



Cora McCorvey, Executive Director

Performance Report for December 2008

Board of Commissioners Meeting

January 2009 – No Meeting



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: 2
- Average Turnover: 31
 - Down Time: 0
 - Days Make Ready: 16
 - Days for Re-rental: 15
- Total Work Orders
 - 68 emergency work orders completed in 24 hours – 100%
 - 189 non emergency work orders completed – 98%
- **Occupancy Level: 100%**

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

- Units Leased: 15
- Average Turnover: 50
 - Down Time: 1
 - Days Make Ready: 20
 - Days for Re-rental: 29
- Total Work Orders
 - 148 emergency work orders completed in 24 hours – 100%
 - 281 non emergency work orders completed – 86%
- **Occupancy Level: 99%**

**Asset Management Project (AMP) Report
(Units Leased/Turnaround/Work Orders/Occupancy)
December 2008**

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

- Units Leased: 16
- Average Turnover: 53
 - Days Down Time: 6
 - Days Make Ready: 8
 - Days for Re-rental: 39
- Total Work Orders
 - 222 emergency work orders completed in 24 hours – 100%
 - 595 non emergency work orders completed – 94%

● **Occupancy Level: 99%**

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

- Units Leased: 14
- Average Turnover: 14
 - Days Down Time: 0
 - Days Make Ready: 5
 - Days for Re-rental: 9
- Total Work Orders
 - 126 emergency work orders completed in 24 hours – 100%
 - 237 non emergency work orders completed – 97%

● **Occupancy Level: 100%**

**Asset Management Project (AMP) Report
(Units Leased/Turnaround/Work Orders/Occupancy)
December 2008**

● **Hiawatha AMP 5 –
Headquarters: 2123 –
16th – Total Units 886**

- Units Leased: 18
- Average Turnover: 15
 - Days Down Time: 2
 - Days Make Ready: 9
 - Days for Re-rental: 4
- Total Work Orders
 - 168 emergency work orders completed in 24 hours – 100%
 - 336 non emergency 91%
- **Occupancy Level: 98%**

● **Cedar AMP 6 –
Headquarters: 1611 So.
6th – Total Units 895**

- Units Leased: 10
- Average Turnover: 24
 - Days Down Time: 1
 - Days Make Ready: 17
 - Days for Re-rental: 6
- Total Work Orders
 - 219 emergency work orders completed in 24 hours – 100%
 - 422 non emergency work orders completed – 90%
- **Occupancy Level: 100%**

**Asset Management Project (AMP) Report
(Units Leased/Turnaround/Work Orders/Occupancy)
December 2008**



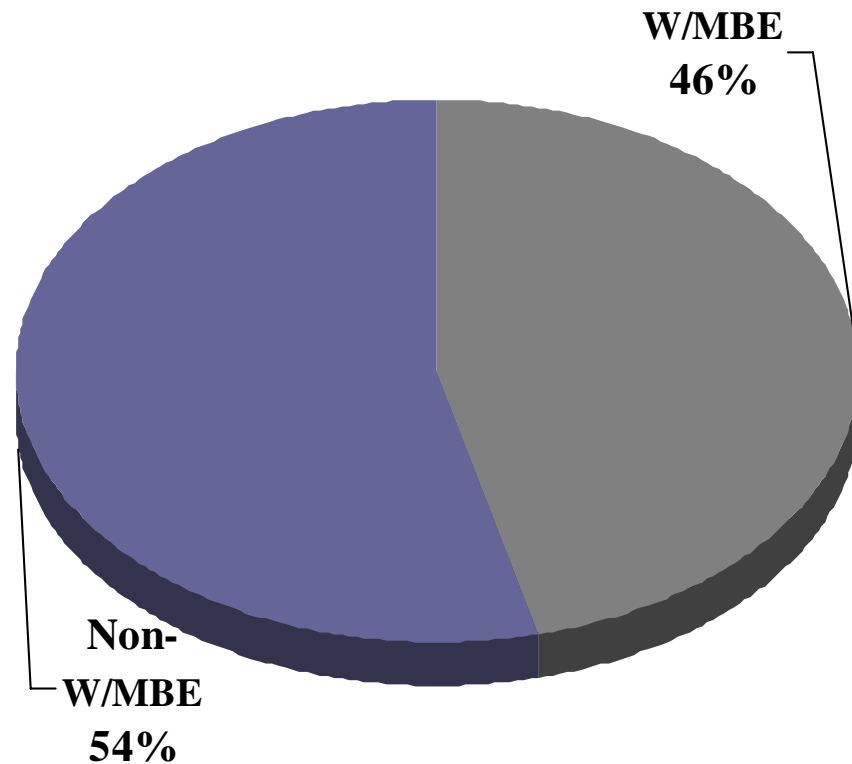
- **Horn AMP 7 –**
Headquarters: 3121
Pillsbury – Total Units
937
 - Units Leased: 14
 - Average Turnover: 12
 - Days Down Time: 2
 - Days Make Ready: 4
 - Days for Re-rental: 6
 - Total Work Orders
 - 174 emergency work orders completed in 24 hours – 100%
 - 227 non emergency work orders completed – 100%
- **Occupancy Level: 100%**

