



Cora McCorvey, Executive Director

Performance Report for March 2009

Board of Commissioners Meeting

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: 30
 - Down Time: 0
 - Days Make Ready: 15
 - Days for Re-rental: 15
- Total Work Orders
 - 13 emergency work orders completed in 24 hours – 100%
 - 104 non emergency work orders completed – 97%
- Occupancy Level: 99%

● Scattered Sites AMP 2 – Total Units 736

- Units Leased: 12
- Average Turnover: 28
 - Down Time: 0
 - Days Make Ready: 14
 - Days for Re-rental: 14
- Total Work Orders
 - 61 emergency work orders completed in 24 hours – 100%
 - 495 non emergency work orders completed – 89%
- Occupancy Level: 99%

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

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

- Units Leased: 28
- Average Turnover: 23
 - Days Down Time: 0
 - Days Make Ready: 5
 - Days for Re-rental: 18
- Total Work Orders
 - 133 emergency work orders completed in 24 hours – 100%
 - 468 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: 4
 - Days for Re-rental: 10
- Total Work Orders
 - 64 emergency work orders completed in 24 hours – 100%
 - 270 non emergency work orders completed – 99%

● **Occupancy Level: 100%**

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

- **Hiawatha AMP 5 –**
Headquarters: 2123 –
16th – Total Units 886
 - Units Leased: 35
 - Average Turnover: 6
 - Days Down Time: 1
 - Days Make Ready: 3
 - Days for Re-rental: 2
 - Total Work Orders
 - 94 emergency work orders completed in 24 hours – 100%
 - 287 non emergency 73%
- **Occupancy Level: 99%**

- **Cedar AMP 6 –**
Headquarters: 1611 So.
6th – Total Units 895
 - Units Leased: 16
 - Average Turnover: 16
 - Days Down Time: 0
 - Days Make Ready: 8
 - Days for Re-rental: 8
 - Total Work Orders
 - 80 emergency work orders completed in 24 hours – 100%
 - 428 non emergency work orders completed – 99%
- **Occupancy Level: 99%**

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



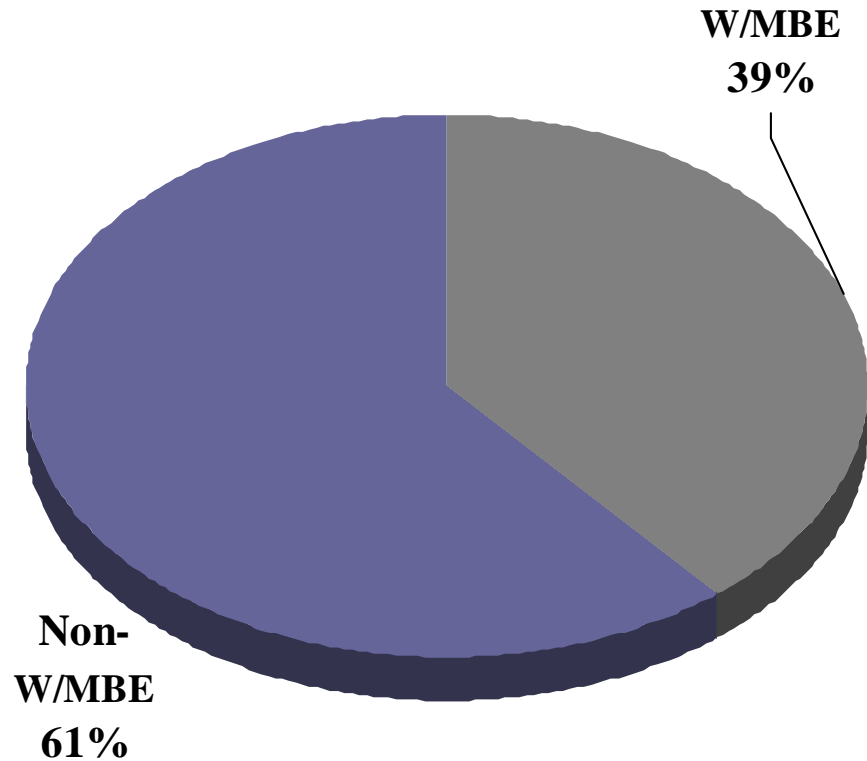
- **Horn AMP 7 –**
Headquarters: 3121
Pillsbury – Total Units
937
 - Units Leased: 10
 - Average Turnover: 9
 - Days Down Time: 0
 - Days Make Ready: 4
 - Days for Re-rental: 5
 - Total Work Orders
 - 85 emergency work orders completed in 24 hours – 100%
 - 867 non emergency work orders completed – 99%
- **Occupancy Level: 100%**

