



Monthly Performance Report

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

Contents

1. Highlights
2. Financials
3. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
4. Building Improvement and Development Projects
5. Human Resources Quarterly Report
6. Attachments

Highlights



The **HCV Impact Award Winner** for July is **Ryan Nelson**, for exceptional teamwork and strong management of the port-out process. Ryan always makes himself available to answer the many questions staff have regarding the port-out process, doing the research to ensure staff have accurate information for their families.

Brian Schaffer recently joined MPHA as an Assistant Director of Real Estate Development. He holds a Master's degree in Urban and Regional Planning from the Humphrey School of Public Affairs. He comes to the MPHA from the Community Planning and Economic Development department of the City of Minneapolis. His most recent role at the City of Minneapolis was co-managing the development of Minneapolis 2040, the City's Comprehensive Plan.

Gretchen Buechler recently joined MPHA as an Analyst. She holds a Master's degree in Urban and Regional Planning from the Humphrey School of Public Affairs. Gretchen's background is in data analysis and research, both at the state level and the community level. She has most recently worked at the Center for Urban and Regional Affairs and at Minnesota Housing.

Elizabeth Dressel recently joined MPHA as a Senior Planner. She holds a Master's degree in Urban and Regional Planning from the Humphrey School of Public Affairs and a Bachelor's Degree in Social Work from the University of St. Thomas. Elizabeth has worked in a variety of roles focused on community organizing, policy development, and research for local nonprofits and the State of Minnesota.

Colleagues are mourning the loss of **Theresa Funches**. Theresa passed away last week after a difficult battle with a sudden illness. She was an employee of the MPHA Finance Department for more than 20 years. Her good work, outgoing personality, and sense of humor are deeply missed by all.

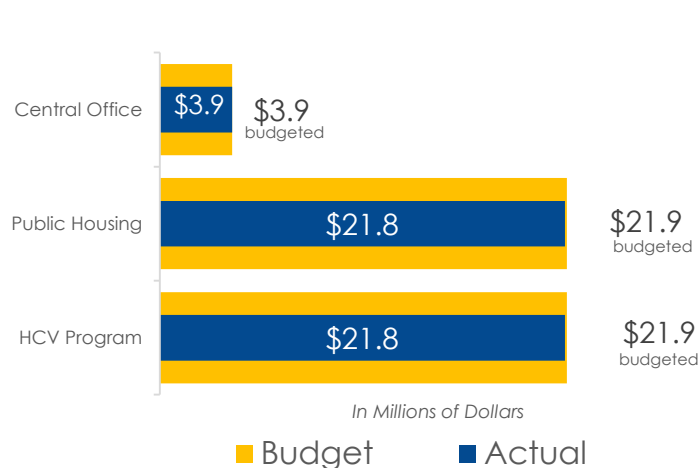
Operating Sources and Uses MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 10,447,050	\$ 6,961,898	\$ (6,239)	0%
Public Housing Operating Subsidy	\$ 10,081,146	\$ 6,449,188	\$ (55,874)	-1%
HCV HAP Subsidy & Admin Fees	\$ 21,639,343	\$ 14,363,453	\$ (134,264)	-1%
Other Revenues, Fees, & Grants	\$ 1,113,742	\$ 842,210	\$ 117,128	11%
Transfers-In	\$ -	\$ -	\$ -	n/a
Total Sources	\$ 43,281,281	\$ 28,616,749	\$ (79,249)	9%
Uses	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Public Housing Operations	\$ 21,947,728	\$ 21,750,461	\$ 197,267	1%
Housing Choice Vouchers	\$ 21,877,840	\$ 21,844,640	\$ 33,200	0%
MTW Initiatives	\$ 192,250	\$ 100,093	\$ 92,157	48%
Total Uses	\$ 44,017,818	\$ 43,695,194	\$ 322,624	1%
Net Sources/(Uses)	\$ (736,537)	\$ (493,162)	\$ 243,375	33%

