



2019 MTW Annual Plan

Informational Meetings
August 15, 2018

Presentation: Jeff Horwich
Director of Policy & External
Affairs

MPHA is...



933 family homes
and townhomes



5,143 families with
housing vouchers



280 employees



42 highrise buildings
60%+ senior & disabled



An affordable home
for more than 26,000
people

Key things to know:

MPHA files our annual plan
each year with HUD

MTW = “Moving to Work”...
What does that mean?

No proposed MTW
Activities in 2019 plan



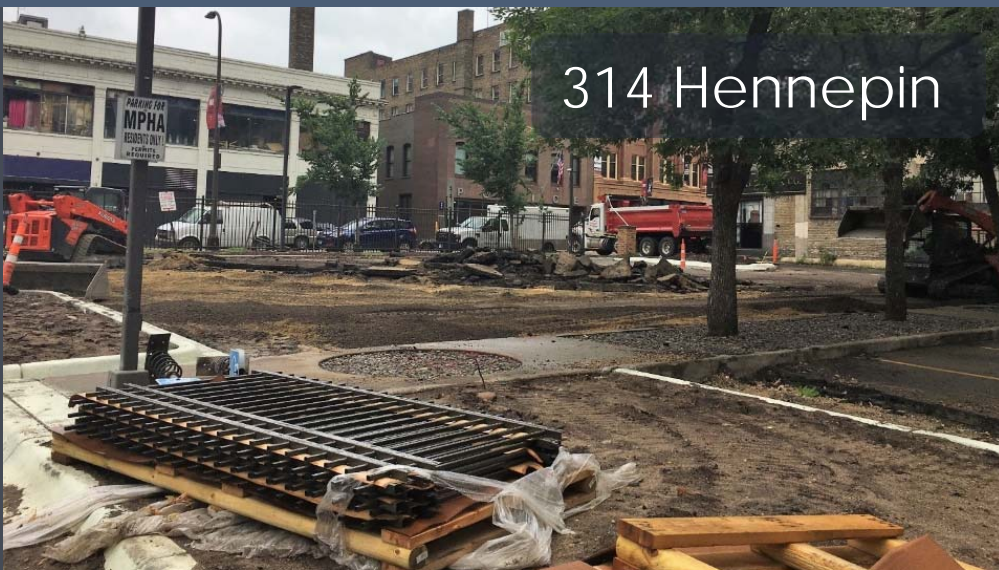
PEDESTRIAN GATE WITH CARD ACCESS

6'-0" DECORATIVE STEEL FENCE

EXISTING BIKE RACK

EXISTING SEATING AREA AT THE ROUNDABOUT.

