



Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending September 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. Attachments

Highlights



MPHA joined Mayor Jacob Frey, Council Member Cam Gordon, Minnesota Housing, The Met Council, Hennepin County, and U.S. Bank to break ground on "The Louis": 70 new tax-credit, affordable apartment homes developed by Aeon in Prospect Park that will include 10 deeply-affordable units thanks to project-based vouchers from MPHA.

314 Hennepin also received security updates including new fencing, a rolling gate, and more security cameras. Final additions including a new security desk are expected within the next few weeks.

MPHA mingled with neighbors at the Prospect Park Association "Neighborfest" and visited with the board of the Powderhorn Park Neighborhood Association, in the first of many visits we anticipate with neighborhood groups in the coming year.

By the end of October, MPHA will have replaced 636 appliances across three public housing properties through an ongoing partnership with Franklin Energy Services (with funding from Xcel Energy). These energy-efficient air-conditioning units and refrigerators will mean improved comfort and function for residents, and energy savings MPHA can reinvest in our properties.

MPHA has updated the guidelines and homeownership program for the Sumnerfield Lease-to-Own townhomes, including an MOU with Habitat for Humanity for homeownership-readiness and financing assistance.

The Pohlad Family Foundation awarded MPHA a \$500,000 two-year grant for homelessness prevention under the umbrella of the Stable Homes, Stable Schools program. This grant will be used to create a Housing Stability Fund to provide short-term assistance to families of students in participating Minneapolis Public Schools who are at risk of losing their housing due to eviction or other financial issue.

Major security enhancements at The Cedars are nearing completion. The project includes new fencing to secure the outdoor spaces, enhanced entry vestibules, and more security cameras. New patio areas for the community were also included in the upgrades.

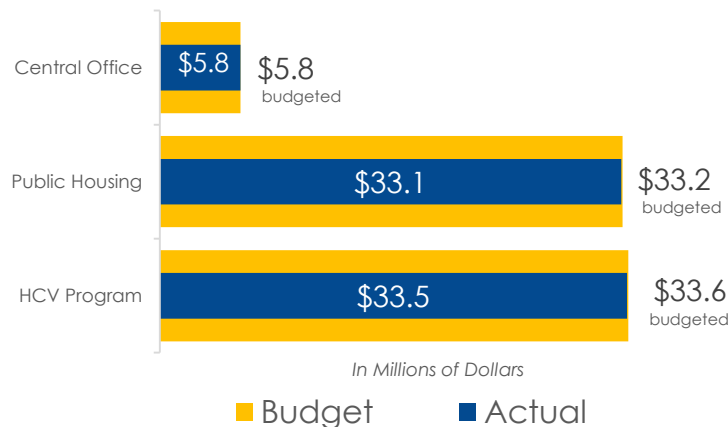
The MPHA Audit Committee met with the Minnesota State Auditor to review the audit results for fiscal year 2017 (Board members were sent a copy of the audited financial statements and management compliance letter). MPHA received an unmodified opinion (the best you can get) on the financial statements and remains a low-risk auditee.

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

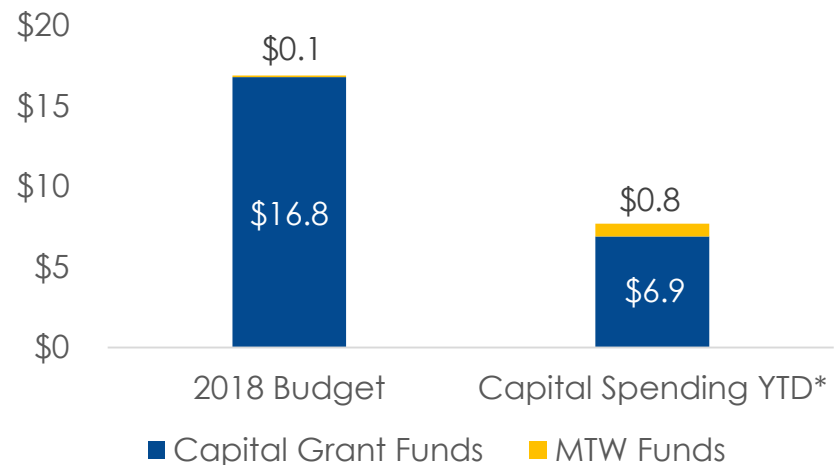
Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	\$ 15,670,575	\$ 15,649,950	\$ (20,625)	0%
Public Housing Operating Subsidy	\$ 15,121,719	\$ 15,062,591	\$ (59,128)	0%
HCV HAP Subsidy & Admin Fees	\$ 33,274,894	\$ 33,001,524	\$ (273,370)	-1%
Other Revenues, Fees, & Grants	\$ 1,819,013	\$ 1,985,568	\$ 166,555	9%
Transfers-In	\$ -	\$ -	\$ -	n/a
Total Sources	\$ 65,886,201	\$ 65,699,633	\$ (186,568)	0%
Uses				
Public Housing Operations	\$ 33,220,244	\$ 33,093,220	\$ 127,024	0%
Housing Choice Vouchers	\$ 33,632,640	\$ 33,498,075	\$ 134,565	0%
MTW Initiatives	\$ 265,975	\$ 125,975	\$ 140,001	53%
Total Uses	\$ 67,118,859	\$ 66,717,270	\$ 401,590	1%
Net Sources/(Uses)	\$ (1,232,658)	\$ (1,017,637)	\$ 215,022	17%