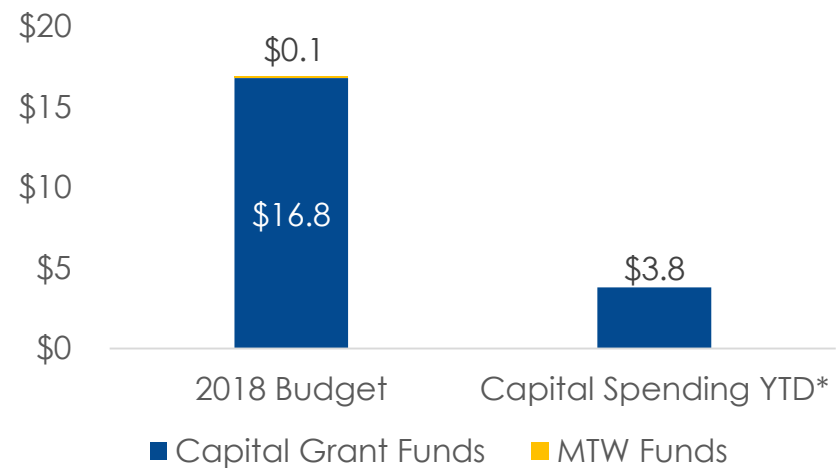
*Public Housing Operating Subsidy unfavorable variance is expected to be corrected once HUD begins paying subsidy at the latest appropriation level.

