seconded the motion. Upon a roll call vote, five Commissioners voted "aye" (Commissioners DeAngelo, Letofsky, Lutz, Rosenbaum and Tyler), and No Commissioners voted "nay". The Chair declared the motion carried. [See Document No. 2016-03]

Receive and File Items:

The following items were received and filed by the Board:

- The Monthly Performance Report for December 2015. [See Document No. 2016-04]
- Glendale Family Development Update and Presentations by Communications Consultant, Biko & Associates and Development Consultant, George Sherman & Associates [See Document No. 2016-05]

Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 3:13 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



March 23, 2016

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Cora McCorvey, Executive Director / CEO

SUBJECT: Workers Compensation Insurance Policy

Previous Directives: None.

Resident Association Notification: This Report will be discussed with the Tenant Advisory Committee (TAC) on the same date as and immediately prior to the Board of Commissioners March 23, 2016 meeting.

Budget Impact: The expenditures for this insurance will be covered under the Public Housing Operating, Housing Choice Voucher, Capital Fund, and Central Office Budgets in accordance with the MPHA's Cost Allocation Plan.

Affirmative Action Compliance: Not applicable.

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 an insurance policy in the amount of \$660,380 with the League of Minnesota Cities Insurance Trust for workers' compensation insurance for a one year policy term beginning April 7, 2016.

The Minneapolis Public Housing Authority (MPHA) is a member of the League of Minnesota Cities Insurance Trust (LMCIT). LMCIT is a cooperative joint-powers organization formed by Minnesota Cities in 1980 as one of the first municipal self-insurance pools in the country. It exists solely to meet the risk management and coverage needs of Minnesota cities and other types of entities. In addition to providing workers' compensation coverage, LMCIT provides a comprehensive loss control program to reduce the risk of employee injuries and the volume of costly claims.

MPHA has always had its workers' compensation covered through the LMCIT because it provides the lowest overall rates, the broadest coverage, and the most deductible options.



This policy year is no exception. Because LMCIT is a cooperative joint-powers organization formed by Minnesota Cities, MPHA is permitted to use their workers' compensation insurance program without soliciting any additional pricing from other sources. Nevertheless, to insure competitive pricing, MPHA utilized the bidding services of its insurance broker, Willis of Minnesota, and found that most insurance carriers would not offer a quote given MPHA's claims history and line of business. Two carriers, United Heartland and RTW, indicated premiums over \$700,000.

Staff recommends that MPHA execute a workers' compensation policy with the LMCIT for \$660,380 with a \$1,000 deductible per occurrence for the policy year beginning April 7, 2016. The final premium may be adjusted based on an audit of actual payroll costs following the policy year. Historically MPHA has received a decrease in the premium from the initial quoted amount.

This Report was prepared by Tim Durose, Deputy Executive Director / CFO. If you have any questions or need additional information, please contact Mr. Durose at 612-342-1410 or tdurose@mplspha.org.



March 23, 2016

Agenda Item 2

REPORT TO THE COMMISSIONERS

FROM: Cora McCorvey, Executive Director / CEO

SUBJECT: Authorization to Purchase the Urban Garden Development

Previous Directives: The MPHA Board approved the mixed-finance development of six units of public housing at its October 2002 meeting.

Resident Association Notification: This acquisition will be discussed with the Scattered Site Residents Council at its March meeting.

Impact on MPHA Budget: Immediate rehabilitation expenses of approximately \$30,000 will be charged against the MPHA Capital Fund.

Affirmative Action Compliance: Not Applicable.

Procurement Review: Not Applicable.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the acquisition of the six-unit residential development known as “Urban Garden” located at 3501 Bloomington Avenue South for \$1.00 and authorize the Executive Director or her designee to execute a purchase agreement and any other documents necessary to effectuate this acquisition.

This six-unit mixed-finance public housing project was originally developed in 2002 with funding by HUD, MPHA, and the Powderhorn Park Neighborhood Association. It was developed by the Minneapolis Urban League (MUL) to help implement the replacement housing requirements of the Hollman Consent Decree. Since that time, MUL has neither acquired nor developed any other housing units and has determined that it no longer wants to manage these units as public housing. MUL offered to sell the development to MPHA for \$1.00. Subject to the Board’s approval, MUL’s offer has been accepted by MPHA.

The property is a two-story, wood frame building with six public housing units, two of which are 3-bedroom units and four of which are 4-bedroom units. MPHA staff has



inspected the property and has determined that the residential units are in good condition with approximately \$30,000 of required and immediate rehabilitation work needed in order to meet MPHA standards for occupancy as MPHA-owned public housing. An additional \$175,000 in long terms needs, some of which can be completed at unit turnover, may be required. Since these units already operate as public housing with residents coming from MPHA's waiting list, no relocation or change of occupancy is anticipated.

This Report was prepared by Dean E. Carlson, MPHA's Development Coordinator. For further information, please contact Tim Gaetz, Managing Director, Facilities and Development at (612) 342-1226 or tgaetz@mplspha.org.

