



Cora McCorvey, Executive Director

Performance Report for January 2009

Board of Commissioners Meeting

February 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: 2
- Average Turnover: 7
 - Down Time: 0
 - Days Make Ready: 5
 - Days for Re-rental: 2
- Total Work Orders
 - 5 emergency work orders completed in 24 hours – 100%
 - 105 non emergency work orders completed – 99%

● **Occupancy Level: 100%**

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

- Units Leased: 9
- Average Turnover: 38
 - Down Time: 1
 - Days Make Ready: 24
 - Days for Re-rental: 13
- Total Work Orders
 - 31 emergency work orders completed in 24 hours – 100%
 - 425 non emergency work orders completed – 78%

● **Occupancy Level: 99%**

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

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

- Units Leased: 24
- Average Turnover: 31
 - Days Down Time: 1
 - Days Make Ready: 8
 - Days for Re-rental: 22
- Total Work Orders
 - 113 emergency work orders completed in 24 hours – 100%
 - 406 non emergency work orders completed – 89%

● **Occupancy Level: 99%**

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

- Units Leased: 5
- Average Turnover: 21
 - Days Down Time: 0
 - Days Make Ready: 4
 - Days for Re-rental: 17
- Total Work Orders
 - 55 emergency work orders completed in 24 hours – 100%
 - 178 non emergency work orders completed – 95%

● **Occupancy Level: 100%**

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

- **Hiawatha AMP 5 –**
Headquarters: 2123 –
16th – Total Units 886
 - Units Leased: 23
 - Average Turnover: 6
 - Days Down Time: 0
 - Days Make Ready: 4
 - Days for Re-rental: 2
 - Total Work Orders
 - 66 emergency work orders completed in 24 hours – 100%
 - 220 non emergency 95%
- **Occupancy Level: 99%**

- **Cedar AMP 6 –**
Headquarters: 1611 So.
6th – Total Units 895
 - Units Leased: 5
 - Average Turnover: 29
 - Days Down Time: 0
 - Days Make Ready: 17
 - Days for Re-rental: 12
 - Total Work Orders
 - 120 emergency work orders completed in 24 hours – 100%
 - 350 non emergency work orders completed – 99%
- **Occupancy Level: 100%**

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



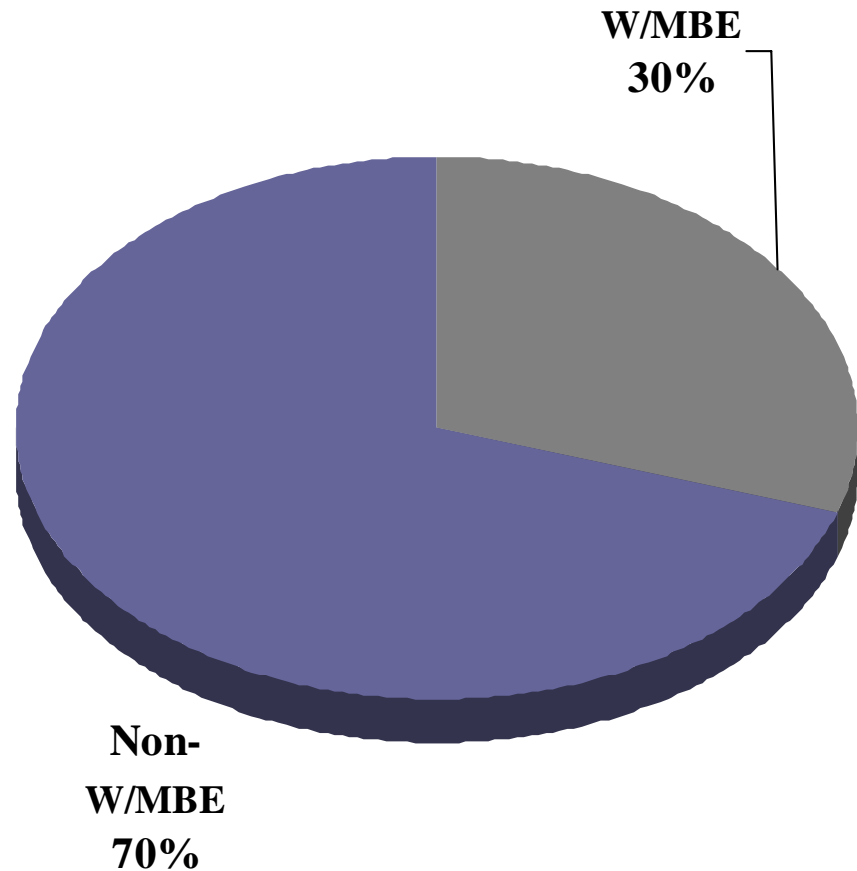
- **Horn AMP 7 –**
Headquarters: 3121
Pillsbury – Total Units
937
 - Units Leased: 13
 - Average Turnover: 18
 - Days Down Time: 0
 - Days Make Ready: 10
 - Days for Re-rental: 8
 - Total Work Orders
 - 94 emergency work orders completed in 24 hours – 100%
 - 257 non emergency work orders completed – 100%
- **Occupancy Level: 100%**

