



Monthly Performance Report

Minneapolis Public Housing Authority
Board of Commissioners
For the month ending April 30, 2018

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Highlights



MPHA has honored three **employees** with its Housing Choice Voucher Impact award in recent months:

February: HCV receptionist Carrie Patock always has a smile on her face as participants walk through the door. Her humor and generous spirit is felt by all of the people we serve.

MPHA is working with Franklin Energy Services, a consultant with funding to assess and **replace aging appliances with new, energy-efficient models**. Our first assessment at 1815 Central will result in 272 air conditioner replacements worth \$160,000. The next assessment includes air conditioners and refrigerators at Glendale, followed by two or three properties each year.

MPHA participated in the ground-breaking for **Great River Landing**, a 72-unit apartment building with services for men seeking a second chance after incarceration. MPHA has committed **40 project-based vouchers**, making the project financially viable. The core partners are Better Futures MN and Beacon Interfaith Housing Collaborative.

March: Mary Washburn is so efficient in her work that you would never know she is working two caseloads, and doing it with a high degree of accuracy.

Mayor Jacob Frey and Council Member Abdi Warsame joined MPHA at The Cedars to share plans for an **\$825,000 package of security measures** we are putting in place this summer. The plans were well-received, and received coverage from the Star-Tribune, KSTP, and local Somali media.

Greg Russ spoke at the grand opening for **Downtown View**, a 42-unit transitional supportive housing facility for youth experiencing homelessness. MPHA has committed **25 project-based vouchers** to make the project viable. The core partners are Youthlink and PPL.

April: Nasir Farah is known for providing excellent customer service, and is always willing to help fellow co-workers resolve issues with their Somali-speaking clients.

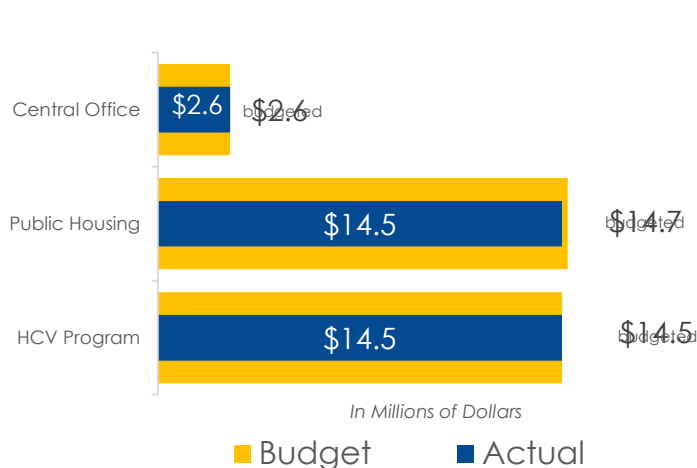
Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 6,964,700	\$ 6,961,898	\$ (2,802)	0%
Public Housing Operating Subsidy	\$ 6,587,432	\$ 6,449,188	\$ (138,244)	-2%
HCV HAP Subsidy & Admin Fees	\$ 14,432,699	\$ 14,363,453	\$ (69,246)	0%
Other Revenues, Fees, & Grants	\$ 824,281	\$ 842,210	\$ 17,929	2%
Transfers-In	\$ -	\$ -	\$ -	n/a
Total Sources	\$ 28,809,112	\$ 28,616,749	\$ (192,363)	0%
Uses				
Public Housing Operations	\$ 14,729,377	\$ 14,556,078	\$ 173,299	1%
Housing Choice Vouchers	\$ 14,573,838	\$ 14,596,333	\$ (22,495)	0%
MTW Initiatives	\$ 143,100	\$ 78,649	\$ 64,451	45%
Total Uses	\$ 29,446,315	\$ 29,231,060	\$ 215,255	1%
Net Sources/(Uses)	\$ (637,203)	\$ (614,311)	\$ 22,892	4%