RESOLUTION No. 16-162

WHEREAS, the Hollman vs. Cisneros Consent Decree required the replacement of 770 public housing units in non-concentrated areas; and

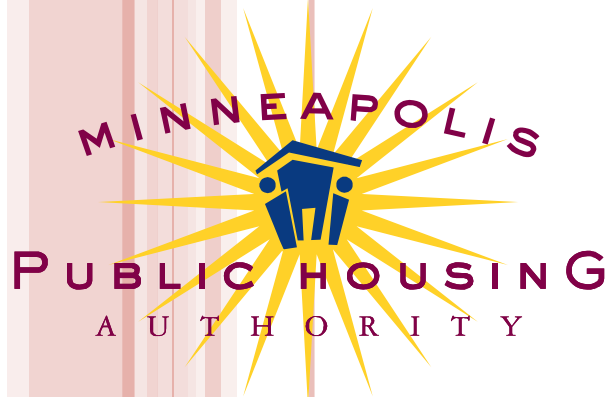
WHEREAS, Urban Garden was developed in 2002 with funding from HUD, MPHA, and the Powderhorn Neighborhood Association and is owned by the Minneapolis Urban League Development Company, LLC; and

WHEREAS, the Minneapolis Urban League Board has requested a transfer of this property to the MPHA; and

WHEREAS, all six Urban Garden units are currently public housing under MPHA's ACC with HUD and cannot be disposed of without prior written consent of HUD; and

WHEREAS, MPHA agrees it is in the interests of both organizations for MPHA to take ownership of this development,

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of MPHA that it authorizes the Executive Director and/or her designee to enter into an agreement with the Minneapolis Urban League in order to acquire the property at 3501 Bloomington Avenue and to take steps necessary to secure HUD approval of this action.



Cora McCorvey, Executive Director / CEO

Performance Report for January 2016

Board of Commissioners Meeting -

March 23, 2016

EQUAL EMPLOYMENT OPPORTUNITY ▲ EQUAL HOUSING OPPORTUNITY

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 2016**

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
 - 5 emergency work order completed in 24 hours – 100%
 - 86 non emergency work orders completed – 91%

◦ **Occupancy Level: 99%**

Scattered Sites AMP 2 –

Total Units 736

- Units Leased: 4
- Average Turnover: 184
 - Down Time: 3
 - Days Make Ready: 19
 - Days for Re-rental: 162

Total Work Orders

- 34 emergency work orders completed in 24 hours – 100%
- 702 non emergency work orders completed – 91%

◦ **Occupancy Level: 100%**

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) JANUARY 2016

North AMP 3 – Headquarters: 315 Lowry Total Units 1296

- Units Leased: 8
- Average Turnover: 51
 - Days Down Time: 15
 - Days Make Ready: 31
 - Days for Re-rental: 5
- Total Work Orders
 - 0 emergency work orders completed in 24 hours – 100%
 - 672 non emergency work orders completed – 80%
- Occupancy Level: 99%

Northeast AMP 4 – Headquarters: 1815 Central – Total Units 944

- Units Leased: 6
- Average Turnover: 14
 - Days Down Time: 3
 - Days Make Ready: 9
 - Days for Re-rental: 3
- Total Work Orders
 - 11 emergency work orders completed in 24 hours – 100%
 - 585 non emergency work orders completed – 82%
- Occupancy Level: 100%

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) JANUARY 2016

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

- Units Leased: 2
- Average Turnover: 14
 - Days Down Time: 5
 - Days Make Ready: 5
 - Days for Re-rental: 4
- Total Work Orders
 - 57 emergency work orders completed in 24 hours – 100%
 - 461 non emergency 85%
- Occupancy Level: 99%

