



Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending February 28, 2018

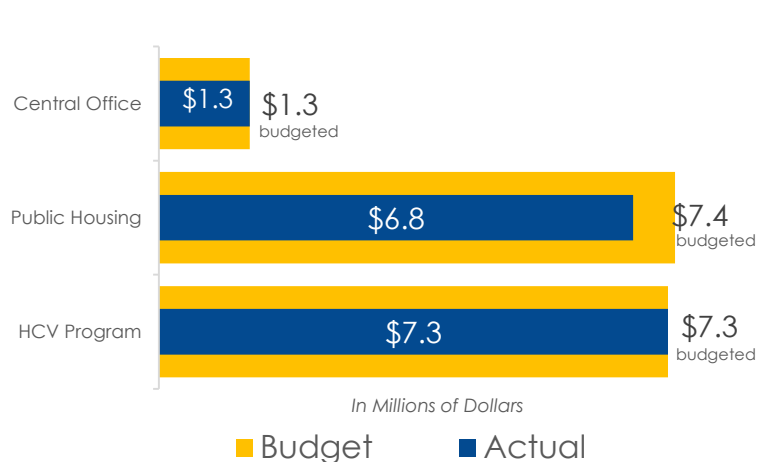
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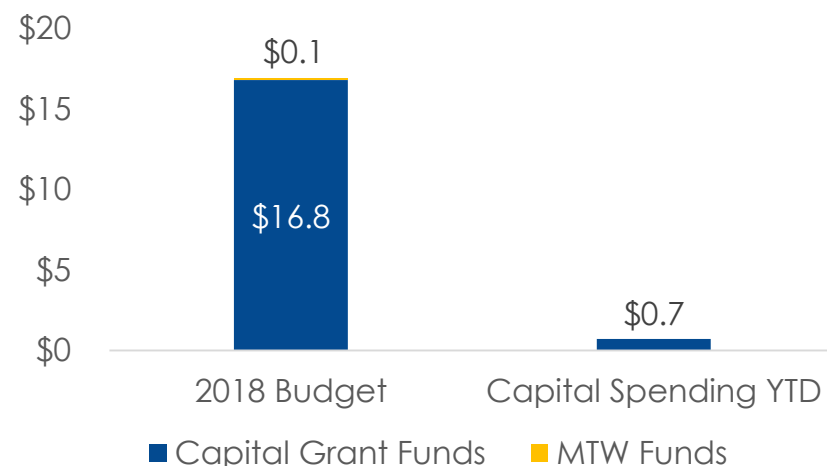
Operating Sources and Uses MTW Public Housing and Housing Choice Voucher Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 3,482,350	\$ 3,446,819	\$ (35,531)	-1%
Public Housing Operating Subsidy	\$ 3,293,716	\$ 3,107,359	\$ (186,357)	-6%
HCV HAP Subsidy & Admin Fees	\$ 7,216,355	\$ 7,156,855	\$ (59,500)	-1%
Other Revenues, Fees, & Grants	\$ 421,070	\$ 464,195	\$ 43,125	10%
Transfers-In	\$ -	\$ -	\$ -	n/a
Total Sources	\$ 14,413,491	\$ 14,175,228	\$ (238,263)	0
Uses				
Public Housing Operations	\$ 7,392,718	\$ 6,783,868	\$ 608,850	8%
Housing Choice Vouchers	\$ 7,295,853	\$ 7,296,625	\$ (772)	0%
MTW Initiatives	\$ 65,783	\$ 202,311	\$ (136,528)	-208%
Total Uses	\$ 14,754,354	\$ 14,282,804	\$ 471,550	3%
Net Sources/(Uses)	\$ (340,863)	\$ (107,576)	\$ 233,288	68%