*Some costs planned to be charged to MTW activities are being charged to the Central Office based on asset management guidance.

Year to Date (YTD) Expenses



Capital Improvement

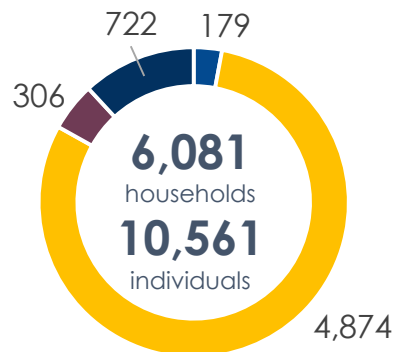


*An additional \$8 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units

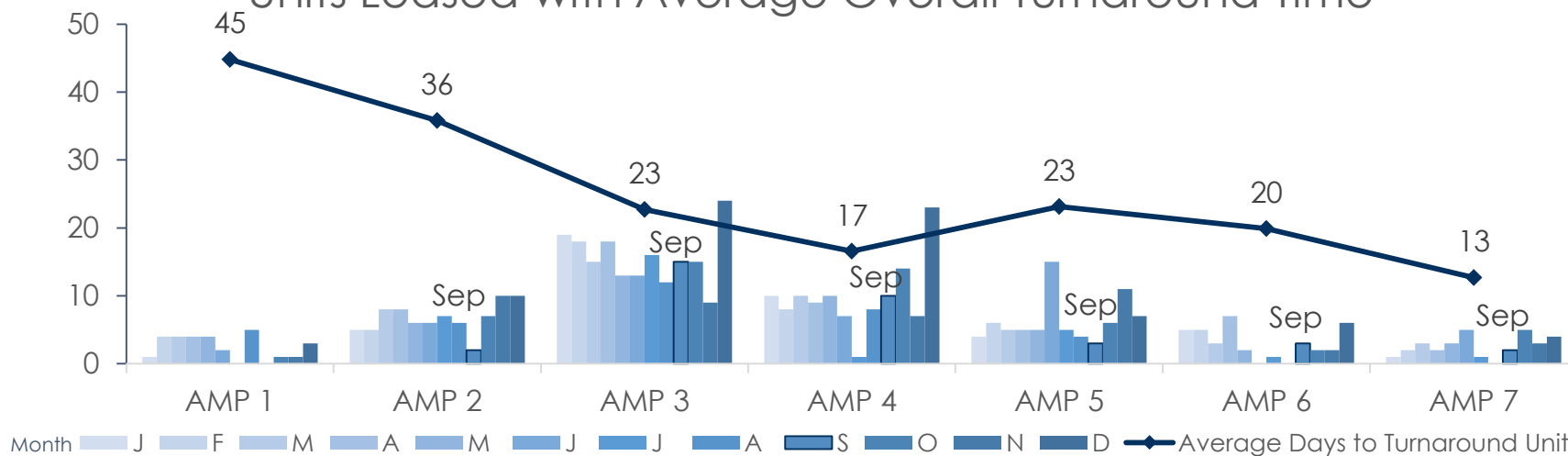


35
new units leased
during month

99.4%
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*



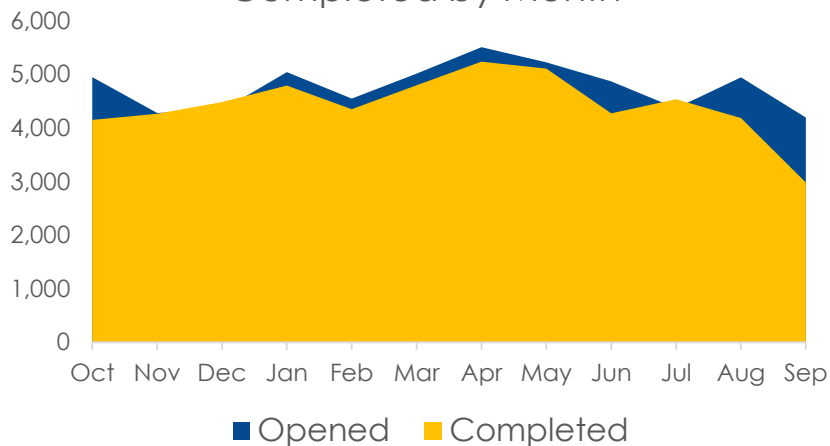
*Excluding unit transfers

September 2018

Public Housing Programs