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

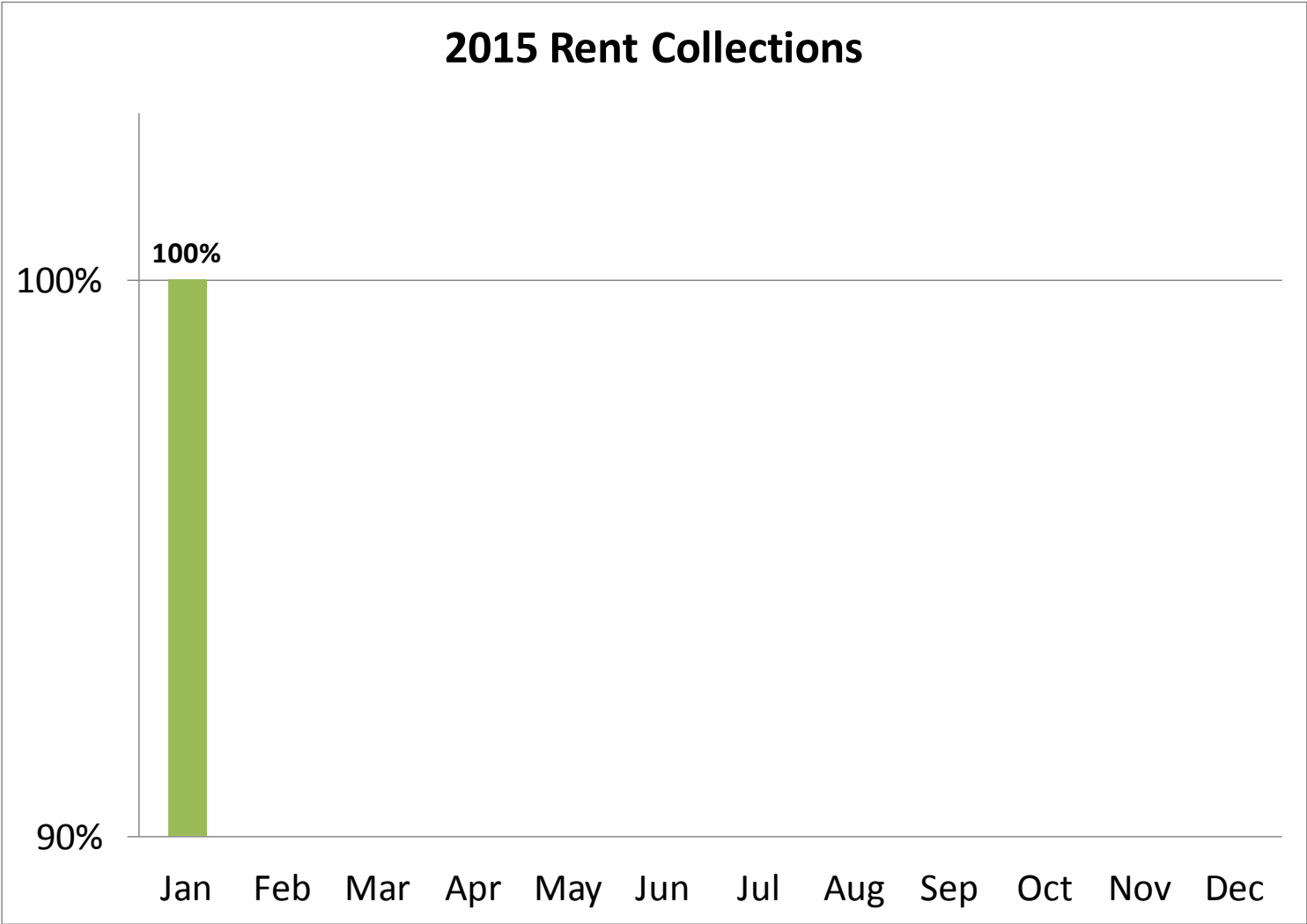
- Units Leased: 3
- Average Turnover: 34
 - Days Down Time: 2
 - Days Make Ready: 27
 - Days for Re-rental: 5
- Total Work Orders
 - 7 emergency work orders completed in 24 hours – 100%
 - 445 non emergency 82%
- Occupancy Level: 100%

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) JANUARY 2016

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

- Units Leased: 4
- Average Turnover: 16
 - Days Down Time: 5
 - Days Make Ready: 6
 - Days for Re-rental: 6
- Total Work Orders
 - 0 emergency work orders completed in 24 hours – 100%
 - 394 non emergency work orders completed 78%
- Occupancy Level: 100%