The Cedars



314 Hennepin



2018 Highlights: Security

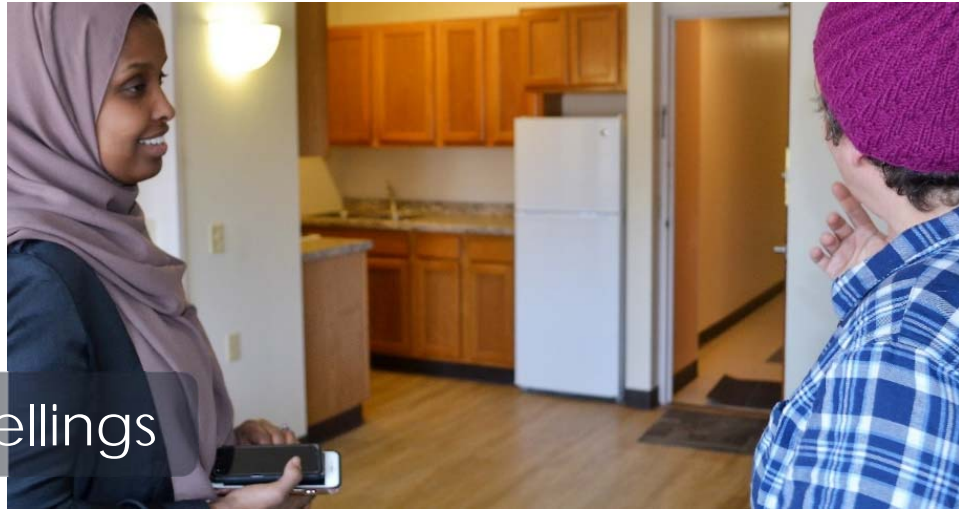


Groundbreaking for the
Minnehaha Townhomes

2018 Highlights: New public housing



The Snellings



The Riverside



Weatherization with SRC at Glendale



2018 Highlights: Modernization & Weatherization

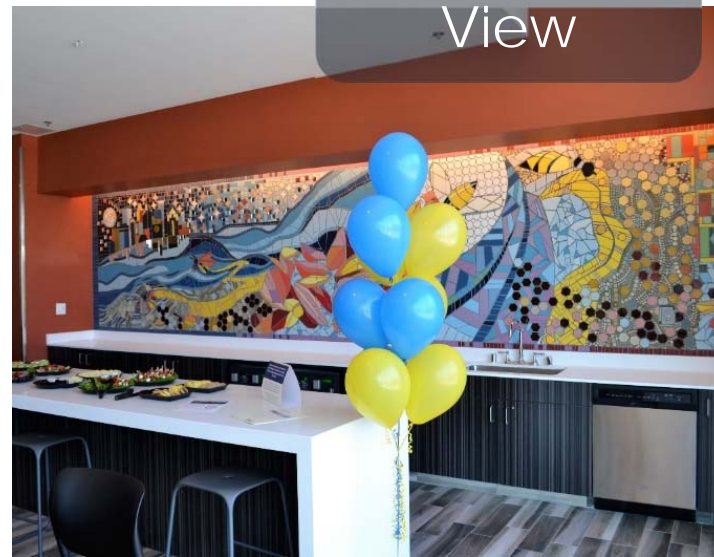
2018 Highlights: New voucher partnerships



