



**Cora McCorvey, Executive Director**

# Performance Report for February 2009

*Board of Commissioners Meeting*

*March 25, 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: 1
- Average Turnover: 25
  - Down Time: 0
  - Days Make Ready: 8
  - Days for Re-rental: 17
- Total Work Orders
  - 18 emergency work orders completed in 24 hours – 100%
  - 93 non emergency work orders completed – 97%
- Occupancy Level: 99%

## ● Scattered Sites AMP 2 – Total Units 736

- Units Leased: 5
- Average Turnover: 20
  - Down Time: 0
  - Days Make Ready: 5
  - Days for Re-rental: 15
- Total Work Orders
  - 81 emergency work orders completed in 24 hours – 100%
  - 366 non emergency work orders completed – 85%
- Occupancy Level: 99%

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

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

- Units Leased: 10
- Average Turnover: 45
  - Days Down Time: 0
  - Days Make Ready: 7
  - Days for Re-rental: 38
- Total Work Orders
  - 118 emergency work orders completed in 24 hours – 100%
  - 338 non emergency work orders completed – 84%

● **Occupancy Level: 99%**

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

- Units Leased: 5
- Average Turnover: 12
  - Days Down Time: 0
  - Days Make Ready: 2
  - Days for Re-rental: 10
- Total Work Orders
  - 70 emergency work orders completed in 24 hours – 100%
  - 266 non emergency work orders completed – 97%

● **Occupancy Level: 99%**

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

● **Hiawatha AMP 5 –  
Headquarters: 2123 –  
16<sup>th</sup> – Total Units 886**

- Units Leased: 11
- Average Turnover: 43
  - Days Down Time: 1
  - Days Make Ready: 8
  - Days for Re-rental: 34
- Total Work Orders
  - 105 emergency work orders completed in 24 hours – 100%
  - 191 non emergency 96%
- **Occupancy Level: 98%**

● **Cedar AMP 6 –  
Headquarters: 1611 So.  
6<sup>th</sup> – Total Units 895**

- Units Leased: 8
- Average Turnover: 13
  - Days Down Time: 0
  - Days Make Ready: 11
  - Days for Re-rental: 2
- Total Work Orders
  - 82 emergency work orders completed in 24 hours – 100%
  - 402 non emergency work orders completed – 100%
- **Occupancy Level: 99%**

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



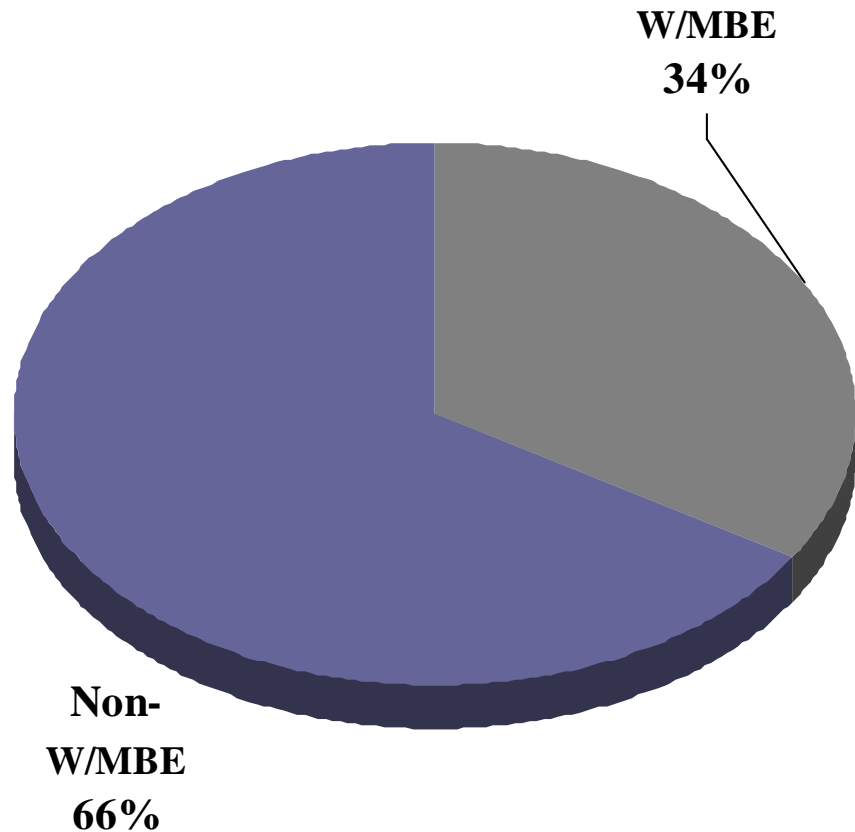
- **Horn AMP 7 –**  
Headquarters: 3121  
Pillsbury – Total Units  
937
  - Units Leased: 8
  - Average Turnover: 7
    - Days Down Time: 0
    - Days Make Ready: 2
    - Days for Re-rental: 5
  - Total Work Orders
    - 55 emergency work orders completed in 24 hours – 100%
    - 236 non emergency work orders completed – 100%
- **Occupancy Level: 100%**