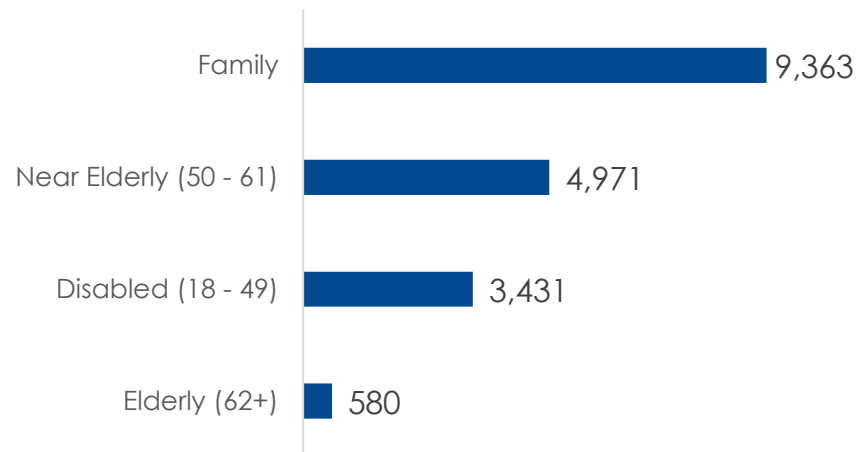


Work Orders Opened and Completed by Month



Open Work Orders going into September 2018	Work Orders Opened during September 2018	Work Orders Completed during September 2018	Net Open Work Orders
5,366	4,192	2,980	6,578

Applicants on Waiting List

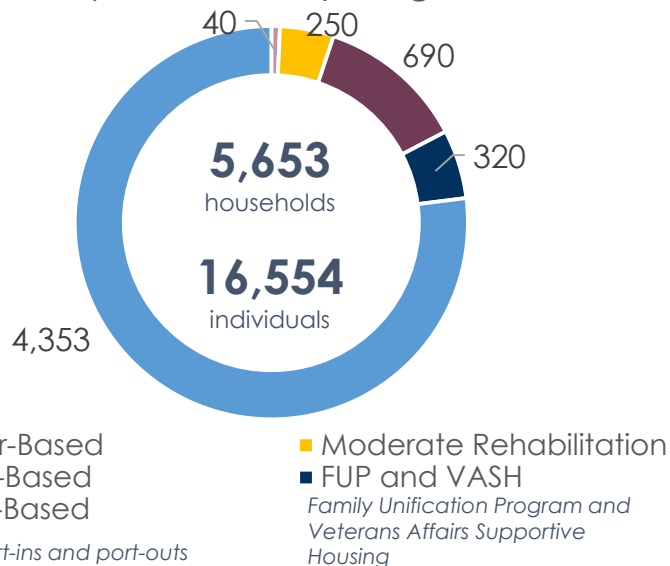


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	56	100%	0
Urgent: 1 Day	558	90%	1
After Hours Non-Emergency: 2 Days	6	100%	0
Important: 3 Days	816	81%	5
Routine: 10 Days	1,516	82%	11
Non-Routine: 20 Days	31	77%	21