Great River Landing



Downtown
View



Gathering with
neighboring PHAs



STEP-UP Interns



National Night Out



MHRC Meetings



Presenting to City Council on Strategic Vision



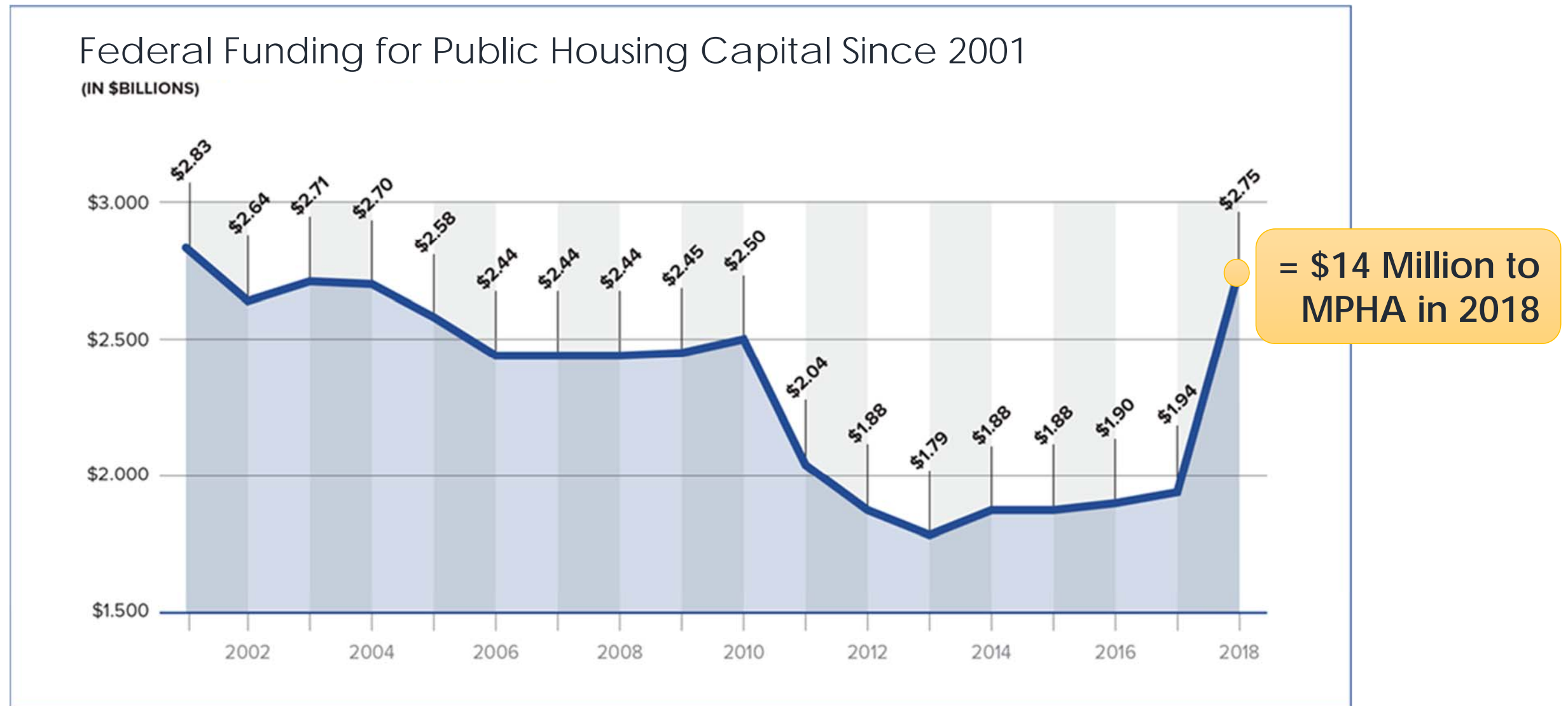
Project Lookout Cookout



Resident Advisory Board

2018 Highlights: Community

2019 and beyond: Falling funding inspires new approaches



2019 and beyond: Falling funding inspires new approaches

MPHA Capital Needs
(2018, est.)

\$140 Million

Capital
Funding
(2018)
\$14 million

Strategic Initiatives for 2019



**Housing
Preservation &
Creation**



**Education,
Employment
& Health**



**Operational
Excellence**



**Resident & Community
Engagement**



Housing Preservation & Creation



Repair and modernize with public control and public management.

Redevelop and reinvest without displacement.

Create new when we can.



Housing Preservation & Creation

New Housing for Local Needs

Minnehaha Townhomes

- 16 townhomes for homeless families
- MPHA will develop, own, and manage

New Project-Based Voucher RFP

- Up to 400 vouchers where they make the most difference





Housing Preservation & Creation

Preserving Public Housing using HUD Programs

"Section 18" for MPHA Scattered Sites

Transfer to an MPHA-controlled nonprofit would mean:

- Much more money for repairs.
- Stable financial footing.
- No day-to-day change for most residents.
- Potential to create homes for additional low-income families.

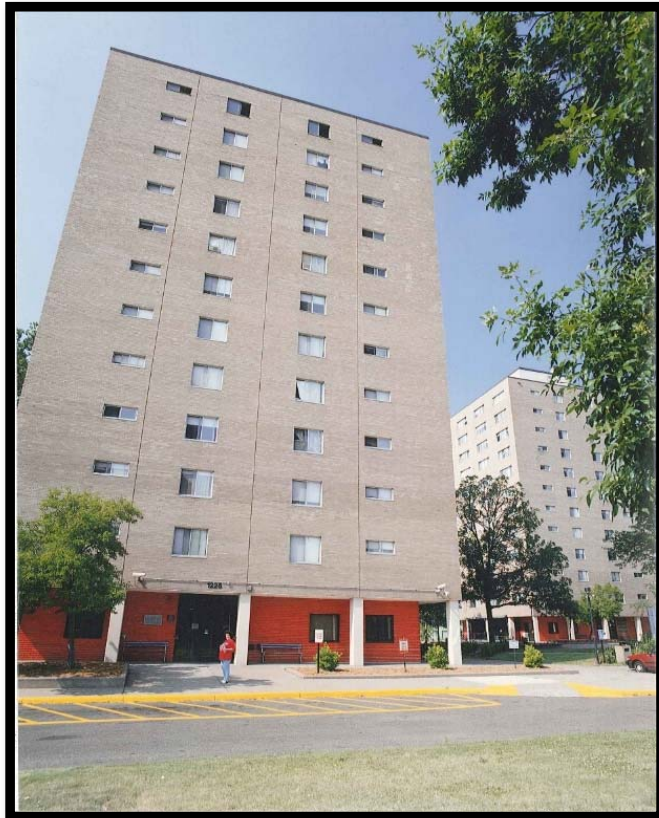


Stepping-stone to
homeownership



Housing Preservation & Creation

Preserving Public Housing using HUD Programs



The Elliot Twins

Rental Assistance Demonstration (RAD) for certain MPHA Highrises

Converting to different federal funding under RAD means:

- Stable federal funding
- Major building improvements

WITH...