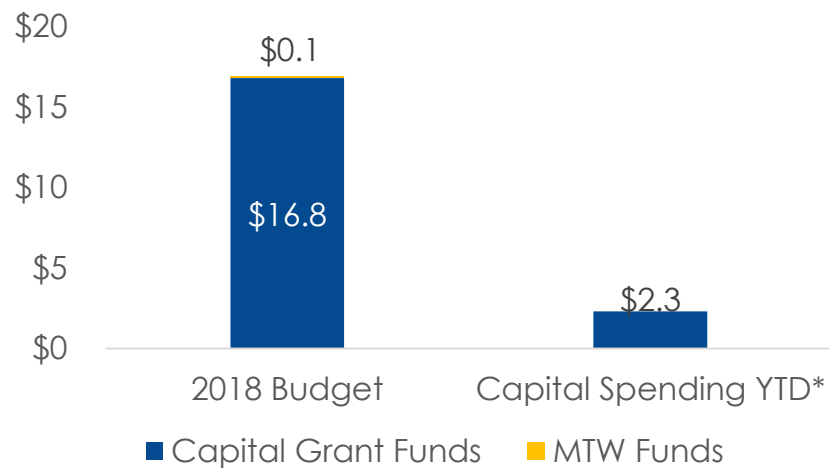
*Public Housing Operating Subsidy unfavorable variance is expected to be corrected once HUD begins paying subsidy at the latest appropriation level.

*MTW Initiative budget savings is due to vacant budgeted positions. Hiring process is underway.