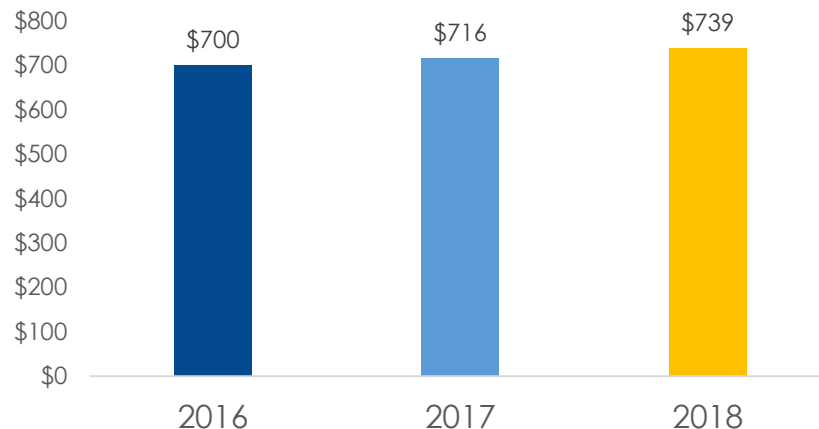
Housing Choice Voucher Programs



People Served by Program*



Average Housing Assistance Payment per Unit, Year to Date

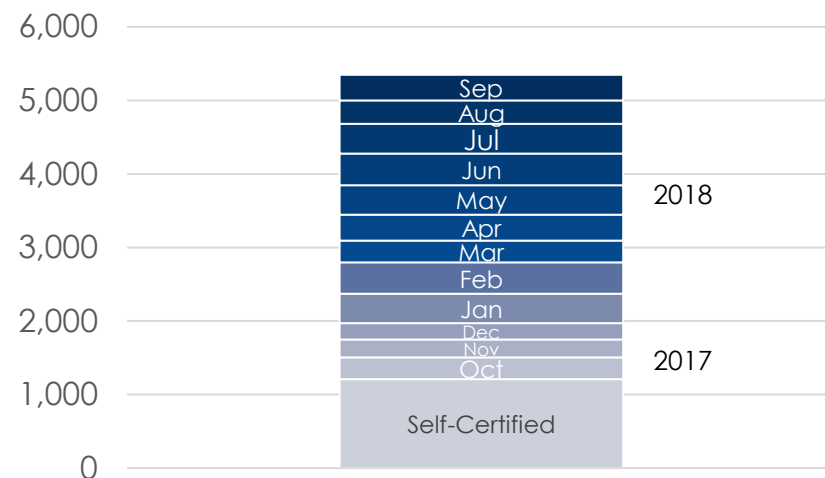


Applicants on Waiting List



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 - Planning

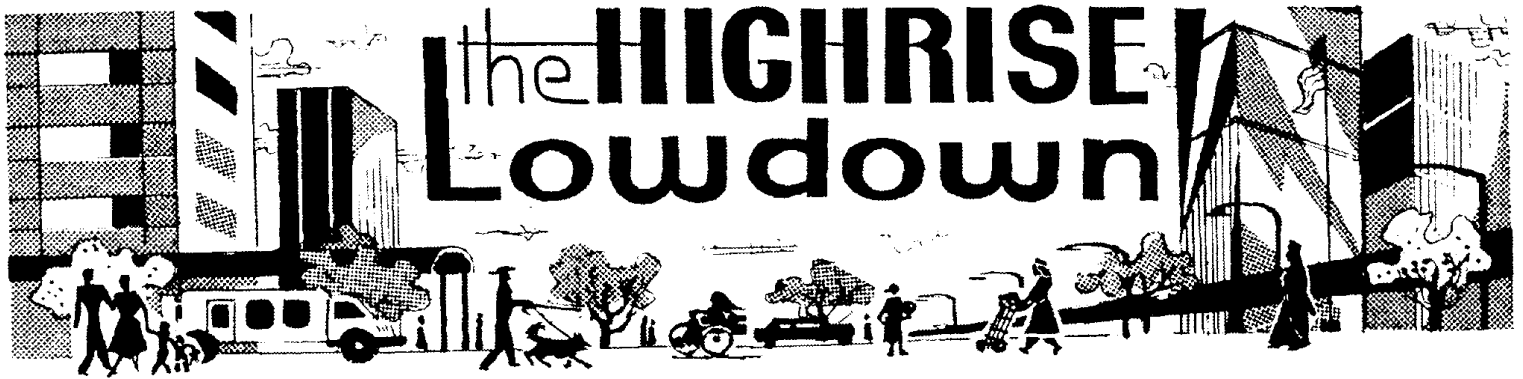
ADDRESS	DESCRIPTION OF WORK	STATUS
2415 N 3rd St	Security pilot	Planning
315 Lowry	Façade repairs	Planning
311 University Ave NE	Main electrical switch gear & generator replacement	Planning
2728 E Franklin Ave	Main electrical switch gear & generator replacement	Planning
2121 Minnehaha	Main electrical switch gear & generator replacement	Planning
620 Cedar Ave S	Window & roof replacement; façade repairs	Planning
1611 S 6th St	Plumbing & fire alarm system replacement, sprinkler system retrofit, apartment improvements including creation of 6 ADA units; HVAC upgrades	Planning
Horn Towers & 1627 S 6th St	Elevator modernization	Planning
901-1015 4th Ave N	Generator installation	Planning
Scattered Sites	Energy pilot projects	Planning
Elliot Twins	Comprehensive building modernization	Planning

Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
1515 Park Ave S	Plumbing & shower replacement	Awarding contract
1001 Washington	First floor lobby/security upgrades	Awarding contract
2121 Minnehaha Ave	Plumbing & fire alarm system replacement	Awarding contract
314 Hennepin, 1710 Plymouth, 1206 2 nd St NE	Elevator modernization	Materials ordered
Horn Towers, 314 Hennepin, 1717 Washington, Hiawatha Towers, Elliot Twins, 630 Cedar	Fire alarm system replacement	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
Scattered Sites – various sites	2018 improvements: Roof & garage replacement	In progress
Cedars Community	Site security upgrades	In progress
1627 S 6 th St	Plumbing, fire alarm system replacement; HVAC upgrades, apartment improvements	In progress
3205 E 37 th St & 3755 Snelling Ave	Plumbing, showers, fire alarm system replacement; HVAC upgrades; apartment improvements	In progress
3755 Snelling Ave	Roof replacement	Substantially complete
Glendale Headstart Facility	Roof replacement	Substantially complete
314 Hennepin Ave	Site security upgrades	Substantially complete
