



Cora McCorvey, Executive Director

Performance Report for April 2009

Board of Commissioners Meeting

May 27, 2009



This Month's Report

- Asset Management Project (AMP Reports)
- Procurement
- Facilities and Development
- Rent Collections
- Finance
- Housing Choice Voucher Program
- Policy & Special Initiatives

● **Glendale AMP 1 - Total Units 184**

- Units Leased: 3
- Average Turnover: 15
 - Down Time: 0
 - Days Make Ready: 8
 - Days for Re-rental: 7
- Total Work Orders
 - 4 emergency work orders completed in 24 hours – 100%
 - 109 non emergency work orders completed – 100%

● **Occupancy Level: 99%**

● **Scattered Sites AMP 2 – Total Units 736**

- Units Leased: 6
- Average Turnover: 43
 - Down Time: 0
 - Days Make Ready: 25
 - Days for Re-rental: 18
- Total Work Orders
 - 12 emergency work orders completed in 24 hours – 100%
 - 608 non emergency work orders completed – 96%

● **Occupancy Level: 99%**

**Asset Management Project (AMP) Report
(Units Leased/Turnaround/Work Orders/Occupancy)
April 2009**

● **North AMP 3 –
Headquarters: 315 Lowry
- Total Units 1296**

- Units Leased: 21
- Average Turnover: 30
 - Days Down Time: 1
 - Days Make Ready: 8
 - Days for Re-rental: 21
- Total Work Orders
 - 97 emergency work orders completed in 24 hours – 100%
 - 525 non emergency work orders completed – 97%

● **Occupancy Level: 100%**

● **Northeast AMP 4 –
Headquarters: 1815
Central – Total Units 944**

- Units Leased: 3
- Average Turnover: 28
 - Days Down Time: 0
 - Days Make Ready: 14
 - Days for Re-rental: 14
- Total Work Orders
 - 57 emergency work orders completed in 24 hours – 100%
 - 304 non emergency work orders completed – 99%

● **Occupancy Level: 100%**

**Asset Management Project (AMP) Report
(Units Leased/Turnaround/Work Orders/Occupancy)
April 2009**

- **Hiawatha AMP 5 –**
Headquarters: 2123 –
16th – Total Units 886
 - Units Leased: 10
 - Average Turnover: 107
 - Days Down Time: 0
 - Days Make Ready: 8
 - Days for Re-rental: 99
 - Total Work Orders
 - 60 emergency work orders completed in 24 hours – 100%
 - 539 non emergency 93%
- **Occupancy Level: 100%**

- **Cedar AMP 6 –**
Headquarters: 1611 So.
6th – Total Units 895
 - Units Leased: 11
 - Average Turnover: 20
 - Days Down Time: 0
 - Days Make Ready: 8
 - Days for Re-rental: 12
 - Total Work Orders
 - 65 emergency work orders completed in 24 hours – 100%
 - 433 non emergency work orders completed – 98%
- **Occupancy Level: 100%**

**Asset Management Project (AMP) Report
(Units Leased/Turnaround/Work Orders/Occupancy)
April 2009**



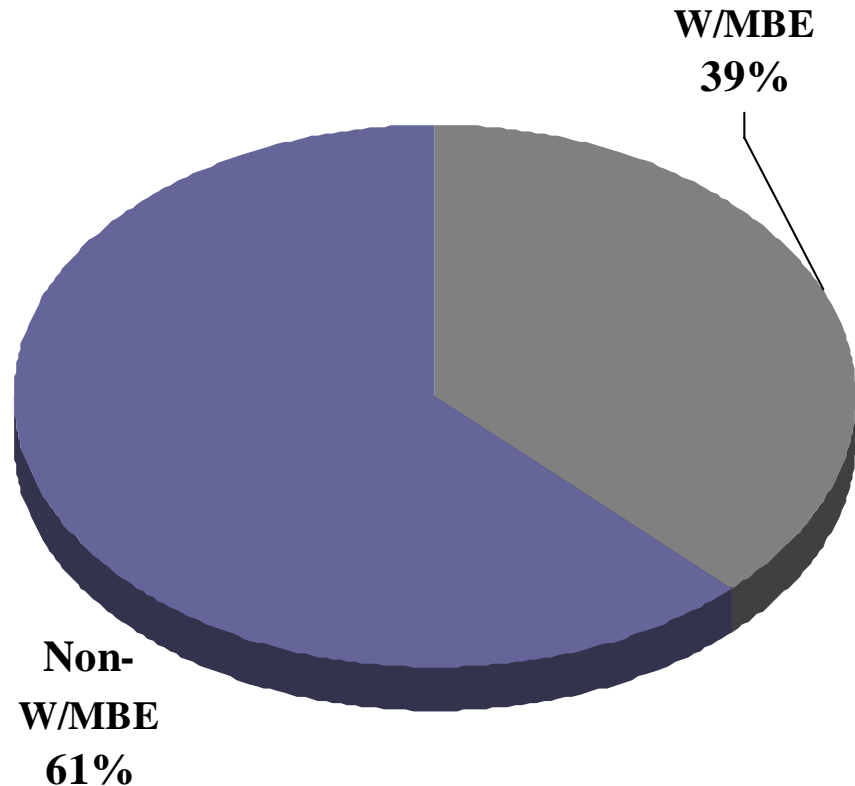
- **Horn AMP 7 –**
Headquarters: 3121
Pillsbury – Total Units
937
 - Units Leased: 11
 - Average Turnover: 8
 - Days Down Time: 0
 - Days Make Ready: 3
 - Days for Re-rental: 5
 - Total Work Orders
 - 57 emergency work orders completed in 24 hours – 100%
 - 658 non emergency work orders completed – 99%
- **Occupancy Level: 100%**