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

Year to Date (YTD) Expenses



Capital Improvement

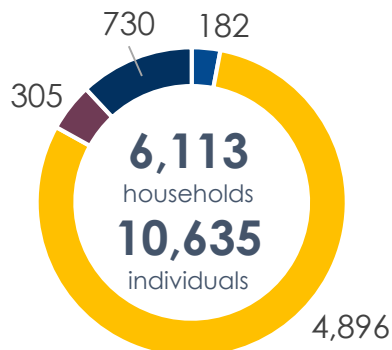


*An additional \$9.1 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units

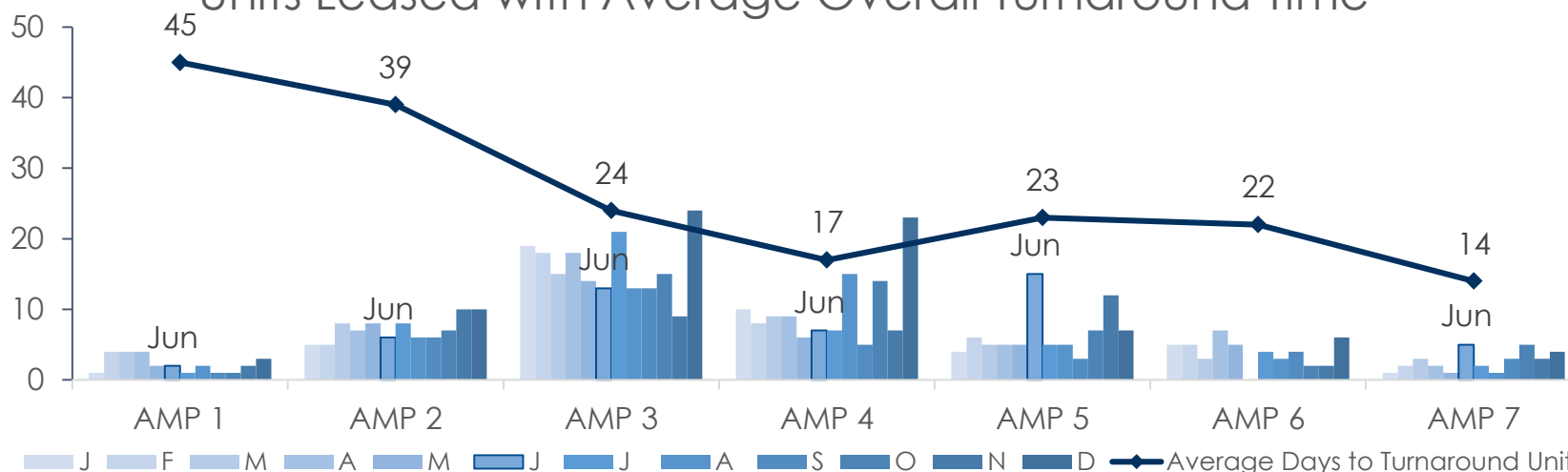


48
new units leased during month

99.7%
occupancy

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

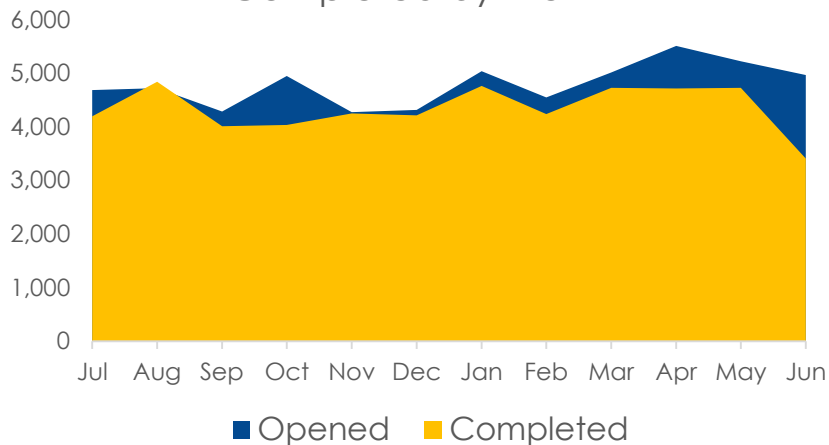
Units Leased with Average Overall Turnaround Time*



Public Housing Programs

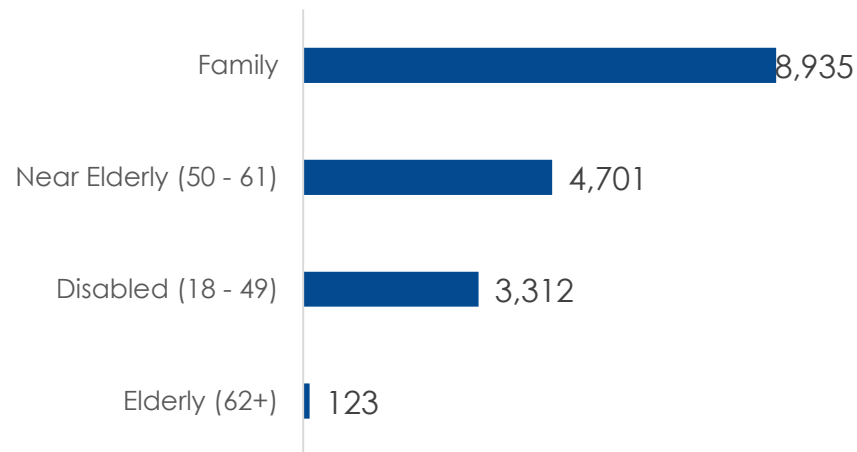


Work Orders Opened and Completed by Month



Open Work Orders going into June 2018	Work Orders Opened during June 2018	Work Orders Completed during June 2018	Net Open Work Orders
6,048	4,965	3,408	7,605

Applicants on Waiting List

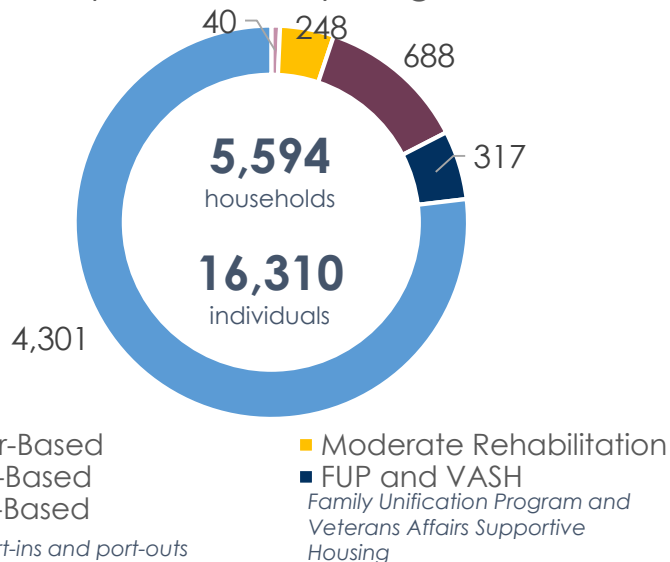


Goal	Total Completed May 2018	% Completed within Goal	Average Days Open
Emergency: 24 Hours	50	100%	0
Urgent: 1 Day	721	87%	3
After Hours Non-Emergency: 2 Days	8	100%	0
Important: 3 Days	860	73%	12
Routine: 10 Days	1695	71%	21
Non-Routine: 20 Days	73	56%	50