2728 E Franklin Ave	Plumbing, showers, fire alarm system replacement; HVAC upgrades; apartment improvements	Substantially complete
Urban Gardens	Unit improvements	Substantially complete

Development Projects - Active

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



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Voice of the Five Thousand

Annual highrise celebration highlights resident accomplishments



Minneapolis Mayor Jacob Frey (standing) gives the keynote address at the September 27 MHRC Annual Highrise Celebration.

The theme of MHRC's Annual Highrise Celebration, held September at the Profile Event Center in Minneapolis, was "Looking Ahead, Building on Success—Working for the Good of All." The event, attended by nearly 200 past and current resident leaders and staff from MPHA and VOAMN, served to recognize and thank outgoing resident council officers and MHRC board members and inspire newly-elected resident leaders from across the city. In his keynote address, Minneapolis Mayor Jacob Frey thanked residents for their work with resident councils, Project Lookout and health initiatives, praising residents for "not just talking, but acting!" Frey stated that supporting and expanding public housing—housing that is "deeply affordable" — is an important part of his affordable housing strategy.

Annual Celebration to page 3

Highrise Celebration *continued*

Are you ready to vote November 6?



The MHRC participated in National Voter Registration Day activities at the Cora McCorvey Health and Wellness Center as part of the YMCA's Active Aging Day. Pictured, L-R: MHRC President Mary McGovern, Center Volunteer Candy, North Point Community Health Worker Peggy Moore, and Mpls Senior Community Specialist Christina Kendrick.



Highrise residents recently participated in a variety of voter registration activities as part of National Voter Registration Day on September 25. The importance of this mid-term election can not be overstated. Minnesota voters will elect two U.S. senators, U.S. representatives, a governor, lieutenant governor, attorney general, secretary of state, state auditor and, in Minneapolis, county commissioners, a sheriff and school board members.