Procurement MPHA Contracting Activity

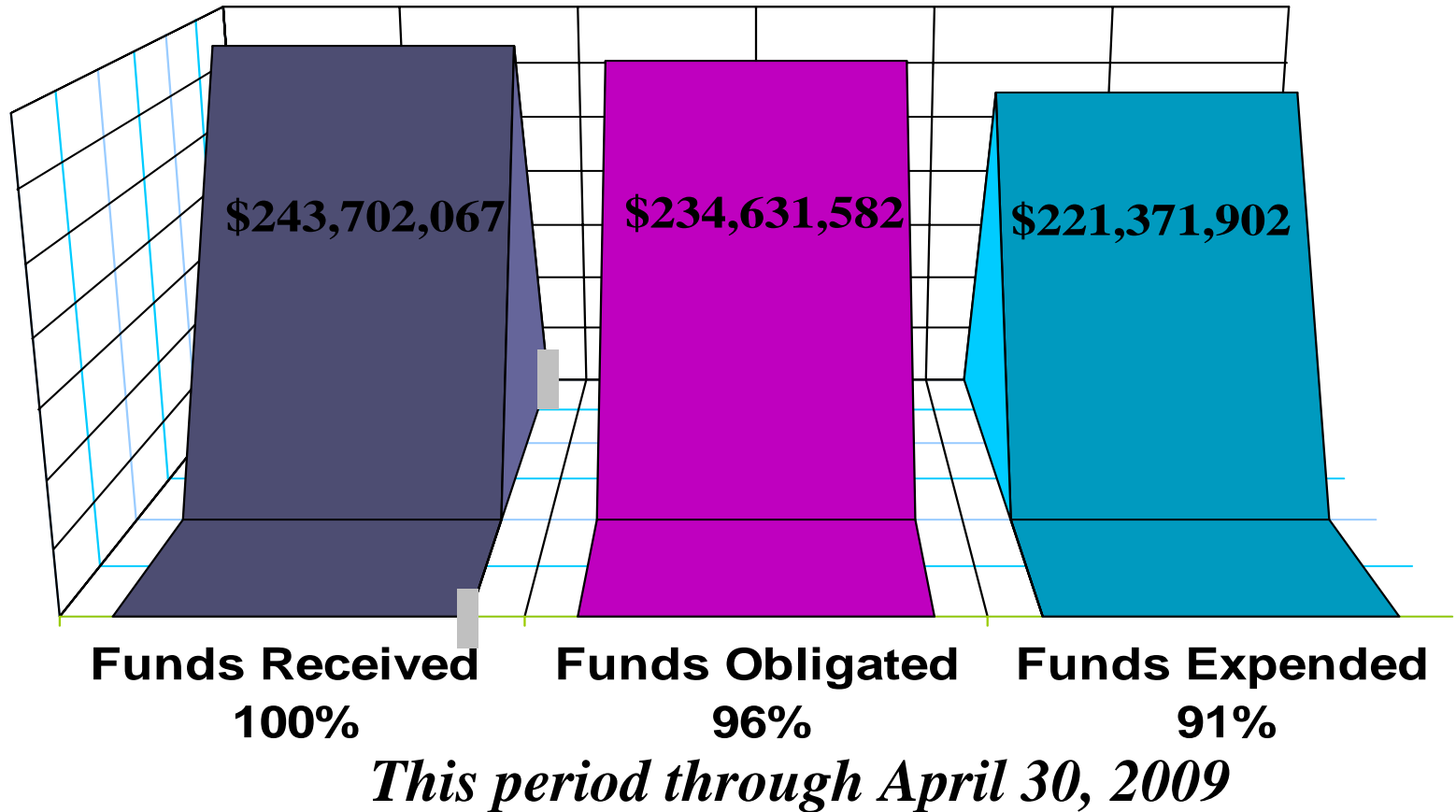
April 2009

W/MBE Participation Report

(Section 3 = 30%)



Facilities & Development Capital Fund Program Obligation & Expenditure Report



Finance



- **Public Housing Operating Budget:**

Through April 2009, operating revenues are slightly ahead of budgeted levels. The most significant reason for the operating revenue increase is that HUD is paying operating subsidy at 89% of the formula while MPHA budgeted only 84%. Operating expenses are slightly less than budgeted levels through April. Expense spending is expected to increase as the summer months approach and exterior and site maintenance work accelerate.