Year to Date (YTD) Expenses



Capital Improvement

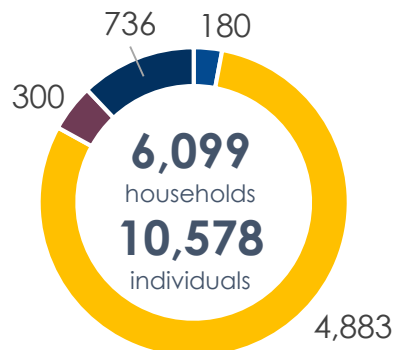


*An additional \$7.3 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units

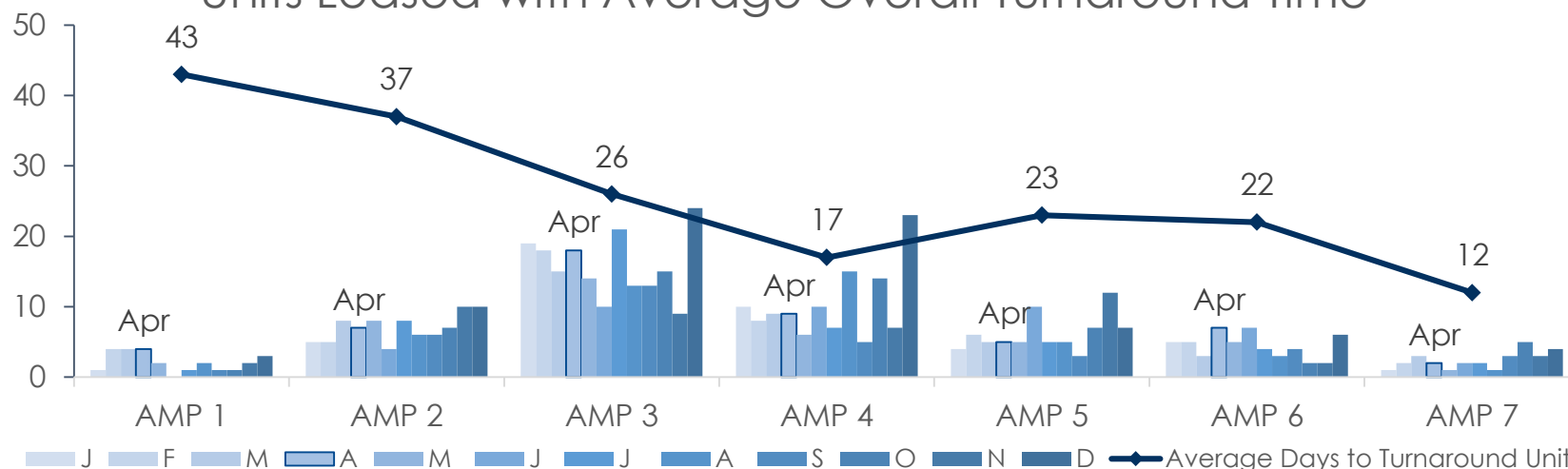


52
new units leased during month

99.5%
occupancy

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

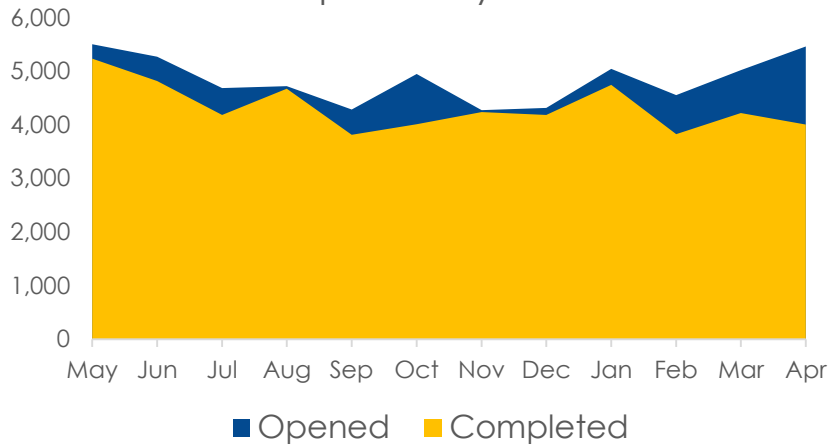
Units Leased with Average Overall Turnaround Time*



Public Housing Programs

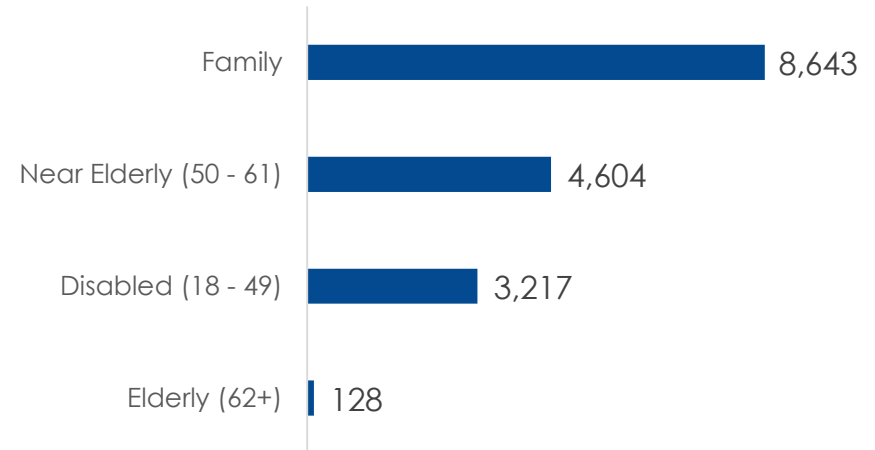


Work Orders Opened and Completed by Month



Open Work Orders going into April 2018	Work Orders Opened during April 2018	Work Orders Completed during April 2018	Net Open Work Orders
6,372	5,461	4,230	7,603