Procurement MPHA Contracting Activity

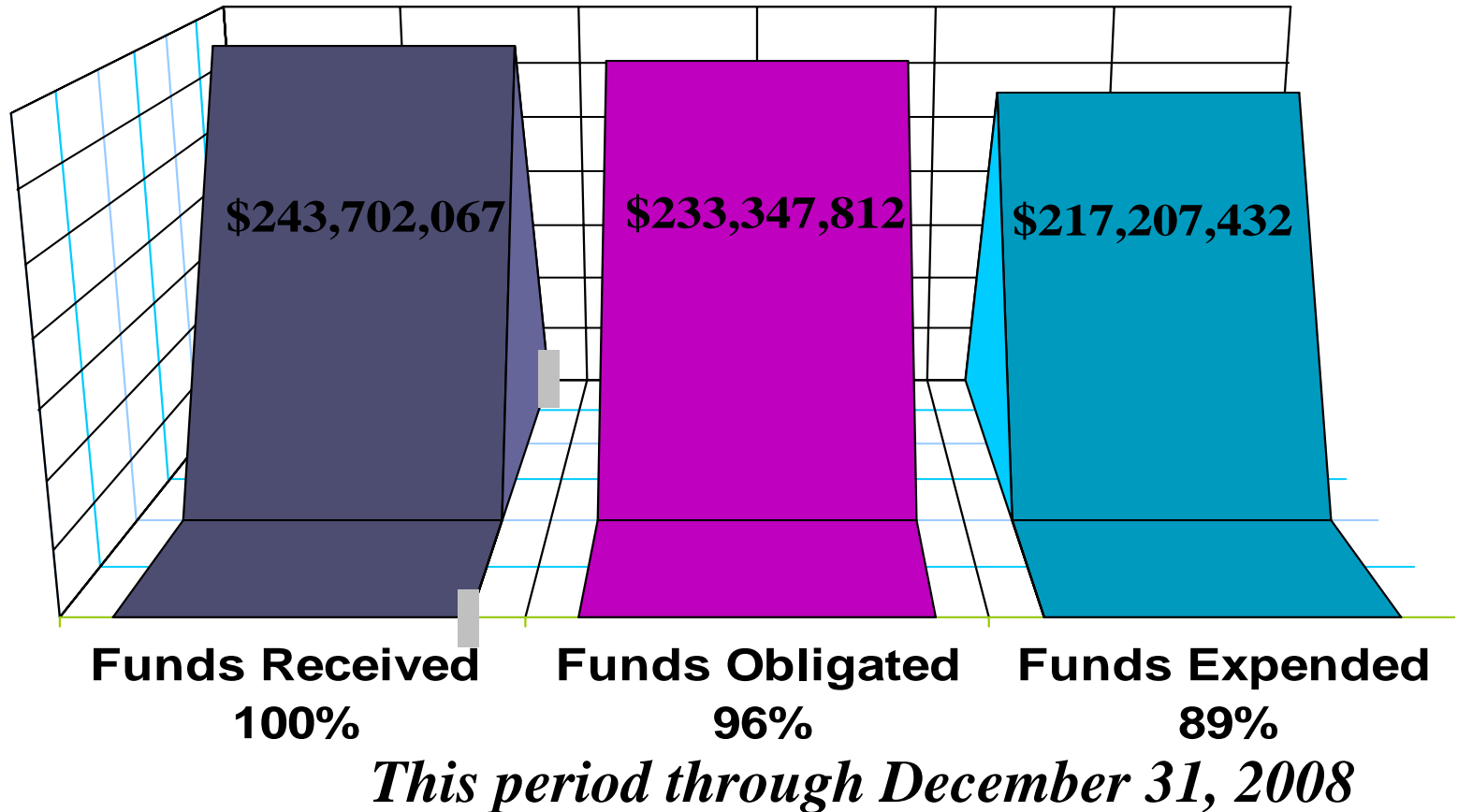
December 2008