You will need to register (or re-register) to vote if you have moved since you last voted (even within the same building), changed your name since last voting, have not voted in the past four years or have never registered to vote.

Continued on page 3



Photo credit: MPHA



The 2018
Annual Highrise
Celebration



Photo credit: MPHA



Photo credit: MPHA



Congratulations to this year's Make A Difference Award recipients ! One resident from each of the four geographic areas of the city (nominated by their peers) received Make A Difference Awards for their significant volunteer contributions to their highrise communities at the September 27 Annual Highrise Celebration. Pictured, left to right above: Mohamed Olol, 620 Cedar Ave. S.; Abdille Osman, 3110 Blaisdell Ave. S.; Elaine Reed, 314 Hennepin Ave.; and Shirley Vincent, 350 Van White Mem. Blvd



Active Living Update

There was a record number of highrise community vegetable gardens entered in the annual garden contest this year. Attendees at the Annual Highrise

Celebration had a chance to view photos of the gar-



dens and vote for their favorites! Receiving 1st place votes this year

(pictured, top to bottom) were the gardens from 1710 Plymouth Ave. N., the Elliot Twins and 3755



Snelling Ave. S. Congratulations and thank you to all of the highrise community vegetable gardeners for helping to raise healthy food for your communities!



Congratulations to all Make A Difference Award nominees!

In addition to the recipients of this year's Make A Difference Awards, congratulations to the following residents who were also nominated because of their exemplary volunteer service: Yasin Mohamed, 620 Cedar Ave. S.; Steve Brown, 115 W. 31st. St.; Lupe Luque, 3121 Pillsbury Ave. S.; James Johnson, 3110 Blaisdell Ave. S.; Lisa Nelson, 3121 Pillsbury Ave. S.; Trenton Tillman, 2415 N. 3rd St.; Willie Ann Smith, 1206 2nd St. NE; Jessie Bruton, 828 Spring St. NE; Steve Folen, 311 University Ave. NE, and Paul McCoy, 314 Hennepin Ave.

Resident Council Winners!

Several resident councils and council activities were also recognized with Make A Difference Awards at the Highrise Celebration: Southeast Area: the National Night Out event at Hiawathas; Southwest Area: the resident recycling program of Signe Burkhardt Manor; North Area: The Project Lookout program at 1710 Plymouth Ave. N.; and Northeast Area: the resident council of 311 University Ave. NE. Good work, all!

Voting continued...

Same-day registration at the polls is allowed in Minnesota (with proof of residence) but pre-registration is recommended to help the voting process run more smoothly.

Pre-registration: The deadline for pre-registration is October 16 at 5:00 p.m. If you would like to pre-register to vote you may contact the MHRC at 342-1330 for an application. You may also contact the Secretary of State's office or the Minneapolis Elections Department at City Hall for an application, or register online at <https://mnvotes.sos.state.mn.us/VoterRegistration/VoterRegistrationMain.aspx>. Once you're registered, you will receive a postcard with information about where you vote (your polling place) and your name will appear on the list of voters at your polling place.

Absentee voting: If you are unable to get to your polling place on Election Day or just want to vote early, you can vote by casting an absentee ballot prior to Election Day. You may cast an absentee ballot in person, at 217 S. 3rd St. (one block from City Hall), 8:00 a.m.—4:30 p.m. Monday—Friday, with extended hours including weekends in the final days before Election Day.

Absentee Voting by Mail:

In order to vote absentee by mail, you need to complete an absentee ballot application and submit it to your local election official by mail, fax, or email. To request an application contact the Secretary of State's office or contact the MHRC at (612) 342-1330. Once your application has been received you will be sent an election ballot which you will complete and return.



Don't Miss the October Area meetings!

North/Northeast Area Residents

Wednesday, October 10,
600 18th Ave. N, 1:30- 3:30 pm

Southeast/Southwest Area Residents

Thursday, October 11,
2121 Minnehaha Avenue, 1:30-3:30 pm

Topics will include:

- ◆ 2018 Midterm Election information including sample ballots, absentee voting and getting your neighbors to the polls!
- ◆ MPHA response to resident Moving To Work (MTW) comments;
- ◆ Helping the MHRC establish priorities for the coming year.