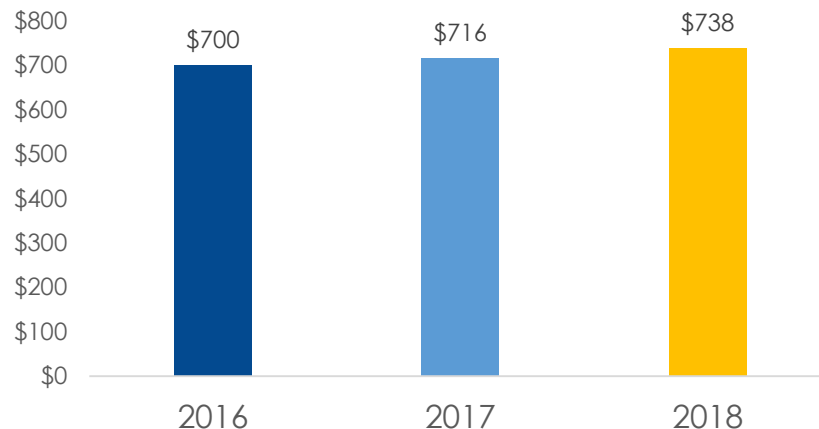
Housing Choice Voucher Programs



People Served by Program*



Average Housing Assistance Payment per Unit, Year to Date

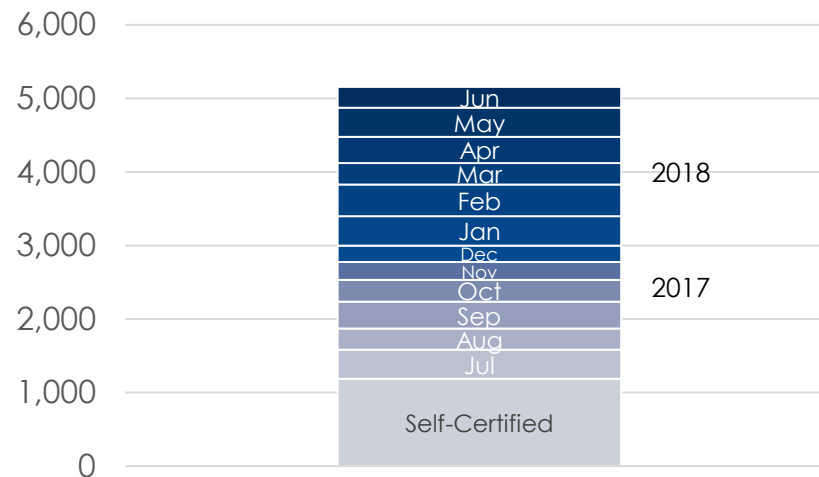


Applicants on Waiting List



HCV staff are currently attempting to contact all waiting list applicants. Those who do not respond are inactivated but will be reactivated if they respond within one year.

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	Bidding
3755 Snelling Ave	Roof replacement	Materials ordered
Glendale Headstart Facility	Roof replacement	Materials ordered
Horn Towers, 314 Hennepin, 1717 Washington, Hiawatha Towers, Elliot Twins, 630 Cedar	Fire alarm system replacement	Materials ordered
314 Hennepin, 1710 Plymouth, 1206 2 nd St NE	Elevator modernization	Materials ordered
Cedars Community	Site security upgrades	In progress
314 Hennepin Ave	Site security upgrades	In progress
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

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Minnehaha Townhomes	16-unit new construction	In progress