W/MBE Participation Report

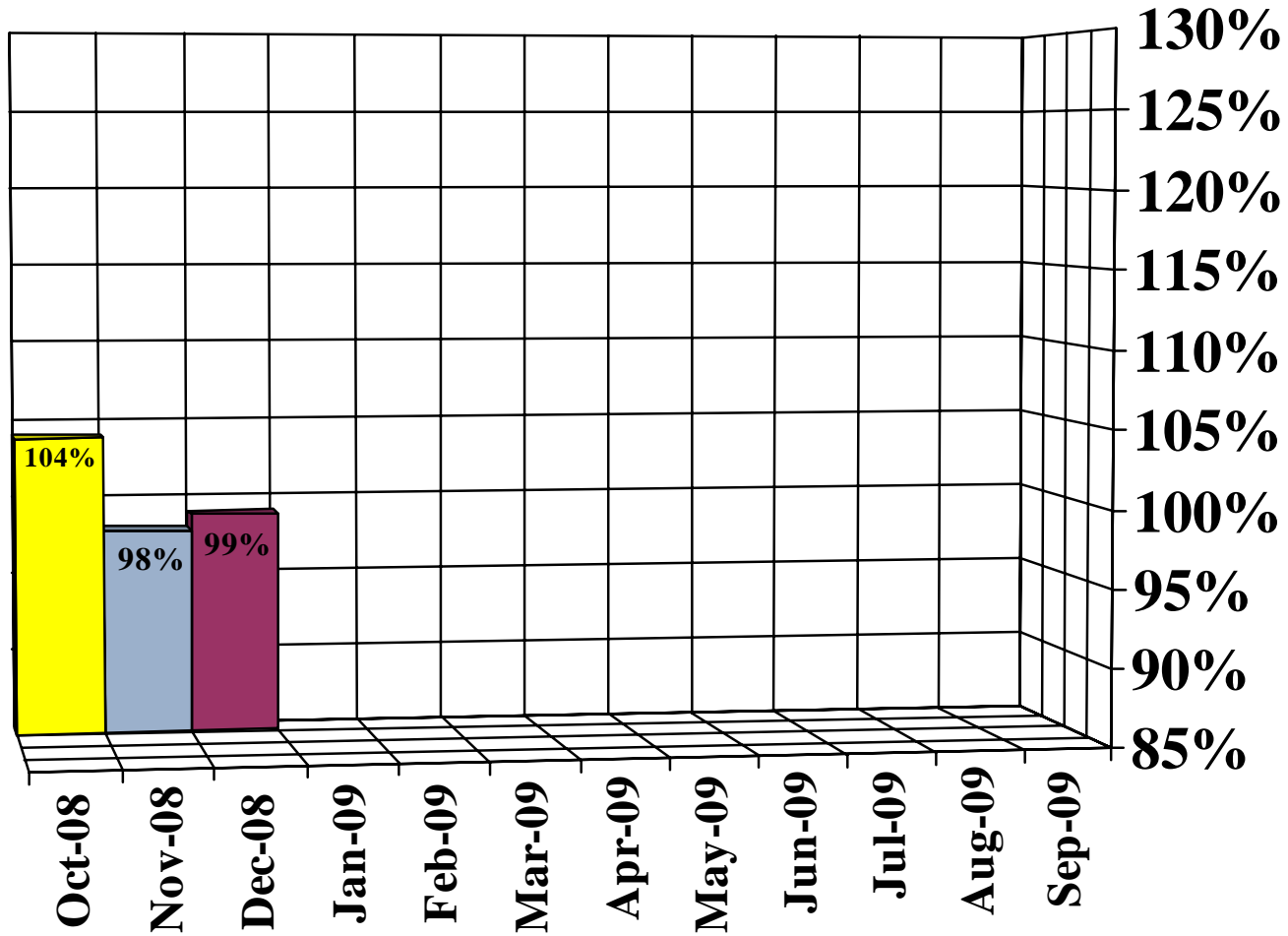
(Section 3 – 2%)