RENT COLLECTIONS



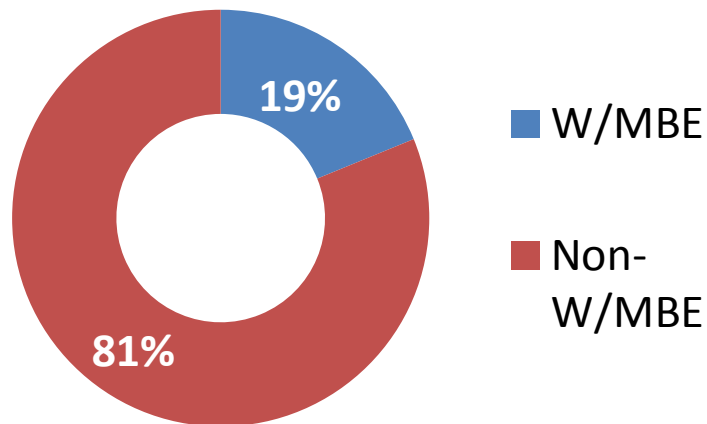
PROCUREMENT

MPHA CONTRACTING ACTIVITY

January 2016

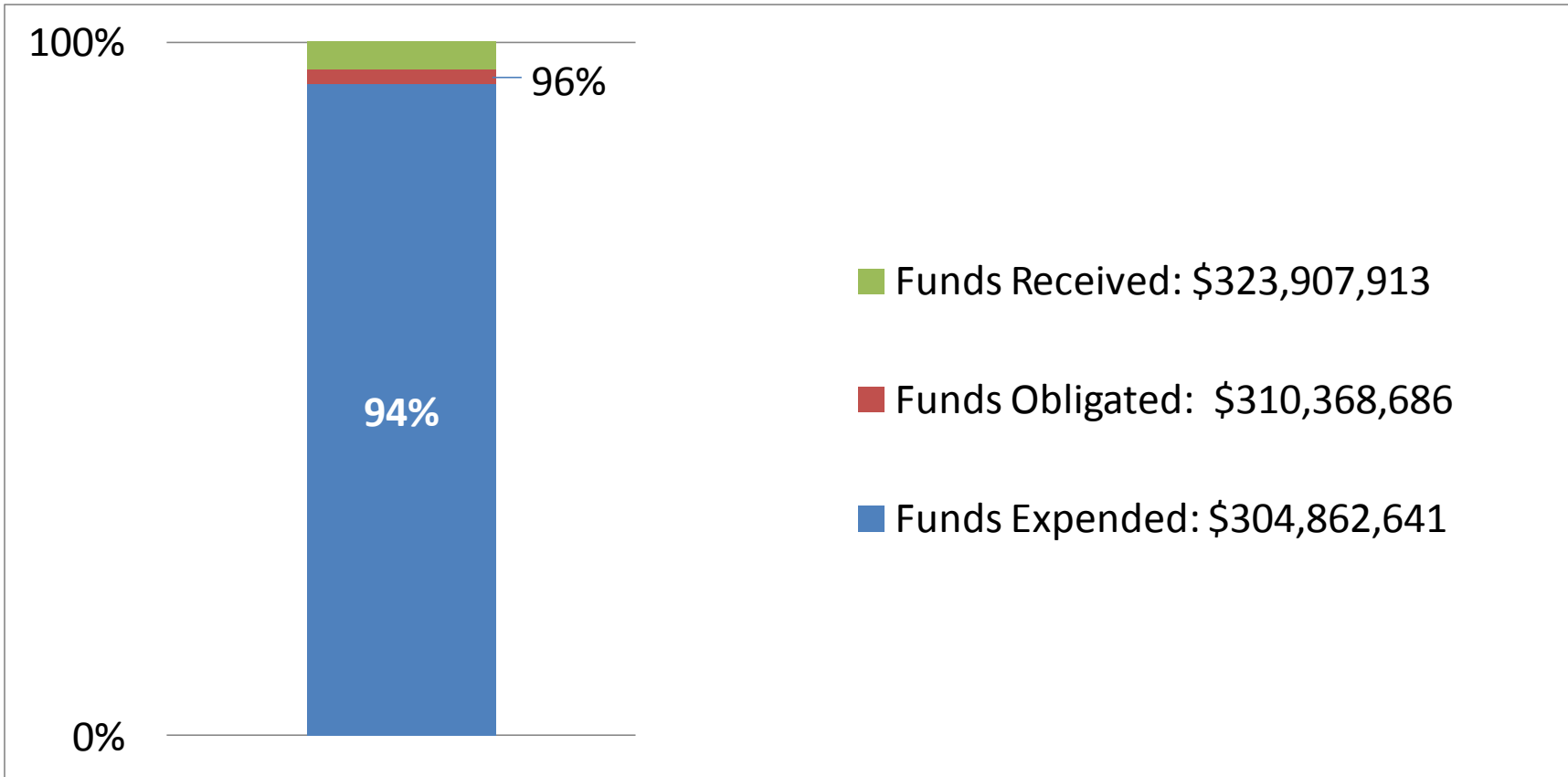
Section 3 Contracting

W/MBE Participation



**\$208,022 in Section 3 Contract
Payments out of \$2,252,349 in total
construction contract payments**

FACILITIES & DEVELOPMENT CAPITAL FUND PROGRAM OBLIGATION & EXPENDITURE REPORT



January 2016 Performance Report

This period through November 30, 2015

The January General Ledger has not yet Closed.

FINANCE

- Staff is completing the fiscal close for 2015 and will provide the Board an update this Spring. Budget savings in the public housing operating budget will result in savings well within the Board approved budget.
- HUD has announced MPHA's Capital Fund grant amount for 2016. The \$10 million grant, about \$1 million more than anticipated, will be directed to public housing capital needs.