- No resident displacement.
- No loss of housing benefits.
- No change in rent calculation
- No change in management.



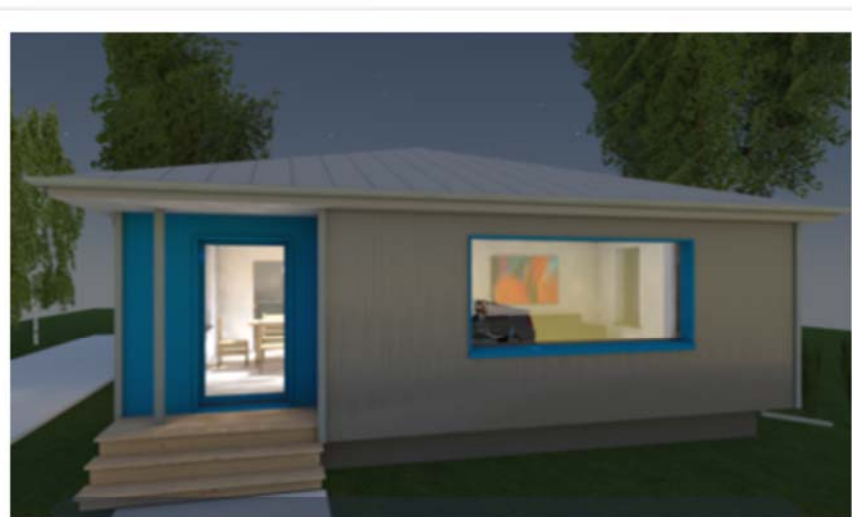
RAD Resident Meetings



Housing Preservation & Creation

Energy Efficiency Pilots

Savings *today* = \$\$ to invest in housing *tomorrow*



Imagining a scattered-side energy retrofit

- Energy-efficient single-family demonstrations
- Energy-efficient fourplex
- Partnerships to replace appliances and make energy upgrades



New A/C for highrises



Housing Preservation & Creation

Same Land, More Homes

Housing more families with existing property

- Greater Density (single family → fourplex)
- Modular/"tiny homes"
- Housing on MPHA HQ site?





Housing Preservation & Creation

Security & Maintenance Innovations

Security is a primary consideration in any work we do, and often shapes our priorities for capital projects.

New Quality Maintenance Program (QMP)
designed to anticipate maintenance issues and
system failures *before they occur*.

Glendale



QMP 2019
Pilots



Horn Towers



Housing is the foundation for:
Stable Families
Educational Success
Wellness

Education, Employment & Health

Stable Homes, Stable Schools



- Local vouchers for families of homeless elementary students
- Target: 15 Minneapolis Public Schools with greatest challenge
- City (60%) MPHA (40%) share cost
- Web of social service supports



Education, Employment & Health

Mobility + Regional Collaboration



- Collaborate with neighboring housing authorities to reduce barriers and increase neighborhood choice
- Regional MTW Agency
- Expand MPHA's Mobility Voucher Program and new "area rents"



Education, Employment & Health



A Booster Shot for Health & Wellness

- Strengthen health-related partnerships in our highrises
- New partnerships to lower cost and improve outcomes
- New supportive services at MPHA properties
- Re-establish MPHA resident services program