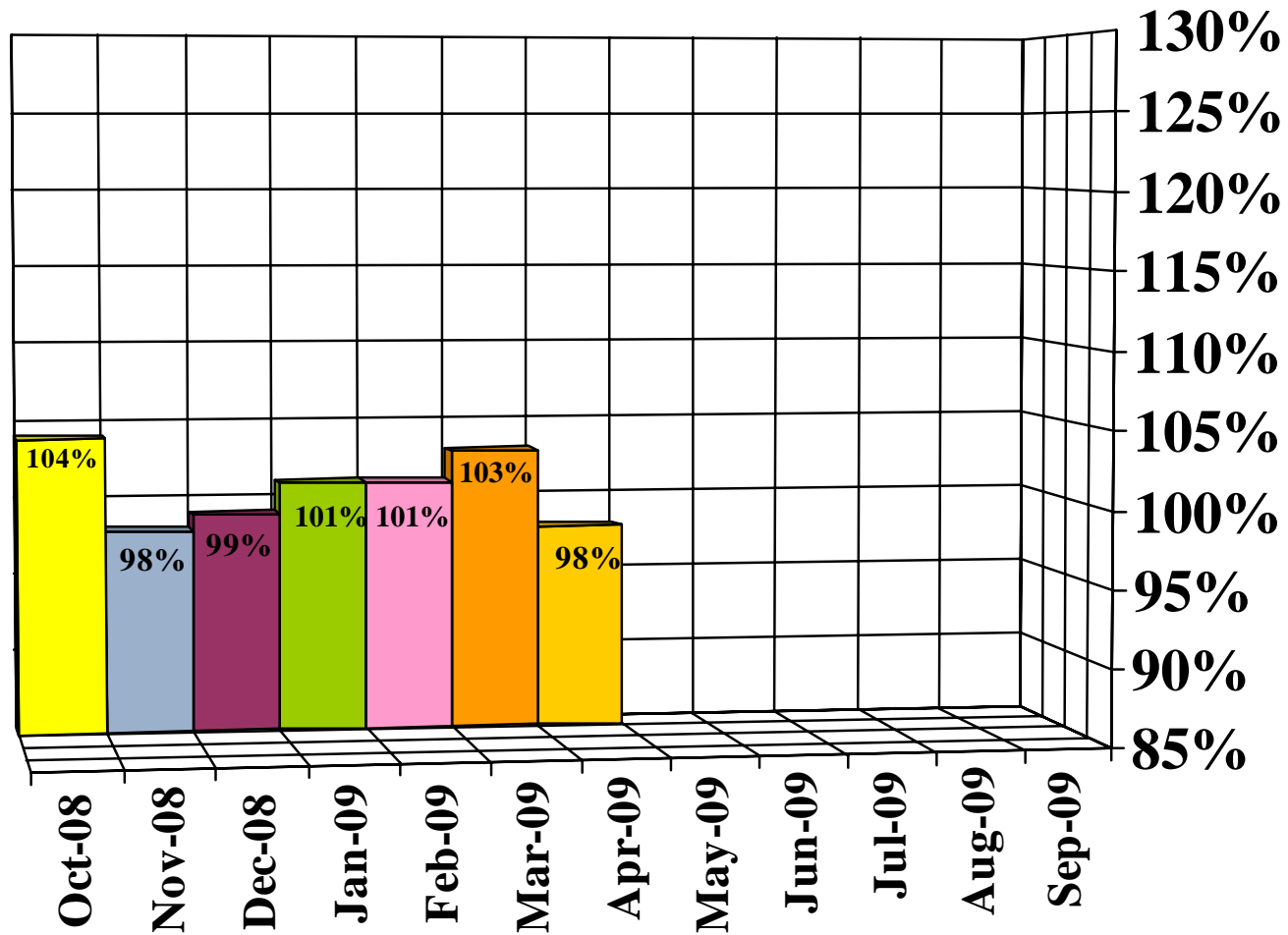
Finance

- **Central Office:**

Through April 2009, revenues are at budgeted levels. Operating expenses are currently less than budgeted levels.

Notable expenses below budgeted levels exist in administrative salaries, legal costs, training, and professional service contracts.

Rent Collections



Housing Choice Voucher Program

MPHA Housing Choice Voucher Program Report to Board of Commissioners

For April 2009

MTW Funded Units	Units Leased with HAP	% Variance of units Leased to Funded	Participants Moving and Searching in April	Waitlist Apps Issued and Searching In April	HUD Funded Per Unit Cost Of Voucher (PUC)	Actual Per Unit Cost of Voucher
4444	4495	101%	99	39	\$719.00	\$697.00

Total Number of Voucher Holders during month of April	2009 Fiscal Year (Oct - Sept)			% Variance of Vouchers "in Hand" (+Leased) to Funded units
	HAP Budget Authority (12 months)	\$39,652,128	(2009 Fiscal Year Funding beginning Oct)	
	HAP funded to date	\$22,304,531	(7th month into Oct 2009 Fiscal Year [3141730])	
	HAP spent to date	\$21,976,423		
	Variance	99%	(HAP spent to funded)	
4633				104%

Number of new Applicant Admissions in April	Number of Participant Move Lease - Ups in April	Number of Participating Owners in April	# of Housing Quality Inspections Completed in April	# of Units placed in Abatement for failed units	Average HAP Amt not Paid (Abatement) in April	Number HAP Contracts Canceled after Abatement
100	75	2228	712	22	\$19,336	0

# of Participants Terminated in April	# Ported in in April	# Port Ins Absorbed in April	# Ported out in April	# Port Outs Absorbed In April	Amount Collected from Repayment Agreements In April	FY Total to date Collected from Repayment Agreements
45	27	8	12	16	\$4,459	\$55,947

* NOTE: Amounts collected from "Repayment Agreements" include monies obtained through MN Revenue Recapture



Policy & Special Initiatives

POLICY

Moving To Work (MTW)