Year to Date Expenses



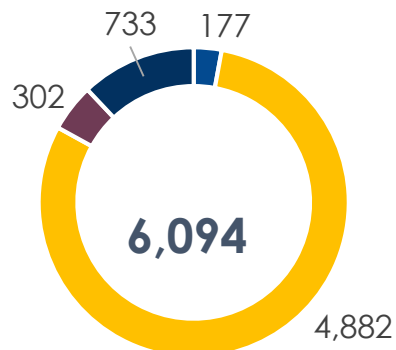
Capital Improvement



Public Housing Programs



Occupied Units

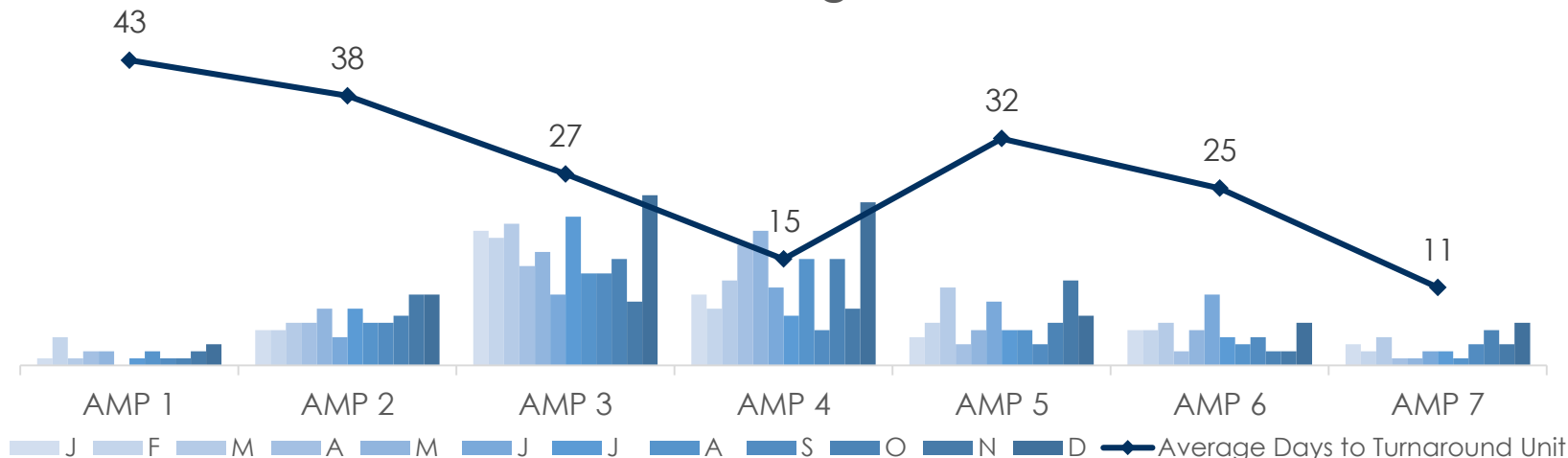


48
new units leased
during month

99.6%
occupancy

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

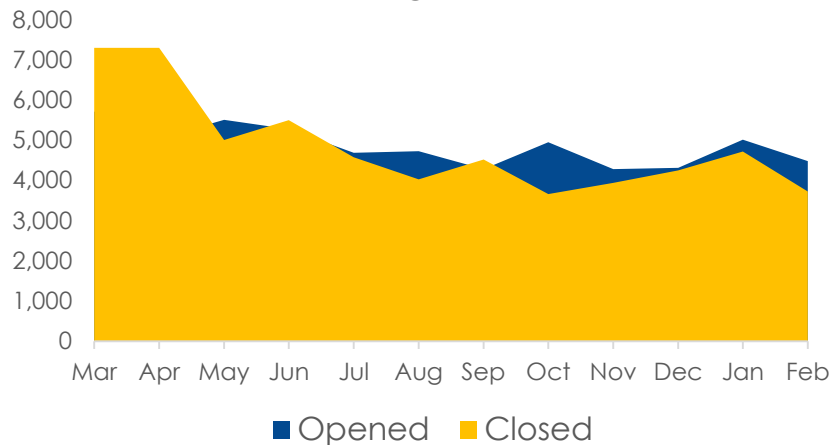
Units Leased with Average Turnaround Time*