Applicants on Waiting List

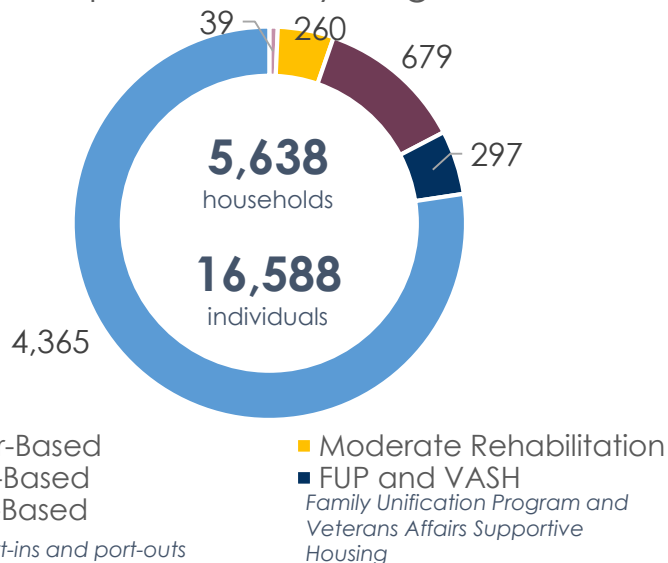


Goal	Total Completed April 2018	% Completed within Goal	Average Days Open
Emergency: 24 Hours	58	100%	0
Urgent: 1 Day	759	86%	4
Important: 3 Days	961	76%	8
Routine: 10 Days	2,158	80%	13
Non-Routine: 20 Days	70	79%	16