EXTERIOR FAÇADE RESTORATION

311 University Ave NE

PROJECT SCOPE & BUDGET

311 University is a 7-story highrise built in 1963. This structure had failed sealant, spalling and cracking concrete columns, and failing masonry. To ensure structural integrity and a water-tight building, \$250K in improvements were implemented:

- Removed all loose concrete; sealed & painted concrete surfaces
- Cleaned & painted lintels; installed new sealant joints
- Performed spot tuckpointing & installed flashing
- Applied water repellent to brick
- Other general masonry repairs

FAÇADE DETERIORATION



REPAIRS UNDERWAY



HOUSING CHOICE VOUCHER PROGRAM

MPHA Housing Choice Voucher Program Report to Board of Commissioners January 2016

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	4,442	4,442	101%	59	0	6	25
# of Applicant Annual Reexams Completed In January	2016 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)		\$38,051,047 2016 FY Funding				
	HAP funded to date		\$3,170,921 1st month of 2016				
	HAP spent to date		\$3,019,919				
373	Variance		95% of HAP spent to funded			\$702	\$680
# of Owners at Owner Workshop In January	# of HQS Inspections Completed In January	% of Units that Failed HQS 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
7	644	28%	17	\$6,547	1	24	50%
# of Mobility Vouchers in Intake or 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
3	26	127	518	\$3,809	\$3,809	**4255	21

4407 is MPHA's MTW Authorized HCV Unit Baseline for FY 2015. 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 (235 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 purged

POLICY & SPECIAL INITIATIVES

Policy

- **Moving to Work (MTW):**
 - HUD Approved MPHA's 2016 MTW Plan
 - HUD Approved RAD Amendment to MPHA 2015 MTW Plan
 - HUD informed MPHA that it would renew MPHA's MTW Agreement for an additional 10 years in accordance with language passed in the 2015 Appropriations Bills

POLICY & SPECIAL INITIATIVES

Special Initiatives

➤ Development:

❖ Heritage Park / RAD

- HUD approved extension of RAD CHAP – giving MPHA and McCormack Baron more time to complete HUD required conversion process.
- MPHA and McCormack Baron working together on initiative to transfer public housing adults with no children to transfer from Heritage Park to MPHA highrises

❖ Glendale

- Worked with MPHA Financial Consultant and Communications Consultant on Reports to MPHA Board of Commission regard Glendale Options

POLICY & SPECIAL INITIATIVES

Special Initiatives

○ Faircloth:

- Worked with Facilities and Development on initiative to respond to City of Minneapolis to gain Site Control of property that would support MPHA's efforts to developed its first MTW Faircloth Units

○ Lease To Own (LTO):

- Waiting List for Lease To Own Remains Open
- Created Section HUD 32 Home Ownership Plan – Approved by MPHA Board – Plan streamlines process for disposition of Rent To Own units and expedites closing when units are sold.
- 2 units remain vacant – Applications are being processed

POLICY & SPECIAL INITIATIVES

Website Contacts

- MPHA Received and Responded to 87 Website Contacts Requesting Assistance with Housing in January.

POLICY & SPECIAL INITIATIVES

➤ **OTHER:**

- Events Committee Planning for MPHA 25th Anniversary and 2016 Annual Employee Business Meeting

MPHA'S WEBSITE

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

www.mphaonline.org



Cora McCorvey, Executive Director / CEO

Performance Report for February 2016

Board of Commissioners Meeting -

March 23, 2016

EQUAL EMPLOYMENT OPPORTUNITY ▲ EQUAL HOUSING OPPORTUNITY

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
FEBRUARY 2016**

Glendale AMP 1 –

Total Units 184

- Units Leased: 3
- Average Turnover: 30
 - Down Time: 0
 - Days Make Ready: 18
 - Days for Re-rental: 12
- Total Work Orders
 - 1 emergency work order completed in 24 hours – 100%
 - 115 non emergency work orders completed – 84%

◦ **Occupancy Level: 98%**

Scattered Sites AMP 2 –

Total Units 736

- Units Leased: 5
 - Average Turnover: 22
 - Down Time: 1
 - Days Make Ready: 13
 - Days for Re-rental: 8
- Total Work Orders**
- 7 emergency work orders completed in 24 hours – 100%
 - 483 non emergency work orders completed – 87%

◦ **Occupancy Level: 99%**

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) FEBRUARY 2016

North AMP 3 – Headquarters: 315 Lowry Total Units 1296

- Units Leased: 15
- Average Turnover: 28
 - Days Down Time: 8
 - Days Make Ready: 11
 - Days for Re-rental: 8
- Total Work Orders
 - 0 emergency work orders completed in 24 hours – 100%
 - 813 non emergency work orders completed – 46%

○ Occupancy Level: 99%

Northeast AMP 4 – Headquarters: 1815 Central – Total Units 944

- Units Leased: 4
- Average Turnover: 8
 - Days Down Time: 1
 - Days Make Ready: 3
 - Days for Re-rental: 4
- Total Work Orders
 - 1 emergency work orders completed in 24 hours – 100%
 - 580 non emergency work orders completed – 83%

○ Occupancy Level: 100%

ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) FEBRUARY 2016

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

- Units Leased: 9
- Average Turnover: 83
 - Days Down Time: 2
 - Days Make Ready: 9
 - Days for Re-rental: 72
- Total Work Orders
 - 5 emergency work orders completed in 24 hours – 100%
 - 335 non emergency 85%

○ Occupancy Level: 99%

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

- Units Leased: 6
- Average Turnover: 21
 - Days Down Time: 3
 - Days Make Ready: 11
 - Days for Re-rental: 7
- Total Work Orders
 - 10 emergency work orders completed in 24 hours – 100%
 - 388 non emergency 85%