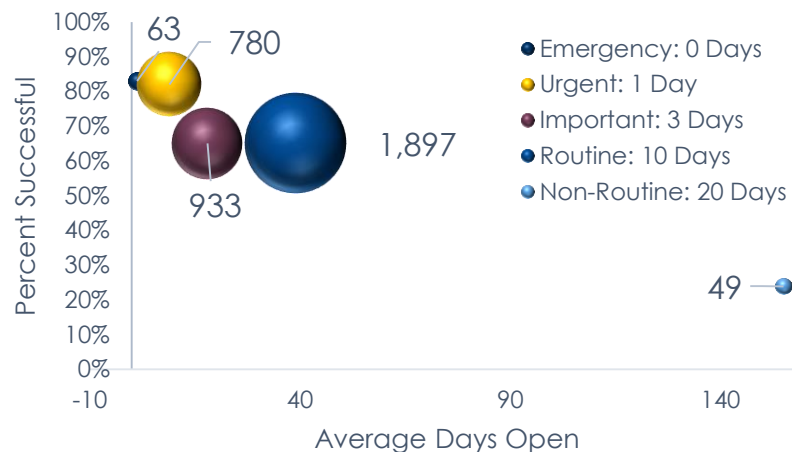
Public Housing Programs



Work Orders Opened and Closed by Month



Work Orders Closed within Goal Timeframe



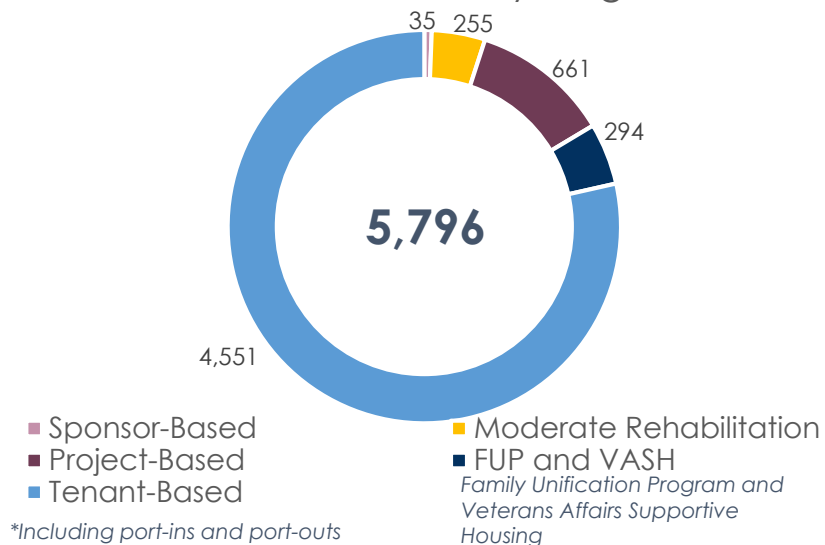
Open Work Orders going into February 2018	Work Orders Opened during February 2018	Work Orders Closed during February 2018	Net Open Work Orders
6,440	4,276	3,572	7,144

Goal	Total Closed February 2018	% Closed within Goal	Average Days Open
Emergency: 0 Days	63	83%	1
Urgent: 1 Day	780	82%	9
Important: 3 Days	933	65%	18
Routine: 10 Days	1,897	65%	39
Non-Routine: 20 Days	49	24%	155