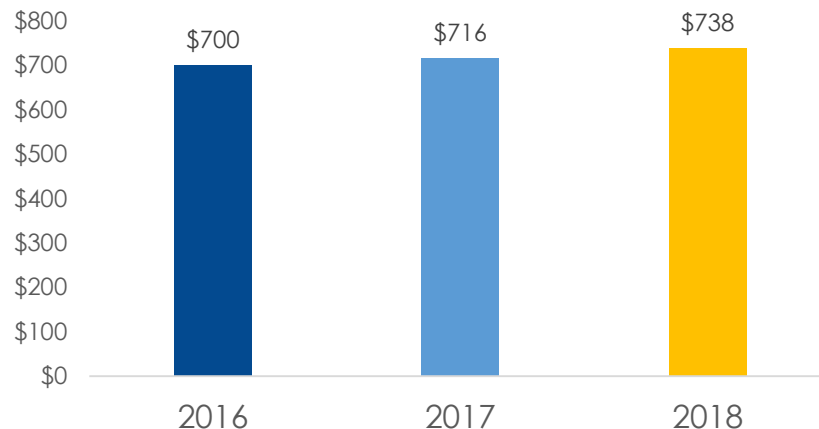
Housing Choice Voucher Programs



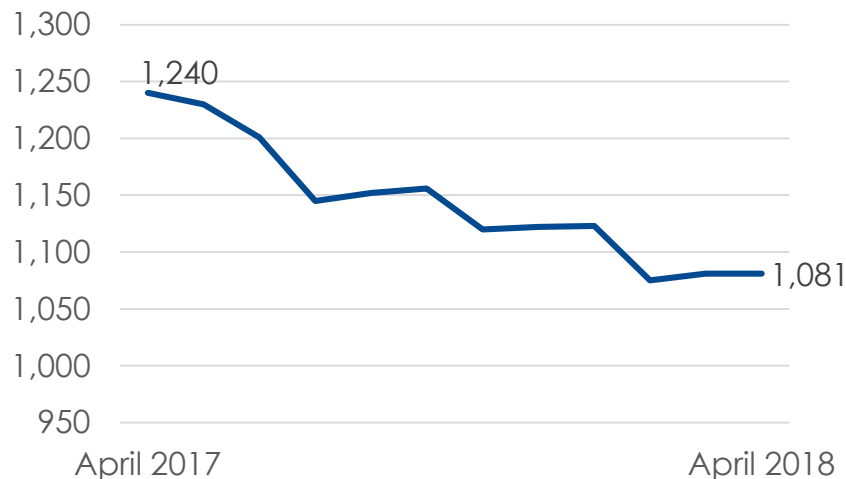
People Served by Program*



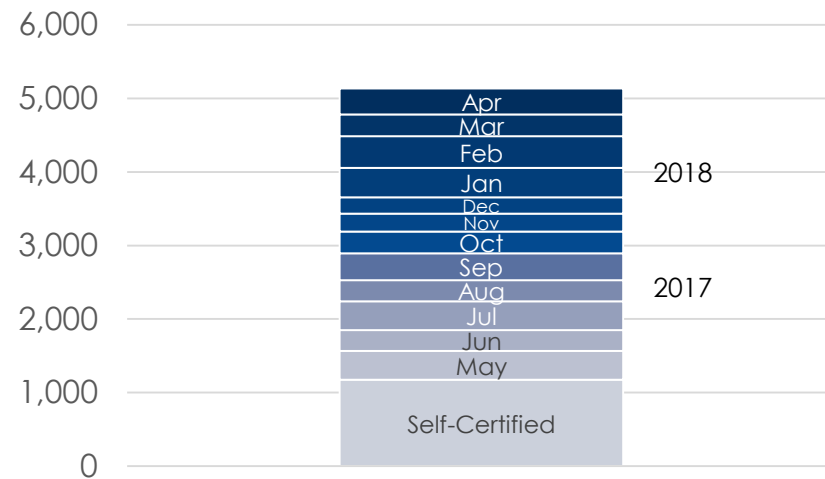
Average Housing Assistance Payment per Unit, Year to Date



Applicants on Waiting List



Annual Inspections Conducted



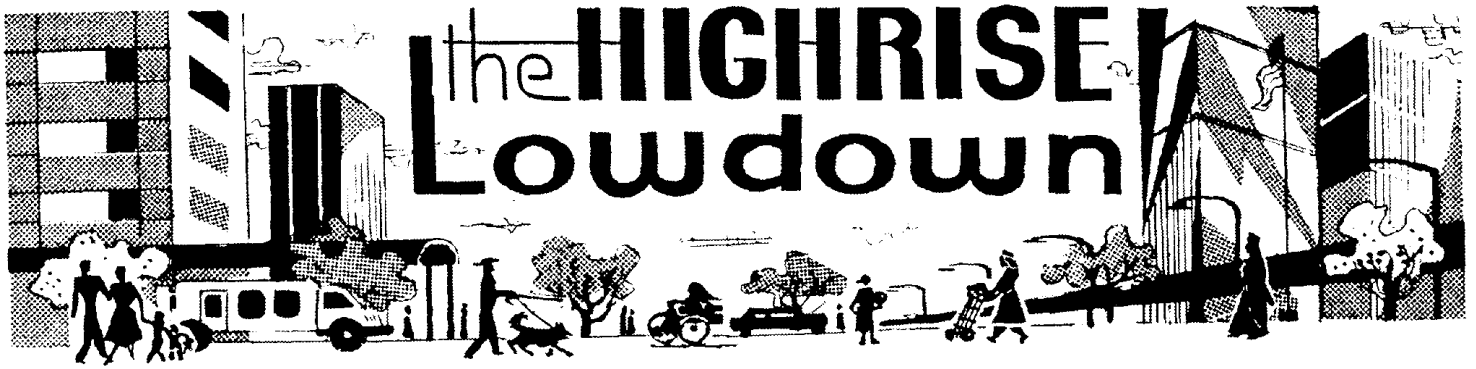
Building Improvement Projects - Active



ADDRESS	DESCRIPTION OF WORK	STATUS
2121 Minnehaha Ave	Plumbing & fire alarm system replacement	Planning
1515 Park Ave S	Plumbing & shower replacement	Planning
1001 Washington	First floor lobby/security upgrades	Planning
Scattered Sites – various sites	2018 improvements: Roof & garage replacement	Planning
3755 Snelling Ave	Roof replacement	Bidding
Glendale Headstart Facility	Roof replacement	Bidding
Horn Towers, 314 Hennepin, 1717 Washington, Hiawatha Towers, Elliot Twins, 630 Cedar	Fire alarm system replacement	Bidding
314 Hennepin, 1710 Plymouth, 1206 2 nd St NE	Elevator modernization	Awarding contracts
314 Hennepin Ave	Site security upgrades	Mobilizing
Cedars Community	Site security upgrades	Mobilizing
3205 E 37 th St & 3755 Snelling Ave	Plumbing, showers, fire alarm system replacement; HVAC upgrades; apartment improvements	In progress
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	Substantially complete

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Minnehaha Townhomes	16-unit new construction	Securing Financing



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Voice of the Five Thousand

Attend your council meeting this month and vote for your resident leaders!