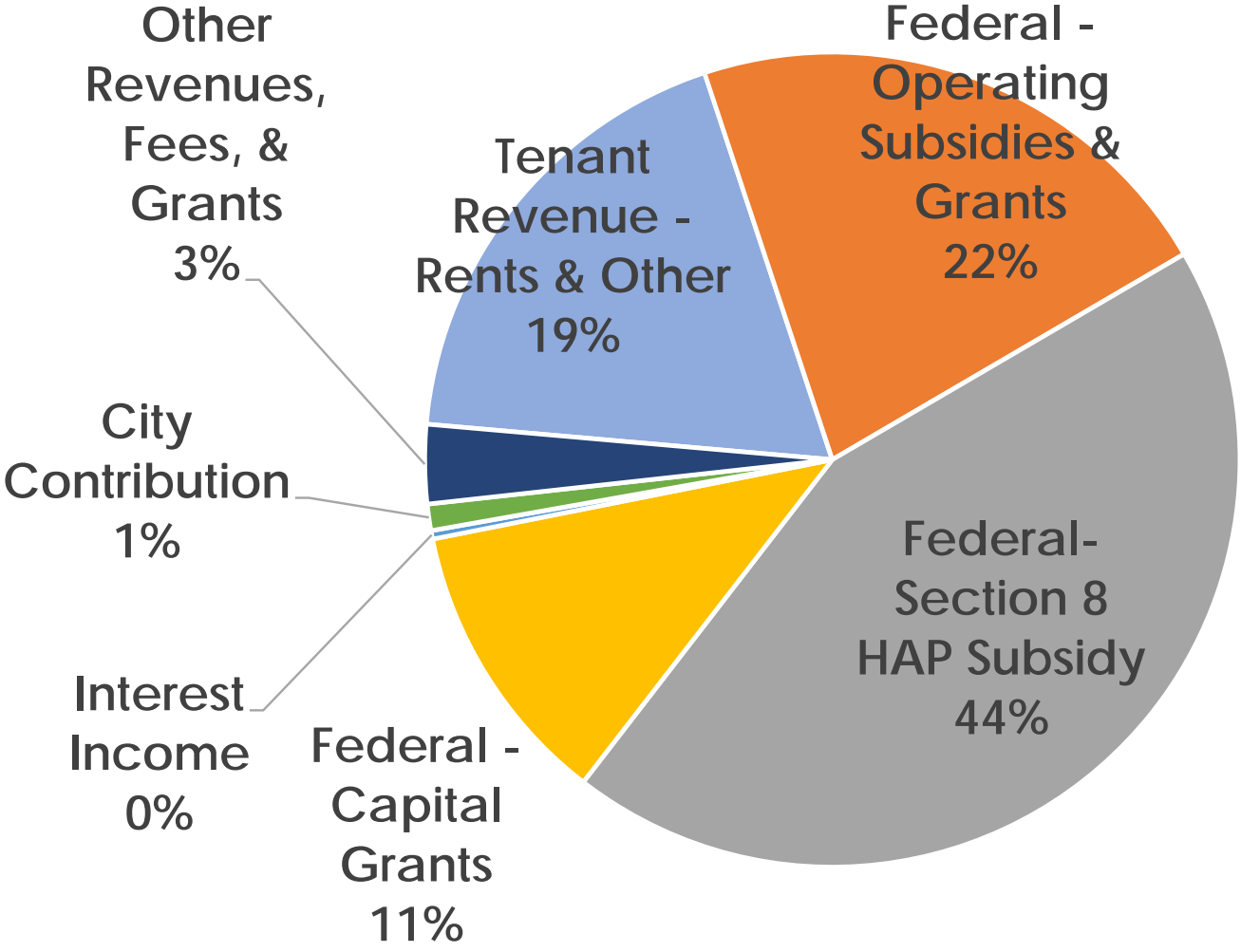
Education, Employment & Health

Striving for Operational Excellence

- New technology
- Streamlined processes
- Better customer service
- Continuous Improvement Teams
- Recruiting the expertise to succeed
- Internship and Section 3 jobs programs