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.

The event featured "Resident Leadership Stories" which demonstrated how residents have worked for the benefit of their communities including starting a resident recycling program at 2533 1st Ave S., ensuring that resident voices were heard in the MPHA security improvements at the Cedars, and advocating for State funding for public housing capital needs at the Minnesota legislature.

There were also presentations of Make a Difference awards (see page 2), recognition of individual highrise resident councils and lively entertainment provided by MHRC Project Lookout Organizer Dorothy Shelby and her band. The Annual Food Drive Competition trophy was awarded to MPHA's north AMP, which, with noteworthy help of Art Love Manor resident Flo Castner, collected 2,246 pounds of food for local food shelves.



Rollin' Down the River...



Great Friends, Great Times: Residents of 616 Washington St. NE and 828 Spring St. NE enjoyed each other's company and a cruise down the Mississippi River in September, provided by their resident councils.



This Month's Events

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

Wednesday, October 10, 1:30 p.m.: N/NE Area meets at 600 18th Ave. N

Thursday, October 11, 1:30 p.m.: SE/SW Area meets at 2121 Minnehaha Ave.

Monday, October 15, 2:00 p.m.: Diversity Committee meets at 1015 4th Ave. N.

Wednesday, October 17, 1:30 p.m.: Maintenance, Modernization and Management Committee meets at 1015 4th Ave. N.

Monday, October 22, 12:30-2:30 p.m.: BINGO at 1015 4th Ave. N.

Wednesday, October 24, 1:30 p.m.: MPHA Board of Commissioners meet at 1001 Washington Ave. N.; RAB meets at noon.

Friday, October 26, 9:30 a.m.: Security Advisory Committee meets at 1015 4th Ave. N.

Monday, October 29, 9:30 a.m.: Active Living Committee meets at 1015 4th Ave. N.

HELP SET MHRC PRIORITIES FOR THE NEXT YEAR!

(Please fill out and return)

Below is the Minneapolis Highrise Representative Council's (MHRC) current ranking of resident priorities that have been the focus of the MHRC's work for the past year. Your help is needed now to set priorities for your tenant organization for the coming year!

Please number the following issues #1 through #12 in order of importance to you as a highrise resident, starting with #1 as the most important and ending with #12 as the least important. The results will be announced in the *Highrise Low-down* and discussed at the November Board meeting.

- #_____ Strengthen internal and external security in all highrises, including improved guard service, continuation/expansion of Project Lookout, and more information on personal safety precautions.
- #_____ Improve communication between management and tenants, among resident leadership, between building councils and the MHRC Board, and with the highrise population as a whole. One priority here would be reviving orientations for all new residents.
- #_____ Pursue improvements in highrise maintenance, management, and resident involvement in modernization activities through an effective and mutually respectful relationship with the MPHA, including improved communication regarding planning and implementation of modernization activities.
- #_____ Advocate for resident issues and legislation affecting their housing and overall quality of life, including such priority concerns as tenant screening, transportation, and non-residents living in buildings.
- #_____ Provide support to strengthen highrise resident councils through training, technical assistance and advocacy.
- #_____ Continue the Highrise Laundry Project, ensure a fair administration of laundry funds, and support building laundry committees.
- #_____ Promote individual resident responsibility for creating and maintaining the highest quality highrise living environment possible, including promoting energy conservation measures.
- #_____ Promote resident appreciation of highrise diversity and unity among all ages, races, sexes, sexual orientations, cultures, and nationalities.
- #_____ Promote and support resident events that build a sense of community and reward the voluntary contributions of resident leadership.
- #_____ Improve the community perception of public housing and the visibility of the MHRC as an organization to its membership and the general public.
- #_____ Develop more opportunities for work, work-related training, and businesses for residents.
- #_____ Increase resident participation in highrise community activities and the MHRC, particularly among under-represented groups and residents 18-30 years old.
- #_____ **Other Issue(s)** you feel should be an MHRC priority: _____

Please return to the MHRC by October 25: MHRC, 1015 4th Ave. N., Suite 203, Mpls, MN 55405 or fax to: 612-342-1351.



mn DAILY

10/2/2018, 11:21pm

Maintenance initiatives come to public housing units in Prospect Park

A preventative maintenance program will introduce an efficient, data-driven approach to an aging public housing community.