MHRC Lead Organizer John Stumme (standing, photo right) discusses the importance of strong resident councils and resident council leadership at the N/NE Area meeting last month at 314 Hennepin Ave.

In highrises across the city, residents will vote this month for resident council officers, an MHRC board member, and an MHRC board alternate.

At last month's Area meetings, residents discussed the importance of resident councils, which are the official resident voice for a highrise community, where residents have the opportunity to come together to discuss and act on common concerns.

MPHA management staff is required to attend resident council meetings to listen and respond to resident concerns and report on current highrise issues. VOAMN staff also attend resident council meetings to report on programs for residents.

All residents are members of their highrise's
Continued next page

You have the
POWER
to decide...
VOTE 
for your highrise leaders

2018- 2019 Resident Council Officers &
2018 - 2020 MHRC Board Member

**LOOK FOR A POSTED
FLIER FOR MEETING DATE & TIME**

Resident councils continued...

resident council. Resident council officers have the important task of planning and running meetings where resident interests such as security, building maintenance and modernization, as well as plans for social events can be discussed and acted upon. The officers are also responsible for ensuring that resident council funds are spent and managed within established guidelines.

The Department of Housing and Urban Development (HUD) requires that there be at least five officers for each resident council. A treasurer must be elected to manage and report on resident council funds. Other positions typically include a president, vice president, and secretary, along with a 5th officer position defined by each resident council's bylaws. MHRC board members will represent their building's residents by attending the MHRC board meetings every other month and reporting back to their resident council on matters of citywide importance, including MPHA policies and practices and national public housing tenant issues.

Do you have ideas for, or concerns about, your highrise or public housing in general? If you do, go to your resident council meeting this month to nominate and vote for officers and MHRC board members who you think will best represent your interests. Better yet, if you have the time and positive energy to be a resident leader, run for a position yourself. The MHRC will provide training and on-going support (see training notice on back page).

Look for fliers posted in your building to find out when your resident council is holding elections or call the MHRC office at 342-1330 to find out more information about your resident council.

Gole Guri, oo Awooda leh waxa uu abuuri karaa Bulsho Caafimaad leh

Hadaba doorashada dhici doonta bisha May waa fursad muhim ah, waana xilliga doorashada Golaha Guriga ee dhismaha aad deggan tahay marka haddii aad qabtid fikrado iyo talooyin waxqabad uleh Bulshada, fadlan ka qeyb qaado shirka dhici doono Bisha May, dooro xubnaha Golaha Guriga, ka hadal danaha aad leedahay ee Arimaha Beesha. Isla-markaa waad noqan kartaa xubin ka mid ah Golaha, Hay'ada MHRC waxay kuu furi dontaa tababar, iyo Aqoon-sweydaarsi.

Xubnaha Golaha Guriga waxay mas'uul ka yihiin

Hirgelinta xeer hoosadka Guriga, la shaqeynta Hay'adaha Adeega. Hadaba Haddii aad garan karin xilliga shirka Golaha Guriga aad deggan tahay fadlan la soo xiriir telefoonka Hay'ada 342-1334.

Residents continue identifying priorities for MPHA annual plan



Residents at the SE/SW Area Meeting last month at 2121 Minnehaha Ave discuss their priorities for MPHA.

MPHA's Resident Advisory Board will start meeting soon to advise the MPHA on the development of its annual Moving to Work (MTW) plan, which outlines proposed new initiatives as well as proposed changes to MPHA policies and procedures.