○ Occupancy Level: 99%

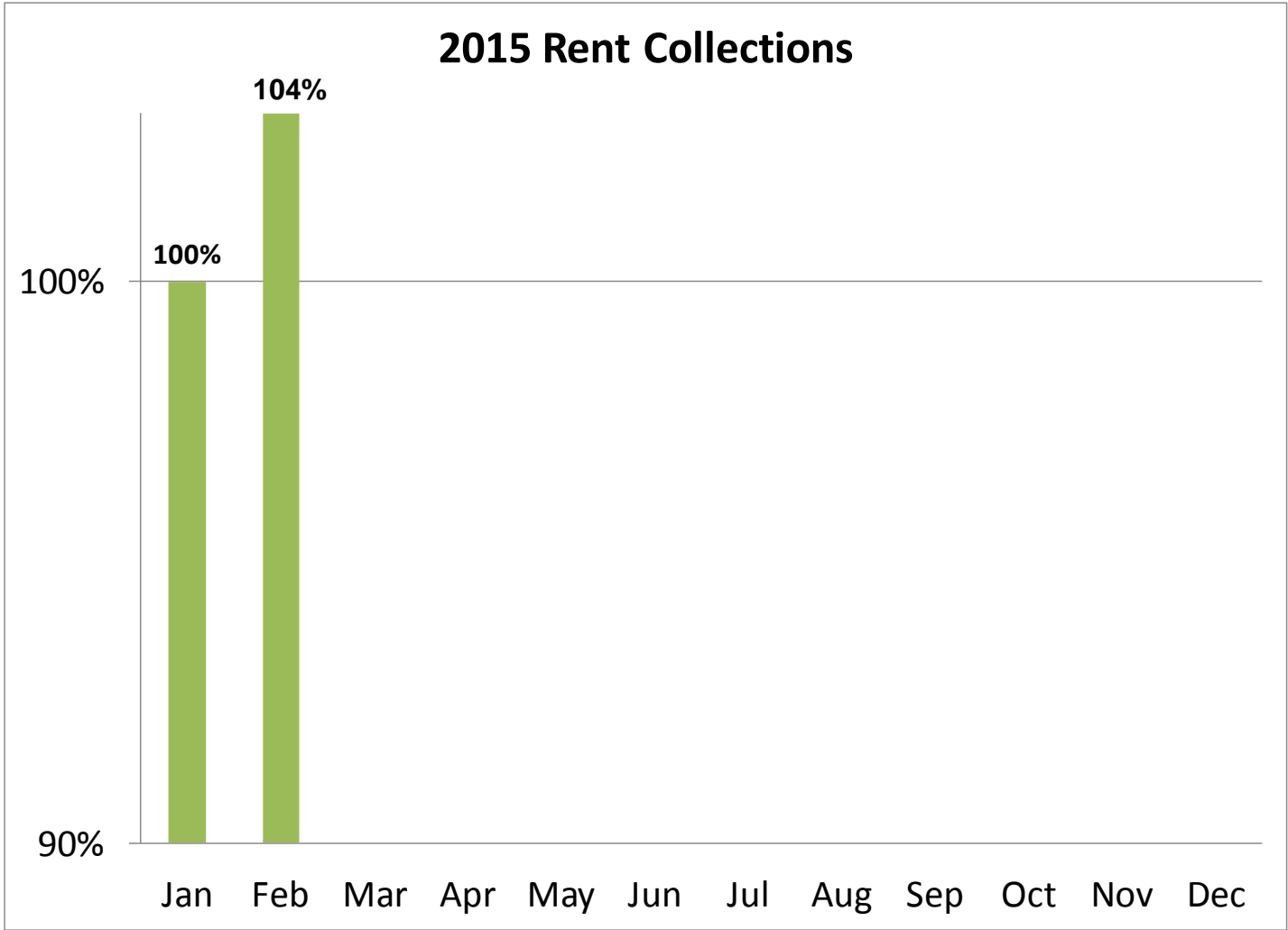
ASSET MANAGEMENT PROJECT (AMP) REPORT (UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY) FEBRUARY 2016

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

- Units Leased: 32
- Average Turnover: 4
 - Days Down Time: 0
 - Days Make Ready: 1
 - Days for Re-rental: 3
- Total Work Orders
 - 0 emergency work orders completed in 24 hours – 100%
 - 446 non emergency work orders completed 81%