- **Presented at National MTW Conference on three MPHA MTW Initiatives:**
 - **Resident Leadership in MTW Planning Process**
 - **MTW Homeownership Initiatives**
 - **Using MTW Flexibility to work through troubled economic times**
- **Began Agency Wide meeting with MPHA Staff for 2010 MTW Planning**

Policy & Special Initiatives



Other:

- **Staffed internal meetings for ARRA ‘Recovery Act’ Planning and Coordination.**
- **Worked with Minnesota NAHRO on support of Legislative Bonding Bill for Preservation of Public Housing**
- **Worked with Agency Counsel on Legislative initiative to preserve PILOT for MPHA Hollman Development that become Section 8 project based units**

Policy & Special Initiatives

Special Initiatives:

Development:

- **Coordinated with Facilities and Development Agency initiative to submit purchase offer for BrightKeys Development in Heritage Park**
- **Person To Person received \$95,000 grant from Bremmer Foundation for partnership with MPHA's Homeownership Initiatives**

Policy & Special Initiatives

Special Initiatives - Other:

- **With Executive Administration led agency efforts secure commitment from Secretary Donovan to participate in MPHA ARRA Recovery Act Ground Breaking Event**
- **Received notice from City that MPHA Summer Youth Employment Program proposal was fully funded – 18 Youth will work with MPHA staff in various positions for the Summer**
- **Worked with City (CPED) staff to plan Heritage Park informational meetings on Neighborhood Activities**
- **Created ARRA ‘Recovery Act’ Web Page on Agency Website**
- **Developed press release informing community of MPHA’s receipt of \$18.2 million under ARRA Recovery Act**

Policy & Special Initiatives

- Information Resource Room – April 2009

○ Walk Ins:	372
○ Phone Calls:	329
○ Translation Support:	275

MPHA's Website

You can now
view
information
about the
Minneapolis
Public Housing
Authority on
our Website.



www.mphaonline.org