The MHRC has been helping to gather early resident input into the plan by asking residents to identify their priorities for MPHA. It started at MHRC's board meeting in March where residents said that among their top concerns were keeping rents at 30% of adjusted gross income, and security, including guard funding, support of Project Lookout and additional cameras.

At the Area meetings in April residents added to the list, asking for a continued focus on pest control, improved recycling programs, the need for more carpenters, restarting the cycle painting program and more access to building management staff.

Residents at several highrises said they would like to enjoy their balconies, which are currently locked off to residents. The balconies are accessible from building hallways. MPHA has said there are safety concerns with the balconies, which is why they are kept locked.



Healthier vending options



Residents at Heltzer Manor, 2121 Minnehaha Avenue S., (photo, left) sample and rank a variety of healthier snacks that could be added to the vending

machines in their building. Apple Automatic, which services the building's vending machines, provided the snacks and beverages for taste-testing and will upgrade their product offerings so that 50% meet healthier standards for salt, fat and sugar content. These changes have been requested by residents at the eight pilot highrises and could be expanded to other interested buildings.

Active Living Committee members (photo, right) Odessa Davis, 2415 3rd St. N. and Kaycee Perkins, 1815 Central Ave. NE, study one of the promotional options for introducing residents to the vending machine changes.



Garden season (finally!) starts

It's almost planting time! Kim Kellogg and Mattie Henderson (file photo, left) prepare the Rainbow Terrace, 1710 Plymouth Ave. N, com-

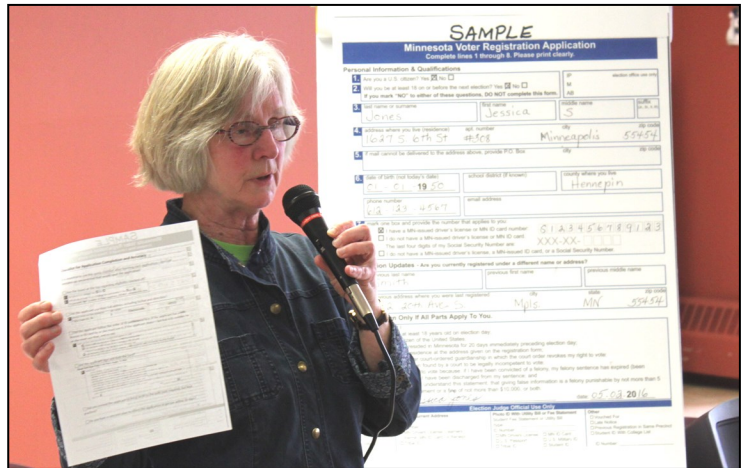
munity vegetable garden for plants and seeds donated by the MN State Horticultural Society. Ten highrises offer community gardens and new residents are always welcome. Contact the MHRC office, 612-342-1330, for more information.

(Project supported by Mpls Health Dept with funding from the MN Dept of Health and Centers for Disease Control and Prevention.)

ELECTION

2018

Are you registered to vote?



MHRC Executive Director Barb Harris reviews the steps for completing a voter registration applications at the N/NE Area meeting in April at 314 Hennepin Ave.

On November 6 Minnesotans will elect two U.S. Senators, a U.S. Representative, a Governor and Lt. Governor, Secretary of State, State Auditor and State Representatives. The decisions made by these individuals regarding housing, social services, transportation and more, directly impact residents of public housing.

At the Area meetings last month, MHRC Executive Director Barb Harris announced a new initiative to register highrise voters in preparation for the November 6 election. Between May 1 and May 11, as part of Our Homes, Our Voices, National Housing Week of Action, the MHRC is sponsoring a voter registration contest. Residents will be working to register neighbors, family members, and friends, who are not currently registered to vote. A \$30 gift card will be awarded to two residents from the north and south sides of the city who register the most voters. For details on how you can participate, contact the MHRC at (612) 342-1330 or at info@mplshighrise.org.