Sources of Funds



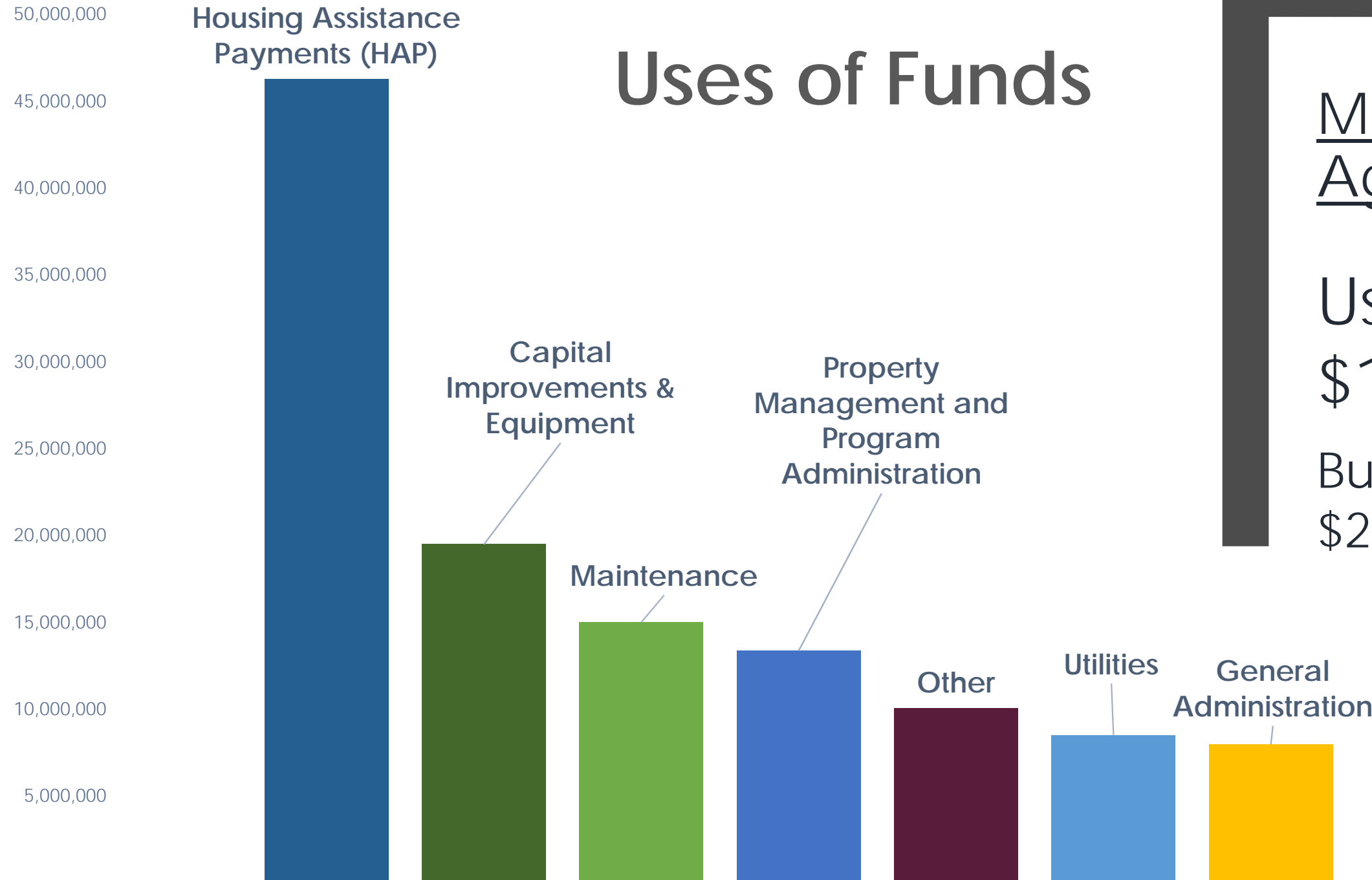
MPHA 2019 Agency Budget

Total Estimated
2019 Budget:
\$118 Million

\$11 million more
than 2018



Uses of Funds



MPHA 2019
Agency Budget

Uses of funds:
\$120 million

Budgeted reserves:
\$23.5 M

Subsidy Losses Because of Underfunding

Projected for 2019:

Public Housing Operating Subsidy: 94% funded
Voucher Administration: 75% funded
Capital Fund: \$14m against \$140m need