Facilities & Development Capital Fund Program Obligation & Expenditure Report



Rent Collections



Finance



- The City of Minneapolis approved MPHA budget request at \$1.87 million including a tax levy of \$1.3 million to help fund security services.
- HUD approved the change of MPHA's fiscal year from October through September to a calendar year. In order to make the conversion, MPHA will extend fiscal year 2009 for three extra months (October 2008 through December 2009) and then begin fiscal year 2010 on January 1, 2010.

Housing Choice Voucher Program

MPHA Housing Choice Voucher Program Report to Board of Commissioners For December 2008

HUD Funded Units	Units Leased with HAP	% Variance of units Leased to Funded	Participants Moving and Searching	Waitlist Apps Issued and Searching	HUD Funded Per Unit Cost Of Voucher (PUC)	Actual Per Unit Cost of Voucher
4444	4486	101%	96	16	\$737.00	\$716.00
Total Number of Voucher Holders during month of December	2009 Fiscal Year (Oct - Sept)					% Variance of Vouchers "in Hand" (+Leased) to Funded units
	HAP Budget Authority (12 months)		\$39,652,128	(Based upon 2009 Fiscal Year Funding)		
	HAP funded to date		\$9,716,544	(3rd month into 2009 Fiscal Year)		
	HAP spent to date		\$9,346,079			
	Variance		96%	(HAP spent to funded)		
4598					103%	
Number of new Applicant Admissions in December	Number of Participant Move Lease - Ups in Dec	Number of Participating Owners in December	# of Housing Quality Inspections Completed in December	# of Units placed in Abatement for failed units	Average HAP Amt not Paid (Abatement) in December	Number HAP Contracts Canceled after Abatement
46	64	2153	887	28	\$20,442	3
# of Participants Terminated in December	# Ported in in December	# Port Ins Absorbed	# Ported out in December	# Port Outs Absorbed In December	Dec Amt Collected from Repayment Agreements	FY Total to date Collected from Repayment Agreements
32	31	2	29	10	\$2,888	\$9,706

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

Policy & Special Initiatives

Policy:

Moving to Work (MTW)

- Drafted PILOT Amendment to Statute to Support MHOP Conversion – Presented to Minnesota Legislature Revisor of Statutes
- MPHA Board Approved 2010 MTW Resident Advisory Board
- Approved Plymouth Church Foundation MTW Project Based Section 8 Proposal



Policy & Special Initiatives

Special Initiatives

MPHA Home Ownership Programs:

- Entered into a Professional Service Agreement with the Family Housing Fund to facilitate the administration of its homeownership program for its 15th year!
- One additional HOME program closing occurred in December, bringing the total number families having purchased homes through MPHA's homeownership programs to 181.
- In calendar year 2008, 12 families purchased homes with MPHA's assistance, approximately \$172,000 in secondary financing and closing cost assistance through the Family Housing Fund

Policy & Special Initiatives

Special Initiatives

MPHA Home Ownership Programs:

Saving Home

- PSI and Section 8 staff met with Habitat for Humanity to discuss protocol for its partnership in assisting families facing foreclosure in North Minneapolis with Section 8 mortgage assistance. Section 8 provided Habitat staff with training with regard to how Section 8 mortgage assistance may be applied to the Principal, Interest, Taxes and Insurance. This initiative will be a viable resolution for at least 10 families facing foreclosure. PSI staff is currently developing an MOU for Habitat consideration.

Policy & Special Initiatives

- Information Resource Room – December

○ Walk Ins:	341
○ Phone Calls:	270
○ Translation Support:	259

MPHA's Website

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



www.mphaonline.org