Residents in several highrises are also participating in a post card campaign to urge congressional representatives to increase investments in affordable housing (including public housing) and community development programs. Contact the MHRC for information about how to participate in this initiative.

SPECIAL INVITATION!

All NEW Michael Matthew Ferrell/Jason Hansen Production

NEIGHBORS
NIGHT OUT

June 7, 2018



Sponsored by Alive & Kickin, Bloomington Center for the Arts, The City of Bloomington, Cora McCrory Center & James R. Thorpe Foundation

The Ultimate SENIOR ROCK CONCERT

with
**LIVE MUSIC, SINGING,
STORYTELLING**

Dancing in the Aisles

TRANSPORTATION

and FREE food & drink!

Thursday, June 7th, 2018

4:30 Bus Loading at CMC
5:45 pm Welcome Party & 6:30 Show at
Bloomington Center for the Arts

REGISTER TODAY!

CALL

612-344-2221

Or visit us at
the Cora McCrory Center (CMC)
1015 4th Ave. N., Minneapolis

MUST pre-register by May 30th

TICKETS: \$32-FREE

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THESE SENIORS ROCK

www.AliveandkickinMN.org



Attention all resident council officers elected in May!

Officer training is required in order for your resident council to receive Laundry Project and Resident Participation funds. **Newly elected and re-elected officers must attend one of the two training sessions offered:**

- ♦ **Wednesday, May 30, 9:30 a.m.– 2:00 p.m. at 1815 Central Ave. NE; or**
- ♦ **Thursday, May 31, 4:30—7:30 p.m. at 630 Cedar Ave. S. (Pavilion)**

There is always new information shared at these trainings, presented in a way that is interesting and fun! A free meal will be provided as well as a \$10 cash transportation stipend at the end of the training. **Sign up with your VOAMN social worker after the election!** Note: These trainings are for resident council officers only; MHRC board member training is in July.

New Medicare Cards

Coming Soon

From VOAMN Social Worker/Program Associated, Rhonda Peterson, LSW

Have you heard about the new Medicare card? Medicare will start mailing these new cards beginning in April 2018. You don't need to do anything to get your new Medicare card — it will automatically be mailed to you. While the Medicare card is changing, **your Medicare coverage and benefits will stay the same. Make sure that Social Security has your correct address so that you can receive your new card. Even if you have only moved apartments but stayed in the same building you will need to update your address.**

If you need assistance please contact the VOA Social Service staff assigned to your building or call their main office at 612-821-2189.

The *Highrise Lowdown* is a publication of the Minneapolis Highrise Representative Council, 1015 4th Ave. N., Minneapolis, MN 55405. The Lowdown will print reader responses as space permits; we reserve the right to edit all submissions. Send submissions to the address above or to jstumme@mplshighrise.org. Call 612-342-1331 for more information.



This Month's Events

Thursday, May 3, 9:30 a.m.: MHRC Executive Committee meets at 1015 4th Ave. N.

Tuesday, May 15, 1:30 p.m.: MHRC Maintenance, Modernization and Management Committee meets at 1015 4th Ave. N.

Thursday, May 17, 9:30 a.m.: MHRC Board meets at 314 Hennepin Ave.

Monday, May 21, 9:30 a.m.: Active Living Committee meets at 1015 4th Ave. N.

2:00 p.m.: MHRC Diversity Committee meets at 1015 4th Ave. N.

Wednesday, May 23, 12:00 p.m.: Resident Advisory Board meets at 1001 Washington Ave. N.

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

Friday, May 25, 9:30 a.m.: Security Advisory Committee meets at 1015 4th Ave. N.

Monday, May 28, 12:00—2:30p.m.: BINGO at 1015 4th Ave. N.

Wednesday, May 30, 9:30 a.m.: Officers' training at 1815 Central Ave. N.E. (see notice above)

Thursday, May 31, 4:30 p.m.: Officers' training at Cedars Pavilion (630 Cedar) (see notice above).