Procurement MPHA Contracting Activity

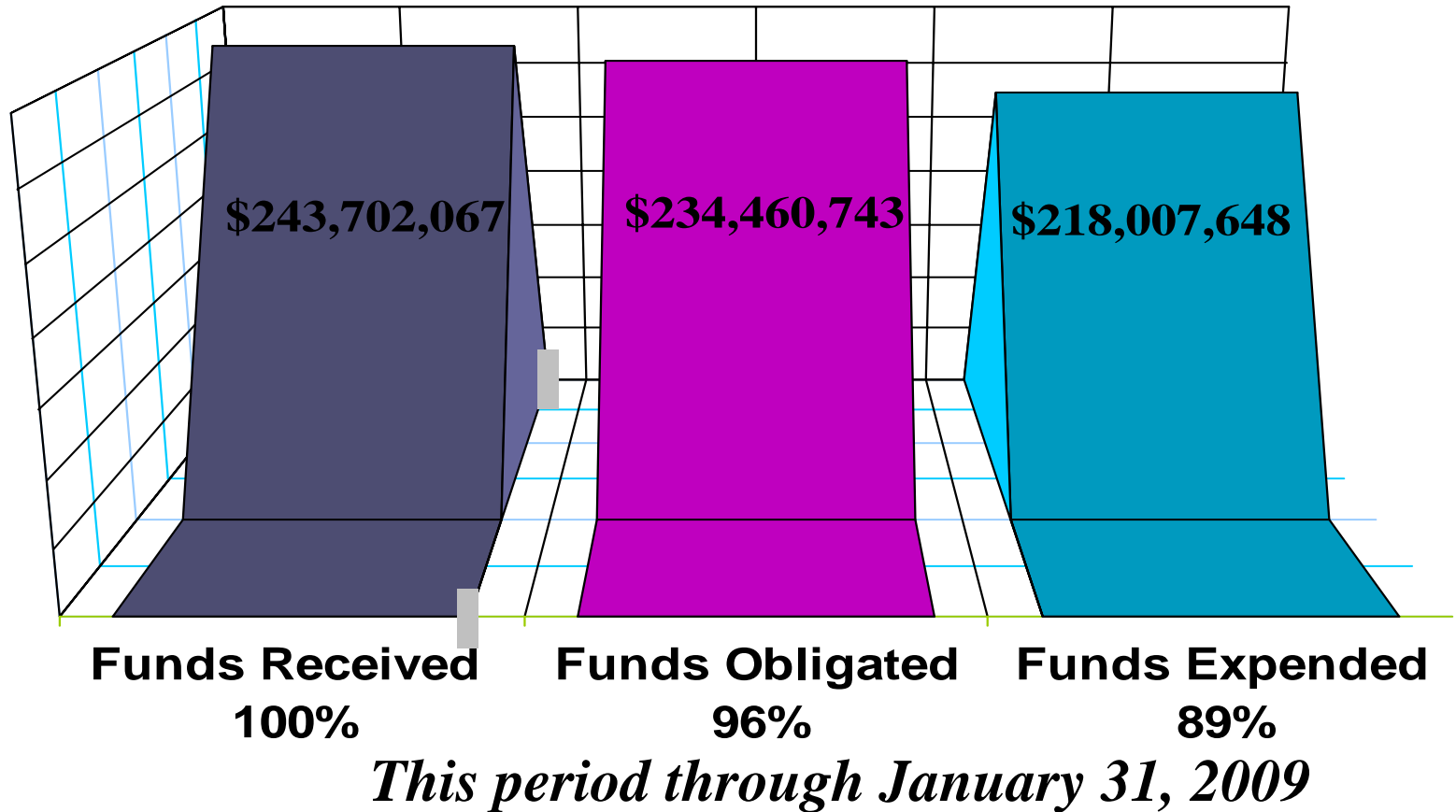
January 2009