Building Improvement Projects - Completed

Elevator modernization at 828 Spring, 620 Cedar, and 2121 16th Ave

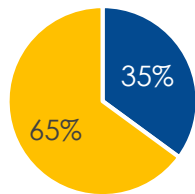
Human Resources Quarterly Report



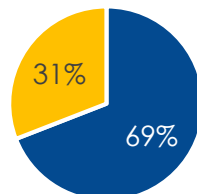
MPHA Staff Diversity

Gender

Hourly Employees



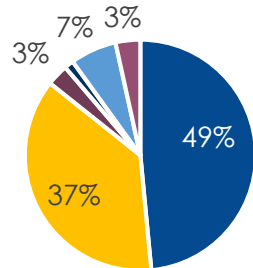
Supervisors



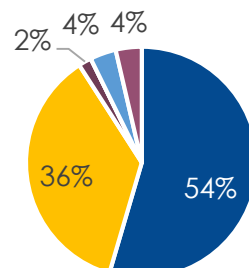
■ Female ■ Male

Race and Ethnicity

Hourly Employees

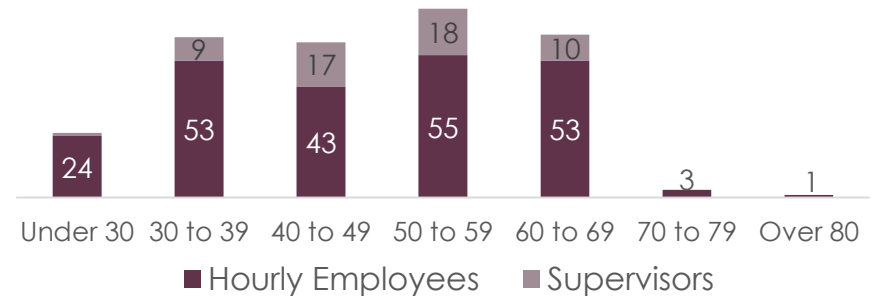


Supervisors



■ White ■ Black
■ Hispanic/Latino ■ Native American
■ Asian ■ Two or More Races

Age Range



Hiring

2018: 34 hires

2017: 49 hires

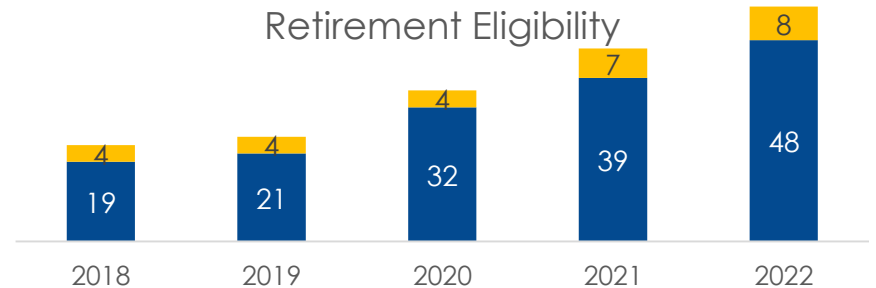
↑ 2018 hiring exceeds 2017 year to date

Turnover Rate

Hourly Employees: 18%

Supervisors: 17%

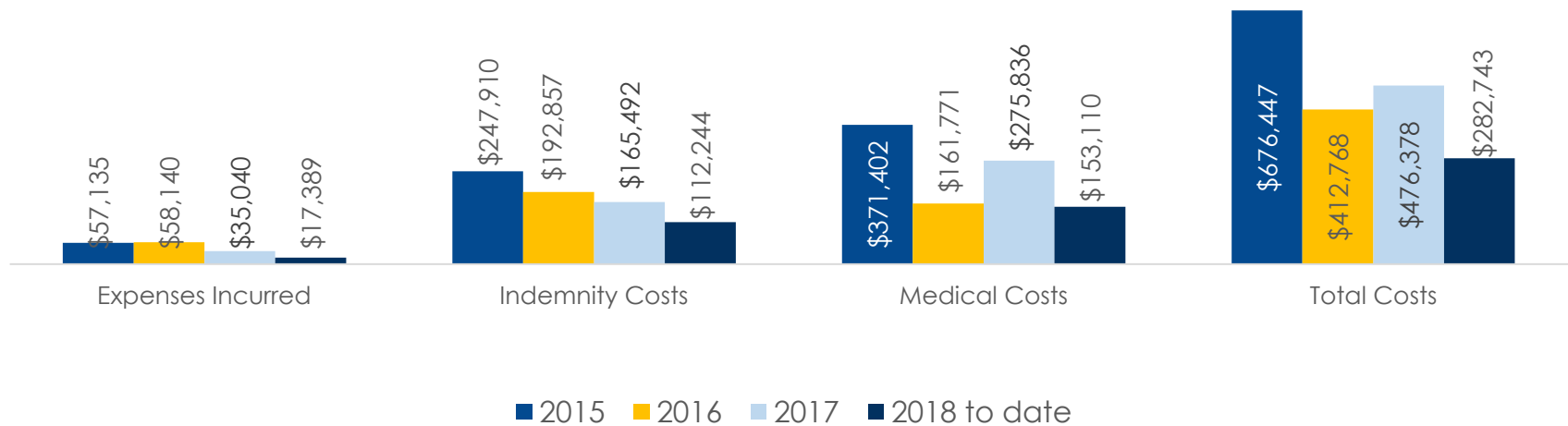
Retirement Eligibility

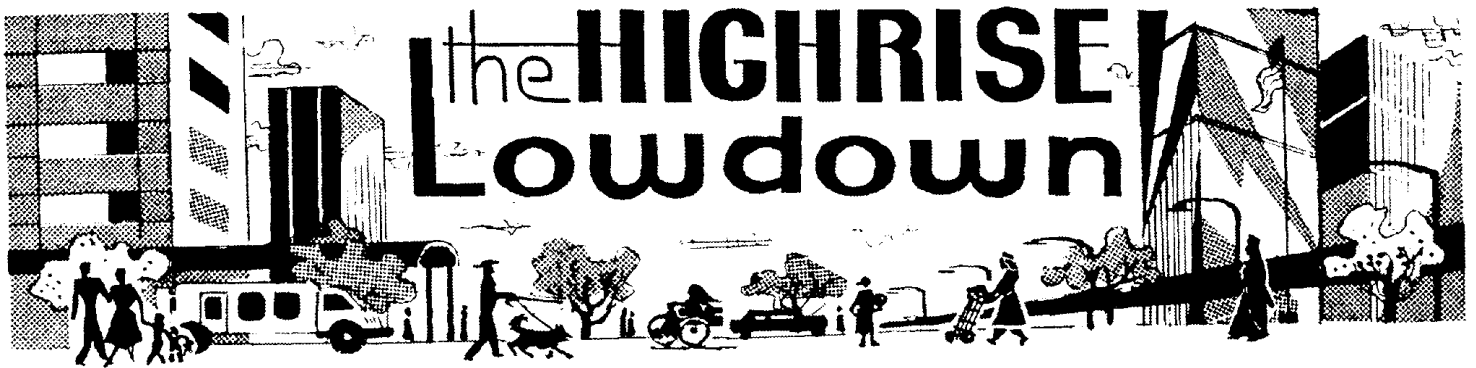


65% of employees are eligible for retirement within 5 years

Workers Compensation

Workers Compensation Trends





Published Monthly by the Minneapolis Highrise Representative Council

June, 2018

Vol. 28, No. 6

Voice of the Five Thousand

Ready to serve their highrise communities

MHRC trains newly-elected resident council officers



MHRC Lead Organizer John Stumme (left) trains newly-elected resident council officers at a training in May held at 1815 Central Ave. NE.

Residents in nearly all of MPHA's forty-two highrises elected new resident council officers in May. They include council presidents, vice presidents, secretaries, treasurers, as well as other positions designated by each highrise.

Around 150 of these newly-elected officers attended one of two trainings in May held at 1815 Central Ave. N.E. and 630 Cedar Ave. S. Officers learned the importance of working as a team, safeguarding resident council funds, how to plan and run effective resident council meetings, the role of the council in advocating on behalf of tenant concerns, and more.

In small group trainings attendees also practiced creating meeting agendas and how to plan and organize successful community events.