MPHA 2019 Agency Budget

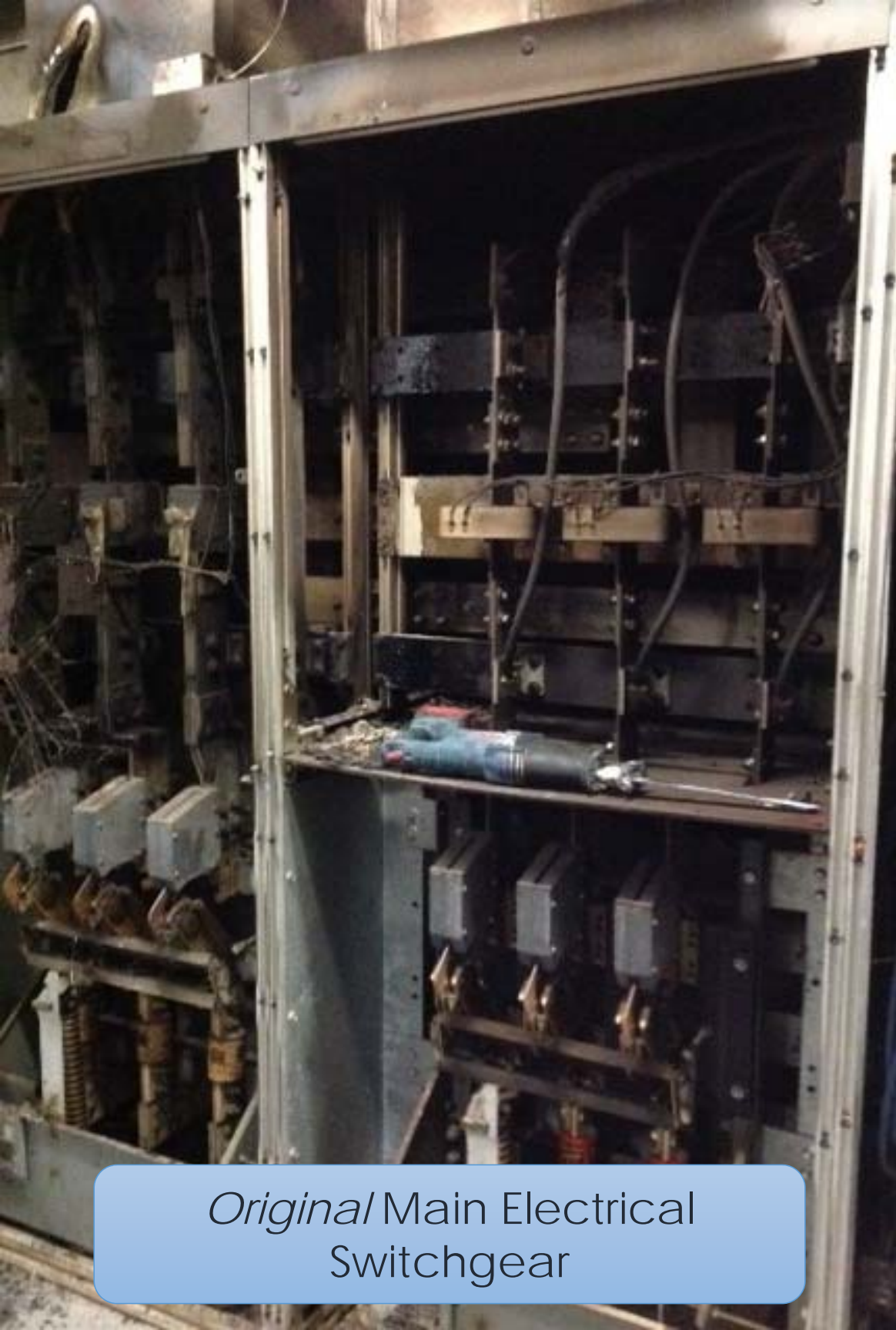
Additional budget detail in the full draft plan.

2019 Use of MTW Single-Fund Flexibility

MTW Housing Assistance Payment (HAP) Subsidy	\$46.5M
MTW HAP Expenses	\$40.4M

Transfer to HCV Administration	\$1.9M
Transfer to Public Housing Operations	\$1.2M
Transfer to Capital Fund	\$2.8M
Transfer to MTW Initiatives	\$0.3M





*Original Main Electrical
Switchgear*

2019 Capital Investments

MPHA highrises:

- Elevator modernization
- Exterior façade repairs; window & roof replacement
- Major electrical system replacements
- Heating system upgrades

MPHA scattered sites:

- Roofing, siding, and other exterior upgrades
- Foundation & grading corrections
- Kitchen & bathroom improvements

2019 Capital Investments

Major building renovation @ 1611 South 6th Street

- Extensive plumbing replacement
- Handicapped accessibility improvements in six apartments
- Kitchen & bathroom upgrades
- New apartment finishes including flooring & window treatments
- Installation of a fire sprinkler system & fire alarm system replacement
- HVAC improvements



Time for your questions and comments!

- We will take comments in order of sign-up.
- You may still sign up.
- Keep comments to three minutes.
- Please respect other residents and don't interrupt them.
- Leave additional comments on comment cards, or send to MTW@mplspha.org (by Aug. 27).



Thank you!