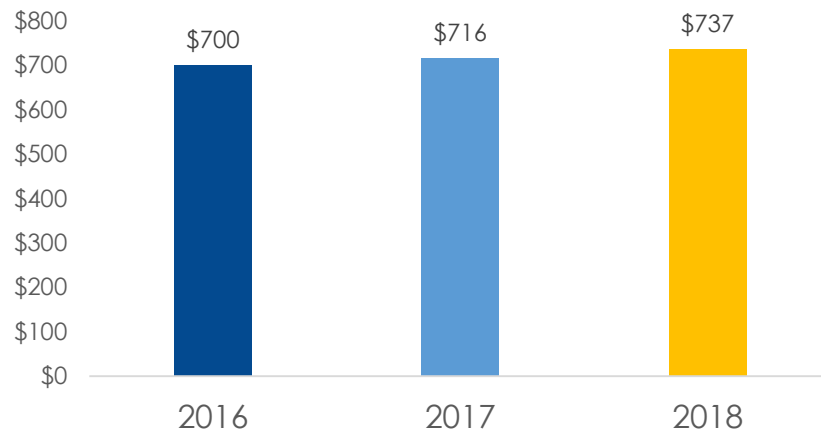
Housing Choice Voucher Programs



Households Served by Program*



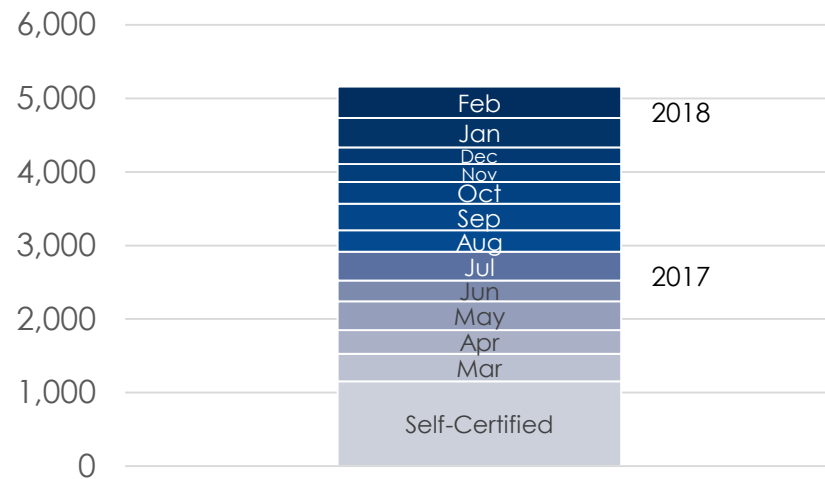
Average Housing Assistance Payment per Unit, Year to Date



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	Bidding
Cedars Community	Site security upgrades	Bidding
3205 E 37 th St & 3755 Snelling Ave	Plumbing, showers, fire alarm system replacement; HVAC upgrades; apartment improvements	Bidding
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	Bidding



Community Update

March 2018



Faces of MPHA: Meet Myeisha Kirkwood!

After years of moving from house-to-house with her older son, Myeisha Kirkwood knows the challenge of raising a family with unstable housing. That's why she joined MPHA's **Mobility Voucher Program**, which helps families with housing vouchers find homes in low-poverty neighborhoods around the metro area—along with security deposit, application fee, and moving-cost assistance. With stable housing (in Myeisha's case, in St. Paul) she has landed a job that allows her to cover almost all of her rent—which saves money MPHA can use to serve other families. Next goals for Myeisha? A bachelor's degree and homeownership!

Weatherization upgrades pick up steam at the Glendale Townhomes.

Through the winter, crews have been blowing in cellulose insulation, repairing and replacing furnaces, and upgrading ventilation across the Glendale family townhomes in Prospect Park. The investments are possible thanks to a partnership with CenterPoint Energy and Sustainable Resource Center, who led MPHA leaders on a tour of the work this month (at right). **SRC expects to complete all 184 homes by next winter**, bringing energy savings and an upgrade in comfort for residents of MPHA's oldest major property.



New "in-house" VOA social worker helps residents get settled and connected.

Incoming residents of public housing sometimes land without the basics to set up a home: furniture, linens, kitchen tools. That's where **Volunteers of America's** Nasteha Abdi comes in, meeting new residents right in our Leasing Department, hearing their needs, connecting them with services, and following up at their new homes. We're glad to have Nasteha and VOA working alongside us!

Want to learn more?