Resident council officers are responsible for plan-

ning and running fair and democratic monthly council meetings, carrying out activities and directives voted on by residents at council meetings, managing and accounting for resident council funds, and promoting good communication between residents, MPHA and others.



Officers participate in a training at the 630 Cedar Ave. Pavilion in May.

A healthy resident council is not just the responsibility of the officers; all residents are members of the resident council and are encouraged to show up and vote at meetings and volunteer to help with resident council activities.

MPHA board approves framework for meeting future capital and redevelopment needs



MPHA Executive Director/CEO Greg Russ discusses MPHA's draft Strategic Vision and Capital plan at the May 17 MHRC Board meeting at 314 Hennepin.

At their board meeting in May, MPHA commissioners adopted a "Strategic Vision and Capital Plan." The plan is based, in part, on the premise that the federal government is not meeting its obligation to adequately fund housing authorities in order for them to operate, maintain and preserve their housing stock. Therefore, new strategies for raising funds are necessary.

For the highrises, this could include converting the current public housing subsidy for most units to Tenant Protection Vouchers. MPHA says this could allow them to triple the amount of subsidy they get for each unit from HUD, which in turn would put the MPHA in a better position to borrow money from private investors to rehab the buildings. MPHA Executive Director/CEO Greg Russ has told resident leaders that residents would see no change in their rent or in the management and maintenance of their buildings. MPHA has committed to ongoing regular dialog with the MHRC and individual resident councils to address questions and concerns about the risks of converting subsidies, the various financing options, as well as questions about tenant protections. Any work at a highrise would first require a comprehensive resident involvement process.

The MPHA board had previously adopted a set of guiding principles for redevelopment work which

included a provision that all partnerships (with investors) "must result in a development agreement that provides permanently affordable housing and a return on investment that clearly benefits the MPHA and its residents."

The Strategic Vision and Capital Plan also includes MPHA addressing resident health and human services needs in its redevelopment work, as well as the establishment of a Quality Maintenance Program (QMP). A goal of the QMP is to "improve the approach to grounds, janitorial, pest control, and major systems maintenance." Members of the MHRC's Maintenance, Modernization and Management committee will be involved in reviewing proposals for setting up the QMP.



MHRC Board Meeting Wrap UP

The MHRC Board meeting was held May 18 at 1015 4th Ave. N. Board action included:

- ◆ Review of MHRC priorities #6 regarding continuing and supporting the Highrise Laundry Project, #7 regarding promoting individual responsibility for quality environments, and #8 regarding promoting appreciation of highrise diversity;
- ◆ Discussion of 2018 voter engagement plans;
- ◆ Discussion with VOAMN Highrise Social Services Director Bill Melton about two new VOAMN positions—one for crisis intervention and another to assist new move-ins;
- ◆ Discussion with MPHA Executive Director/CEO Greg Russ about MPHA's Strategic Vision and Capital Plan;
- ◆ Discussion with Russ and MPHA Director of Operations Mary Boler about MPHA's plans for a new Quality Maintenance Program; and
- ◆ Discussion about plans for the September 27 Annual Highrise Celebration.





Hamilton Manor, 1314 44th Ave N, residents (photo above) join Physical Therapy graduate students from St. Catherine University in St. Paul in chair exercises. The students worked with residents from five highrises on a variety of resident-requested exercise and well-



ness activities during a two-week Service Learning project in May. Residents from the Cedars highrises (photo, left) enjoy stretching exercises with St.

Kate's students. This is the third year of this popular partnership between St. Catherine University and the Active Living Committee. Wellness activities also were held at Lyndale Manor, 600 18th Ave N, 1515 Park Ave S and 2419/33 5th Ave. S. This year, in addition to stretching and strengthening exercises, the wellness activities included foot care, chair yoga and meditation, sodium content of foods, and computer and cell phone skills.

It's planting time (finally)! Balbir Kathurja and Adan Nur (photo below, right) plant peas, collards and coriander in the 1515 Park community vegetable garden. Seeds and plants are donated through the MN State Horticultural Society's Minnesota Green program and U of M Extension Master Gardeners are available to assist at some sites. New raised bed gardens are in the works for resident community gardeners at 2419/33 5th Ave S and 3755 Snelling Ave S. Over 50 residents are involved with ten community vegetable gardens this year, growing nutritious food for themselves and to share with their neighbors.