# Procurement MPHA Contracting Activity

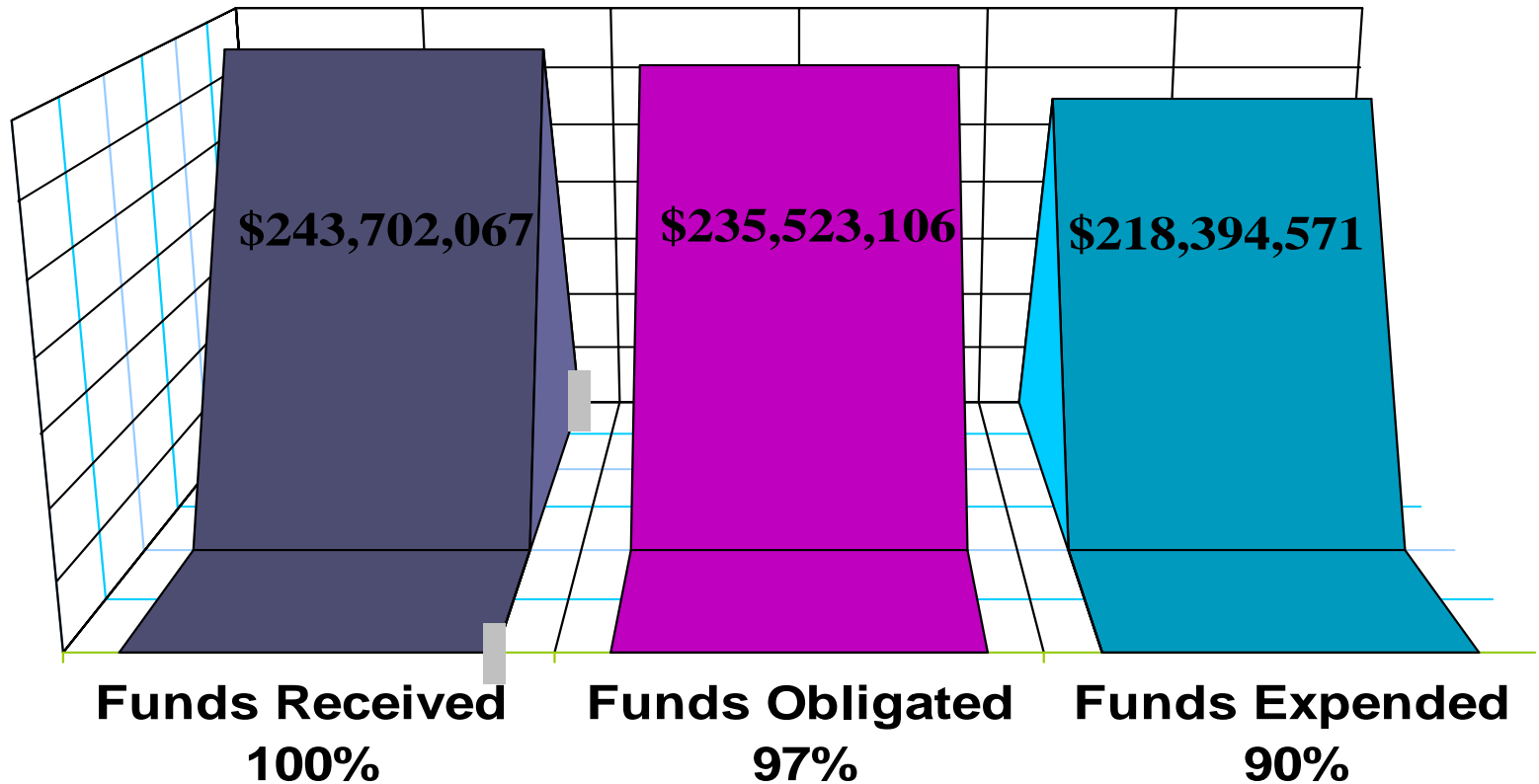
February 2009

## W/MBE Participation Report

*(Section 3 = 14%)*



# Facilities & Development Capital Fund Program Obligation & Expenditure Report



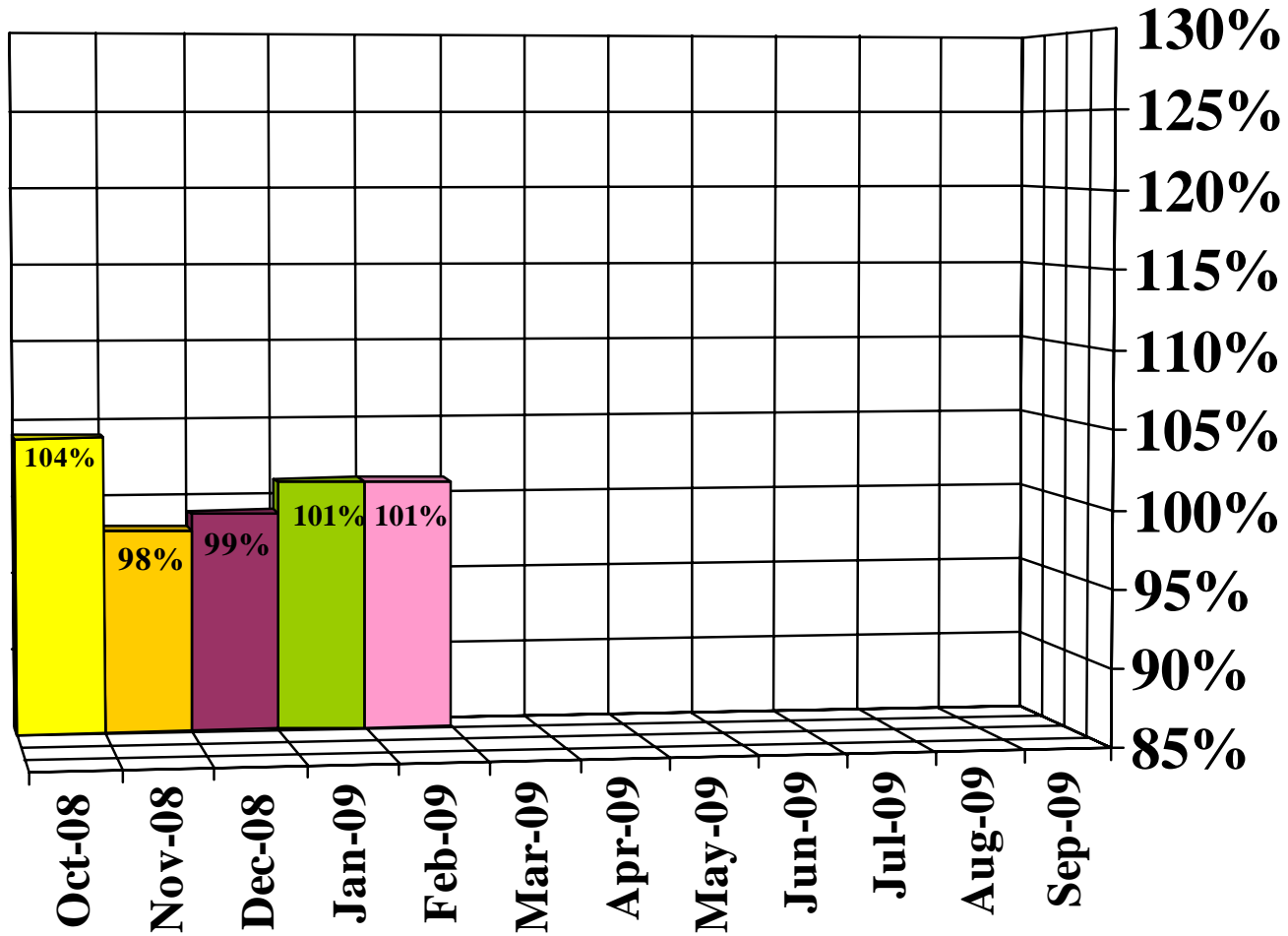
*This period through February 28, 2009*

# Finance



- Through February, MPHA is operating within the budget resources allocated.
- The 2009 Omnibus Appropriations Bill was passed on March 11th. The bill provides more public housing operating money than FY08; \$225 million more. HUD has indicated that they expect that this appropriation will provide 85% of the Operating Subsidy Formula although based on last year's funding, MPHA expects that the final FY09 pro-ration will be higher. The MPHA's FY09 Operating Budget was based on 84% subsidy pro-ration.
- The Bill also provides additional Section 8 funding; an increase of \$340 million over FY08 levels. MPHA expects that this funding will be able to cover the costs of all the housing vouchers in planned within the MPHA's FY09 MTW Budget.

# Rent Collections



# Housing Choice Voucher Program

MPHA Housing Choice Voucher Program

Report to Board of Commissioners

For February 2009

MTW 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	4520	102%	94	94	\$719.00	\$703.00