◦ Occupancy Level: 100%

RENT COLLECTIONS



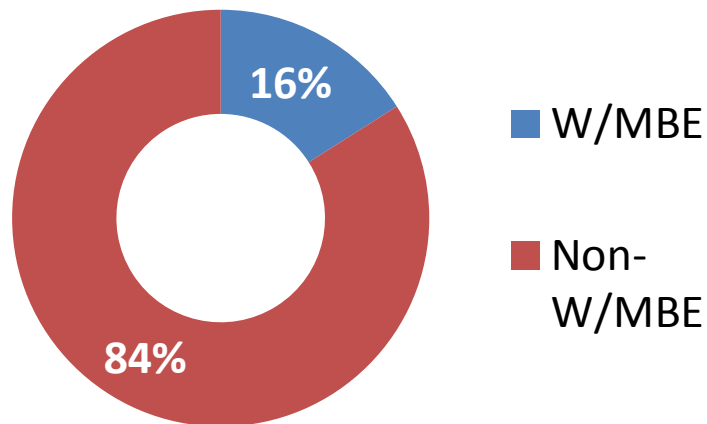
PROCUREMENT

MPHA CONTRACTING ACTIVITY

February 2016

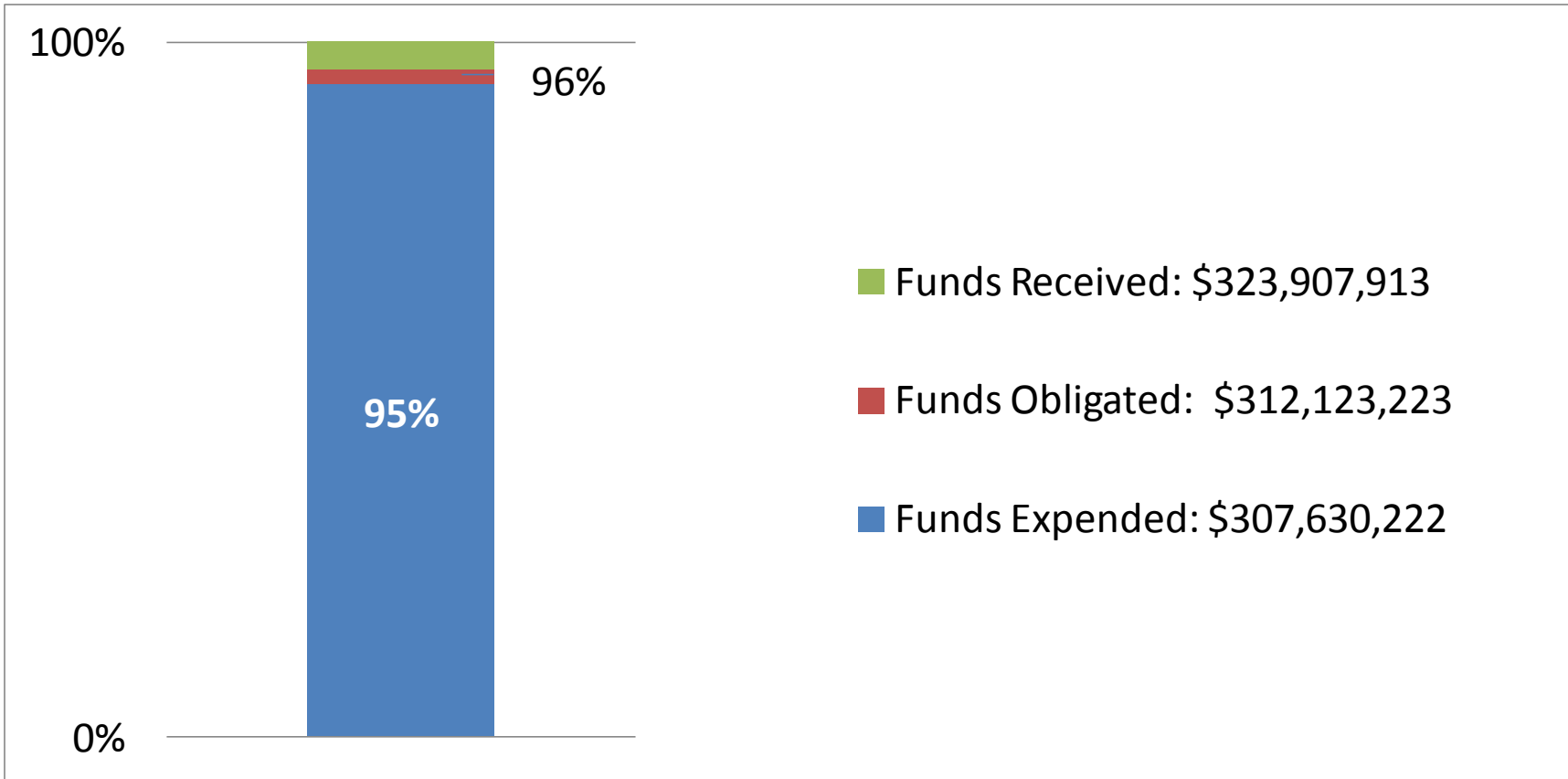
Section 3 Contracting

W/MBE Participation



**\$225,133 in Section 3 Contract
Payments out of \$3,020,598 in total
construction contract payments**

FACILITIES & DEVELOPMENT CAPITAL FUND PROGRAM OBLIGATION & EXPENDITURE REPORT



This period through February 29, 2016

FINANCE

- MPHA's MTW Programs and Central Office Cost Center finished FY 2015 within the funding levels of the approved budgets. A 2015 financial results presentation will be provided at the next Board meeting.
- An MPHA Audit Committee meeting is tentatively scheduled for March 29th. The meeting will cover the State Auditors entrance conference for the FY 2015 audit and the results of HUD's Labor Standards review.
- The President has released his 2017 budget. It calls for full funding to renew all Section 8 vouchers, public housing operating subsidy at 87% of the formula amount, and a 2% decrease from the 2016 funding levels for the Capital Fund Program. Congress has not acted yet on the 2017 appropriations