[MplsPublicHousing](https://www.facebook.com/MplsPublicHousing)



[Twitter.com/MplsPubHousing](https://twitter.com/MplsPubHousing)

www.MPHAOnline.org



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Voice of the Five Thousand

Residents share and learn at cultural events



Residents from the Cedars share a traditional Korean song at the cultural celebration at Horn Terrace

MPHA highrises are among the most diverse populations in the state. Learning about and appreciating a neighbor's history and culture helps build a stronger and more unified community. This was the goal of the two cultural celebrations in February, held as part of the N/NE and SE/SW Area meetings. The events, held at 1815 Central Ave N.E. and 115 W. 31st St., showcased cultural pride and promoted cross-cultural understanding through a variety of presentations and performances

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Presentations about Somali history and culture were part of this year's cultural celebrations.

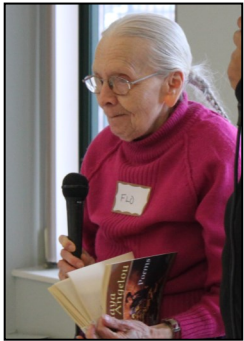
Residents prepare for council elections



Residents discuss qualities of effective resident council officers at the N/NE Area meeting in February.

Resident councils are gearing up now for their elections of new officers in May. Every resident is a member of their resident council. Officers are responsible for planning and running resident council meetings and helping to carry out actions voted on by their resident council. Nominating committees are being formed this month and will be responsible for recruiting candidates to serve as resident council officers and MHRC board members. Nominating committees should seek a wide range of candidates who reflect the diverse population in the highrises and who possess the qualities of effective officers. Residents at the February Area meetings said these qualities include: being responsible; being fair, open minded and a good listener; someone willing to advocate for residents; honesty and trustworthiness; an ability to put the community's needs before personal ego and someone who is respected by many residents. The nominating committees will present their slate of candidates at April resident council meetings. The list of nominees will then be posted for one month prior to the May resident council elections. All residents are encouraged to support a healthy highrise community by joining in resident council meetings and elections. Watch for fliers announcing meeting dates or call the MHRC at (612) 342-1330 for more information.

Cultural celebrations continued...
including skits, poetry, story-telling and singing as reflected in the photos below. MPHA and VOAMN staff volunteers served residents a variety of multi-ethnic refreshments.





MHRC Office Coordinator Laura Murphy and MHRC Executive Committee members Shirley Brown, 616 Washington St. NE, and Tamir Mohamud, 1515 Park Ave. S. (above photo L-R) study labels on proposed additions to highrise vending machines. Many residents have been asking for healthier options in their building snack machines. Taste tests are planned for several high-rises so residents can weigh in on what changes they would like to see.



Active Living Committee members Mohamed Awed, 1611 S. 6th St., Tamir Mohamud, 1515 Park Ave. S. and Sharif Ali, 2433 5th Ave. S. (above photo, L-R) practice using resistance bands during a stretch break at a recent meeting.



University of Minnesota Extension educator Nancy Brewster (photo above R, standing) introduces the topic and recipe of the day at a Parker Skyview health and nutrition class.

The Active Living Initiative is supported by the Minneapolis Health Department with funding from the MN Dept. of Health and the Centers for Disease Control and Prevention

\$ An important message about your rent rebate

By VOAMN Social Worker/Program Associate Rhonda Peterson, MSW

MPHA initially sent out incorrect Certificate of Rent Paid statements (CRP's) to residents which reflected less rent than residents actually paid, which would result in a lower refund than owed. If you happened to have used these CRP's to complete your Rent Refund you will need to send in an Amended Rent Refund form along with the corrected CRP's which MPHA recently mailed out to residents. Volunteers of America-MN Highrise Social Service staff can provide you with the needed forms and are available to assist you with completing the forms. Please check their office door for availability. You may also find the form online at www.revenue.state.mn.us/Forms_and_Instructions/m1prx_13.pdf

Wargalin deg deg ah oo ku saabsan warqadda lacag celinta sannadka 2017 oo marka la soo gaabiyo la yiraahdo (CPR).