Residents show up, speak out for public housing



No one knows more than residents that public housing is one of our state's most valuable resources and that it must be protected and expanded so it can continue to meet the housing needs of



MHRC President Mary McGovern urges Representative Urdahl to increase state funding for public housing. Urdahl is chair of the House Capital Investment Committee.

those it is intended to serve. And no one can do a better job of communicating this message to lawmakers than residents. In May, as part of the "Our Homes, Our Voices" campaign resident leaders participated in several activities to support increased funding for public housing and community develop-

ment programs including a post card campaign to federal lawmakers (top photo) and a rally at the State Capitol where MHRC President Mary McGovern (above) and MHRC Secretary JoAnn Montgomery (right) provided public testimony and spoke to state lawmakers about passing a bonding bill with adequate funding for public housing. The efforts at the state level helped secure \$10 million in bonding for public housing.





Attend your Area meeting in June

Residents are encouraged to attend the Area Meetings this month. Topics will include:

- ◆ A “check-in” with resident council officers,
- ◆ Q & A with MPHA Director of Operations Mary Boler
- ◆ Updates on 2018 civic engagement plans
- ◆ Information about the 2018 Make A Difference Awards

North/Northeast residents meet

Wednesday June 13, 1:30 p.m.
314 Hennepin Avenue

Southeast/Southwest residents meet

Thursday, June 14, 1:30 p.m.
2419/33 5th Ave. S.

(check fliers posted in your highrise for bus info.)

Cedars residents learn about major site security project planned for their buildings



Architect Kent Simon with Miller Hanson Partners (above, left) discusses plans for a major site security project set to begin soon at the Cedars which will include perimeter fencing, new outdoor security cameras and reconfiguration of building entrances. Also on hand to show support for the project were Mayor Jacob Frey, 6th Ward City Councilmember Abdi Warsame and MPHA Executive Director/CEO Greg Russ (photo left, pictured left—right).

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.



Recognizing those who make a difference...

MHRC seeks nominations for “Make a Difference” Awards

Is there someone in your highrise who makes your building a better place to live—maybe someone who volunteers her/his time for others or for your highrise and doesn’t expect recognition, but who you think deserves it anyway? Or, is there a program or activity of your resident council that has improved the sense of community in your highrise?

Help this special person, or your resident council, get the recognition they deserve by nominating them for a “Make a Difference Award.” All nominees will be recognized in the *Lowdown* and one individual and one resident council nominee from each of the four Areas will receive a “Make a Difference” Award at the Annual Highrise Celebration, September 27.

Send us your nominations! To request a nomination form call 612-342-1330. Or, write to us or send an email telling us who you are nominating and why you think your nominee should receive a “Make a Difference” Award. Please be specific and provide as much information as possible. Also, please provide your name and phone number. Nominations are due August 15 so don’t delay! Send nominations to MHRC, 1015 4th Ave. N., Suite 203, Mpls, MN 55405 or email: jstumme@mplshighrise.org



This Month’s Events

Thursday, June 7, 9:30 a.m.: MHRC Executive Committee meets at 350 Van White Mem Blvd. N.

Wednesday, June 13, 1:30 p.m.: N/NE Area meets at 314 Hennepin Ave.

Thursday, June 14, 1:30 p.m.: SE/SW Area meets at 2419/33 5th Ave. S.

Friday, June 15, 9:30 a.m.: MHRC Security Advisory Committee meets at 1015 4th Ave. N.

Thursday, June 21: Annual Project Lookout Cookout volunteer recognition event (registration information will be distributed to eligible volunteers).

Monday, June 25, 9:30 am: Active Living Committee meets at 1015 4th Ave. N.; **12:00-2:30 p.m.:** BINGO at 1015 4th Ave. N.

Wednesday, June 27, 12:00 pm: Resident Advisory Board meets at 1001 Washington Ave. N.; **1:30 p.m.:** MPHA Board of Commissioners meet



June is National LGBT Pride month.
Happy Pride from the MHRC!