GENERATOR REPLACEMENT

Fifth Avenue Highrises

PROJECT SCOPE & BUDGET

The two highrise campus at 2419/33 Fifth Avenue South had an undersized generator that did not have the capacity to run all critical building systems in the event of a power outage; it was also original to the buildings and had exceeded its useful life. This \$550K project included:

- Removal of existing, undersized indoor generator
- Installation of new outdoor generator that has the capacity to run all critical building systems
- Replacement of building's main switch gear power panels & transfer switches

OLD, UNDERSIZED GENERATOR



NEW EXTERIOR GENERATOR

New generator being Crane lifted onto new concrete pad



New generator in place



HOUSING CHOICE VOUCHER PROGRAM

MPHA Housing Choice Voucher Program Report to Board of Commissioners

February 2016

MTW Funded Units (Excludes VASH, FUP, & Mod Rehab)	MTW Units Leased (Excludes VASH FUP & Mod) In February	Average Number of Vouchers Leased to Year to Date	% Variance of units Leased to Funded	# of Participants Moving and Searching In February	# of New Applicants Issued and Searching In February	# of New Applicant Admissions In February	# of Participant Move Lease ups In February
4,407	4,424	4,436	100%	62	12	18	27
# of Applicant Annual Reexams Completed In February	2016 Fiscal Year (Jan - Dec)					MTW Funded Per Unit Cost (PUC) Of Voucher	Actual Per Unit Cost (PUC) Of Voucher In February
	HAP Budget Authority (12 months)		\$38,051,047 2016 FY Funding				
	HAP funded to date		\$6,341,841 2nd month of 2016				
	HAP spent to date		\$6,056,593				
355	Variance		96% of HAP spent to funded			\$702	\$680
# of Owners at Owner Workshop In February	# of HQS Inspections Completed In February	% of Units that Failed HQS In February	# of Failed Units in Abatement for Noncompliance In February	Total HAP Amount Recouped (Abatement) In February	# of HAP Contracts Canceled for HQS Noncompliance In February	# of Family Sufficiency (FSS) Participants Enrolled In February	% FSS Participants contributing to Escrow Accts In February
NA	696	30%	9	\$13,782	4	24	50%
# of Mobility Vouchers in Intake or Out Searching	# of Mobility Vouchers Leased To date	Total # of Port out Families Billed for In February	Total # Port in Families Administered In February	Amount Collected from Repayment Agreements In February	FY Total to <u>date</u> Collected from Repayment Agreements	# of Applicants Remaining On Waitlist	# Participants EOP'd (End of Participation) In February
1	29	133	548	\$2,340	\$6,150	**4091	29

4407 is MPHA's MTW Authorized HCV Unit Baseline for FY 2015. 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 (235 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 purged

POLICY & SPECIAL INITIATIVES

Policy

➤ **Moving To Work (MTW)**

- MPHA informed HUD of its intention to renew MPHA's MTW Agreement for an additional 10 years. However made clear that it expected the renewal language to include the language passed in the 2015 Appropriations Bill

POLICY & SPECIAL INITIATIVES

Special Initiatives

➤ Development:

❖ Heritage Park / RAD

- MPHA and McCormack Baron continue working together on initiative to transfer public housing adults with no children to transfer from Heritage Park to MPHA highrises.
- MPHA, Legal Counsel, McCormack Baron and HUD are moving forward on RAD Conversion negotiations for Heritage Park.

❖ Glendale

- Responded on behalf of MPHA to Defend Glendale communications related to MPHA's January Board meeting and Consultant presentations.

POLICY & SPECIAL INITIATIVES

Special Initiatives

○ Faircloth:

- Challenged HUD's determination that MPHA Faircloth count was 75 units. HUD agreed that MPHA has at least 96 Faircloth units

○ Lease To Own (LTO):

- Waiting List for Lease To Own Remains Open
- Three Pre applications are under review
- 2 units remain vacant – Applications are being processed

POLICY & SPECIAL INITIATIVES

Website Contacts

- MPHA Received and Responded to 86 Website Contacts Requesting Assistance with Housing in February.

POLICY & SPECIAL INITIATIVES

➤ **OTHER:**

- Events Committee continues planning for MPHA 25 Anniversary and 2016 Annual Employee Business Meeting

MPHA'S WEBSITE

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

www.mphaonline.org