W/MBE Participation Report

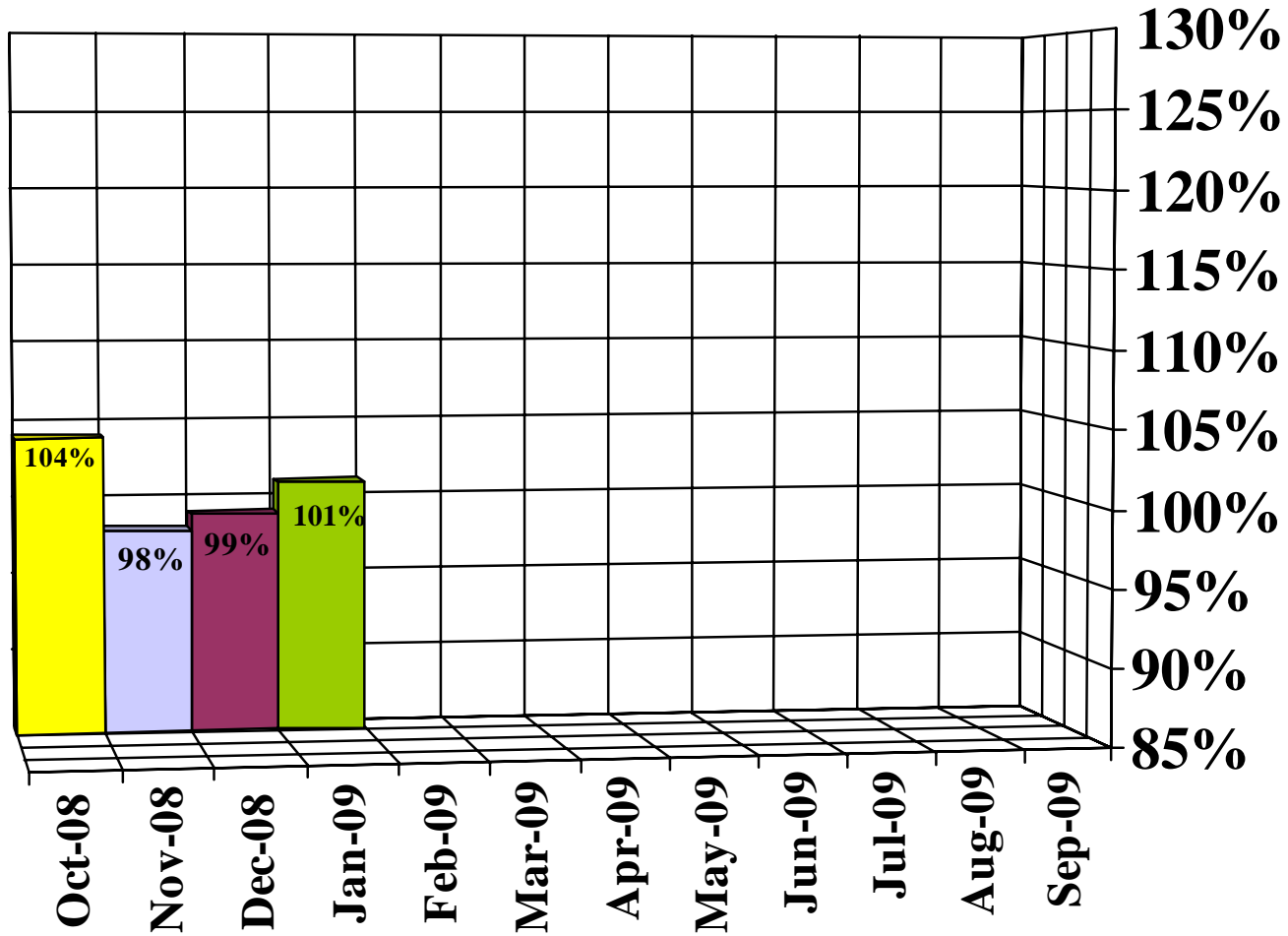
(Section 3 = 6%)