Waxaa dhamaan deganayaasha guryaha dhaadheer lagu wargalinayaa in hayadda guryaha dhaadheer maamusha ee loo yaqaan (M.P.H.A.) ay si qaldan idiin kugu soo dirtay warqadda kirada guriga lacagta ee laguugu soo celinaayo sanadkii ee ku qorantahay oo marka la soo gaabsho la yiraahdo (CPR) marka waxaa la idiin soo dirayaa mid cusub oo si sax ah u qoran waayo midda aad hadda haysataan hayadda guryaha dhaadheer maamusha ee (M.P.H.A) ayaa si qaldan u soo qortay lacagta aad helayaan, sidaa darteed haddii aad macluumaad badan rabtaan inaad ka ogaatid fadlan la xidhiidh social workarada gurigaaga ka shaqaeeya ama yimaadda iyaga ayay hayadda guryaha dhaadheer maamusho (MPHA) u soo emailgareysay warqadaha cusub ee kirada guryaha lacagta dib laguugu soo celinayo sanadkii ee ku qorantahay oo marka la soo gabsho la yiraahdo (CPR).

MHRC trains and provides ongoing support to resident council treasurers



Jan Vandermay (standing, right) recently assisted MHRC staff in providing training to resident council treasurers who were elected since July and to those requesting some additional support. Treasurers have the important responsibility of managing and safeguarding resident council funds and completing monthly reports as well as Laundry Project and Resident Participation Fund reports.



Sharing the love at Heritage Commons



Residents of 350 Van White Memorial Blvd enjoy each other's company at a Valentine's Day party sponsored by their resident council.



Want to get in the Lowdown?! Send pictures of your highrise events to jstumme@mplshighrise.org

NEW EARLIER TIME - SAME PLACE!!

Sing OUT!

STARTING MARCH 12, 2018

1:30 - 3:00 pm

2nd MONDAY of EACH month

Cora McCorvey Health & Wellness Center - 1015 4th Ave N. Mpls. MN



Sing along or just enjoy...

Motown, Soul & Gospel favorites, plus snacks too!

ALL ARE WELCOME - FREE EVENT

More Information:
612.382.7155 or
info@aliveandkickinmn.org

metro
regional
arts
council

CORA MCCORVEY
HEALTH & WELLNESS CENTER

ALIVE & KICKIN'
THESE SENIORS ROCK

This activity is made possible by the voters of Minnesota through a grant from the Metropolitan Regional Arts Council, thanks to a legislative appropriation from the arts and cultural heritage fund.

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



This Month's Events

Thursday, March 1, 9:30 a.m.: MHRC Executive Committee meets at 1015 4th Ave. N

Monday, March 12, 1:30—3:00 p.m.:

Community "SING OUT" at 1015 4th Ave. N

Tuesday, March 13, 9:30 a.m.—2:30 p.m.

Project Lookout training (for registered Project Lookout volunteers only) at 1015 4th Ave. N.;

1:00 p.m.: MHRC Laundry Project meets at 1015 4th Ave. N.

Thursday, March 15, 9:30 a.m.: MHRC

Board of Directors meets at 1015 4th Ave. N.

Monday, March 19, 2:00 p.m.: Diversity

Committee meets at 1015 4th Ave. N.

Tuesday, March 20, 1:30 p.m.: Maintenance, Modernization and Management Committee meets at 1015 4th Ave. N.

Friday, March 23, 9:30 a.m.: Security Advisory Committee meets at 1015 4th Ave. N.

Monday, March 26, 9:30 a.m.: Active Living Committee meets at 1015 54th Ave. N.

12:30-2:30 p.m.: Community BINGO at 1015 4th Ave. N. (Wear MN Vikings colors!)

Wednesday, March 28: 12:00 p.m.: MPHA

Resident Advisory Board meets at 1001

Washington Ave. N.; **1:30 p.m.:** MPHA Board of Commissioners meet at 1001 Washington Ave. N.