By J.D. Duggan

Share

A community of public housing townhomes in the Prospect Park neighborhood will be the site of a first-of-its-kind maintenance program in the coming year as part of ongoing investments.

Glendale Townhomes, the oldest properties owned by Minneapolis Public Housing Authority, will be involved in the Quality Maintenance Program as part of MPHA's 2019 Moving To Work Annual Plan. The program, along with a nearly-completed weatherization program, will improve efficiency with the goal of significant long-term cost savings to the 66-year-old Glendale buildings.

The QMP offers proactive, data-driven preventative maintenance that incorporates consistent inspections that examine conditions within the units, said Regional Property Manager Anthony Rowe. Following the Sept. 26 approval of the annual plan, the pilot will launch in the

townhomes in 2019.

“[The program] saves the taxpayers and the Housing Authority precious resources ... we can do it more efficiently than just being reactive towards maintenance needs,” Rowe said.

A weatherization project nearing completion at Glendale will also help improve the building’s efficiency. MPHA made improvements to the insulation of each unit alongside the Sustainable Resources Center with a grant provided by the U.S. Department of Energy.

The weatherization is expected to complete by the end of November.

Ongoing concerns from residents and local activist groups brought Glendale into the public eye in recent years. Assertions that MPHA would privatize or demolish the 184 units and displace the population garnered attention with the 2014 formation of the Defend Glendale coalition.

Jeff Horwich, director of policy and external affairs, said that although the buildings are very old and may need to be replaced in the future, MPHA still has no concrete plans to remove the homes.

While the current programs are not in response to this tense relationship, Rowe hopes MPHA’s regular work in the community is indicative of the organization’s investment to the residents.

“[Residents are] seeing that things are being done ... to improve the value and livability of the property, so they hopefully ... see the fact of the buy-in,” Rowe said. “So whatever they’re hearing outside of that, that things are going to get torn down or there [is] going to be some great exodus caused by the housing authority, they’re seeing the investment that we’re making.”

The QMP is the first of its kind in the public sphere in the country, although private owners of universities, hospitals or large businesses sometimes use the method, said Tim Gaetz, assistant director of operations with MPHA.

The maintenance funds saved by this initiative can go towards upkeep of any MPHA property.

“Financially, we’re really a closed system. So, any money that we are able to save by doing things more efficiently is money that can free up to invest in other ways,” Horwich said.



Community Update

October 2018

Faces of MPHA: Meet resident landscape specialist Curtis Washington!

One day six years ago, Curtis had recently moved into an MPHA highrise in NE Minneapolis and had a sudden instinct to start weeding a flowerbed. At that moment, he says he found his passion. Since then, Curtis has been applying his hard work and know-how to **beautify public housing around the city**. Weeding, trimming, planting, laying sod, digging out rocks... Curtis says he has a passion for it, and he's not slowing down. Most recently, he has been leading a cleanup of the playgrounds and green spaces at the Glendale Townhomes.

Curtis was living in a homeless shelter before moving into public housing in 2011. He credits AA with sustaining 20 years of sobriety; public service is an important part of his AA program.



Annual Highrise Celebration highlights residents, features keynote from Mayor Jacob Frey

The Minneapolis Highrise Representative Council (MHRC) Annual Highrise Celebration was an incredible event, as always, honoring all the MHRC does for the 5,000+ residents in MPHA's 42 highrises. Leadership stories and "Make a Difference Awards" **celebrated residents' volunteer contributions to the community**, including ensuring resident voices were heard during highrise security improvements, starting a recycling program, and advocating for public housing at the State Capitol.



MHRC leaders take their annual oath

"Groundbreaking" work: Awarding project-based vouchers to create more affordable housing

This month MPHA joined a team of public, nonprofit, and private leaders to break ground on "The Louis," 70 new tax-credit, affordable homes in Prospect Park. The Louis is made possible—and features **10 apartments for extremely low-income families**—through MPHA project-based vouchers.



MORE NEWS: The Otto Bremer Trust has made a \$600,000 grant-and-loan investment in MPHA's efforts to create and preserve the city's public housing. Detailed announcement to come!

Want to learn more?



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



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



[MPHAOnline.org](https://www.MPHAOnline.org)