Total Number of Voucher Holders during month of February	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	\$16,021,071	(5th month into Oct 2009 Fiscal Year)	
	HAP spent to date	\$15,735,071		
	Variance	98%	(HAP spent to funded)	
4708			106%	

Number of new Applicant Admissions in February	Number of Participant Move Lease - Ups in February	Number of Participating Owners in January	# of Housing Quality Inspections Completed in February	# of Units placed in Abatement for failed units	Average HAP Amt not Paid (Abatement) in February	Number HAP Contracts Canceled after Abatement
31	84	2207	795	12	\$23,769	1

# of Participants Terminated in February	# Ported in in February	# Port Ins Absorbed	# Ported out in February	# Port Outs Absorbed In February	January Amt Collected from Repayment Agreements	FY Total to date Collected from Repayment Agreements
43	20	1	9	12	\$27,246	\$45,210

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



# Policy & Special Initiatives

## **Policy**

### **Moving To Work (MTW)**

- National HUD MTW Conference Planning Committee
- Established 2010 MTW Resident Advisory Board (RAB) Planning Committee

# Policy & Special Initiatives

## Policy

### Other:

- **Conducted Analysis of American Recovery and Reinvestment Act of 2009 (ARRA) and impact on MPHA, Residents and Program Participants**
- **Completed Analysis of Governor's Minnesota Family Investment Program (MFIP) Budget Proposal and its impact on MPHA Families**
- **Developed Communication for Legislators on Governor's Proposed Changes to the Renter's Credit and its impact on MPHA Residents and Program Participants**
- **Receive HUD Notification of Approval of FY Change from October 1st to January 1st: Effective January 1st 2010**
- **Participated in Ellison Town Hall Forum on ARRA**



Policy & Special Initiatives

## **Special Initiatives**

### **Development:**

- **Convened internal work group on possible purchase of BrightKEYS Town Home Condominium Development in Heritage Park.**

# Policy & Special Initiatives

## Special Initiatives

### Other:

- Received notice of recommended funding for MPHA Summer Youth Employment Program (STEP-UP)
- Completed MPHA 'Publicly Owned Transitional Housing Program' (POTH) Report to State of Minnesota
- Finalized MPHA/ Family Housing Fund/ Thompson Associates Homeownership Counseling Contract
- Interviewed with Person To Person and MPHA PSI Staff to receive Otto Bremer Foundation Funding
- Website Contacts with for February 18

# Policy & Special Initiatives

## ● Information Resource Room – February

○ Walk Ins:	342
○ Phone Calls:	256
○ Translation Support:	281

# MPHA's Website

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



*[www.mphaonline.org](http://www.mphaonline.org)*