Facilities & Development Capital Fund Program Obligation & Expenditure Report



Rent Collections





Finance

- Finance will present the FY08 Operating Fund results at the Board meeting.
- House and senate negotiators reached agreement on the final version of the \$789 billion economic recovery package. The bill includes \$4 billion in additional public housing capital funds with \$3 billion allocated pursuant to the existing Capital Fund Formula. MPHA expects that an additional \$17 million will be made available for MPHA MTW activities.

Housing Choice Voucher Program

MPHA Housing Choice Voucher Program

Report to Board of Commissioners

For January 2009

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	4550	102%	107	10	\$719.00	\$706.00
Total Number of Voucher Holders during month of January	2009 Fiscal Year (Oct - Sept)					% Variance of Vouchers "in Hand" (+Leased) to Funded units
4667	HAP Budget Authority (12 months)					105%
	\$39,652,128 (Based upon 2009 Fiscal Year Funding)					
	HAP funded to date					
	\$12,879,341 (4th month into 2009 Fiscal Year)					
	HAP spent to date					
	\$12,557,232					
	Variance					
	97%					
	(HAP spent to funded)					
Number of new Applicant Admissions in December	Number of Participant Move Lease - Ups in Jan	Number of Participating Owners in January	# of Housing Quality Inspections Completed in January	# of Units placed in Abatement for failed units	Average HAP Amt not Paid (Abatement) in January	Number HAP Contracts Canceled after Abatement
68	76	2203	947	18	\$13,881	4
# of Participants Terminated in January	# Ported in in January	# Port Ins Absorbed	# Ported out in January	# Port Outs Absorbed In January	January Amt Collected from Repayment Agreements	FY Total to date Collected from Repayment Agreements
43	51	10	27	20	\$8,258	\$17,964

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



Policy & Special Initiatives

Policy:

Moving to Work (MTW)

- Mobility Counseling Program Development
- Homeownership Program Development
- Worked with Legal Counsel on MHOP Conversion and PILOT Legislation



Policy & Special Initiatives

Development:

- **Plymouth Church Development Action**
- **MPHA Study of Possible Purchase of Brightkeys Development in Heritage Park**
- **Preliminary Applications for NSP Funding: Lovell Square and Northside Foreclosure Development**
- **Heritage Park For Sale Phase 3 and 4 Meetings with CPED**



Policy & Special Initiatives

Special Initiatives

MPHA Home Ownership Programs:

- Three families began First Time Homebuyer Education Program
- Two Post Purchase Follow Up Interviews for 2008 Homebuyers



Policy & Special Initiatives

Special Initiatives

Other:

- **MPHA to Sponsor 18 Youth Employment Opportunities this Summer**
- **Submitted in Partnership with Hennepin County a Family Unification Program (FUP) Grant to HUD**
- **Hosted Meeting with Habitat on MPHA Foreclosure Prevention Program and Coordination**



Policy & Special Initiatives

- Information Resource Room – January

○ **Walk Ins:** **314**

○ **Phone Calls:** **294**

○ **Translation Support:** **348**

MPHA's Website

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



www.mphaonline.org