Procurement MPHA Contracting Activity

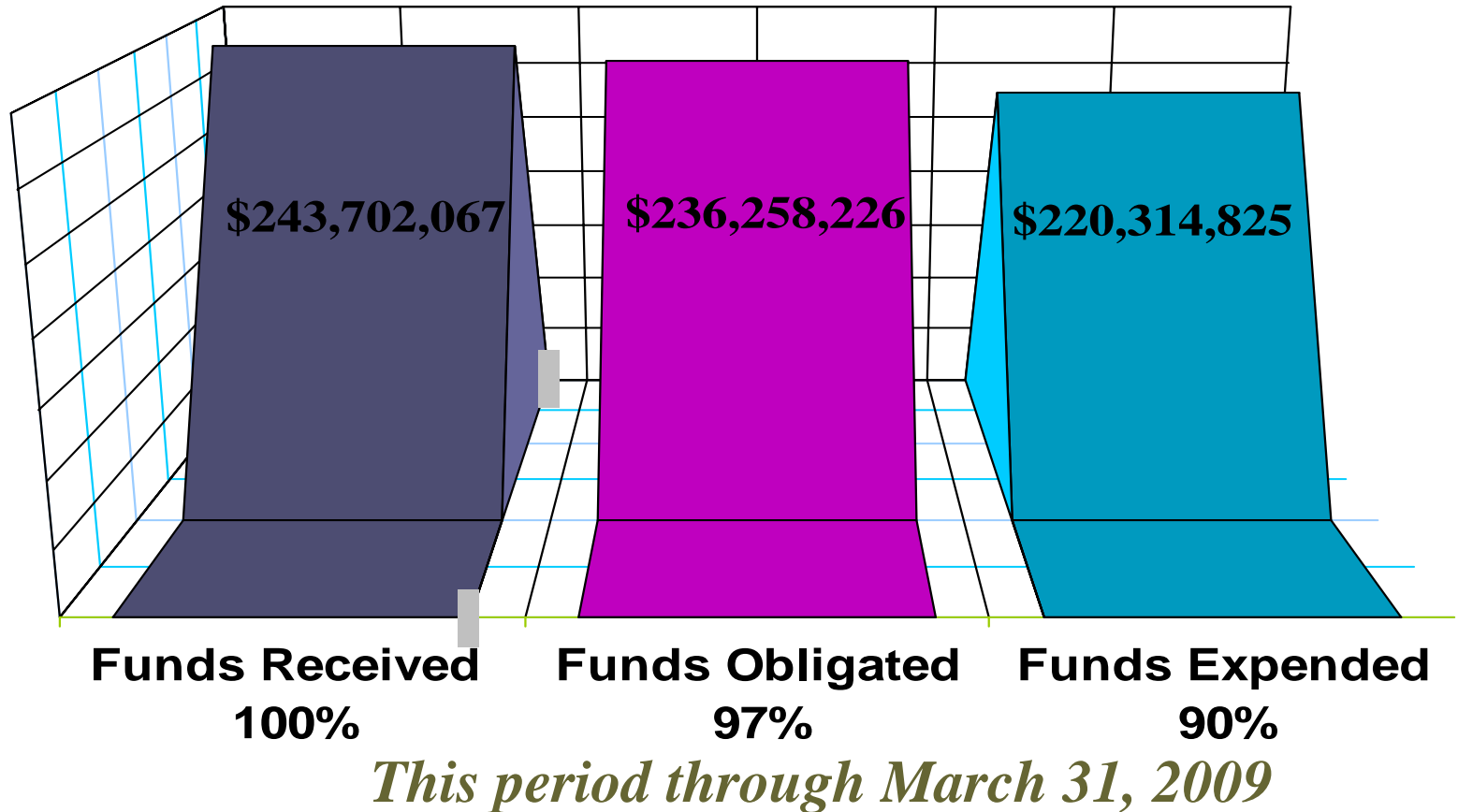
March 2009

W/MBE Participation Report

(Section 3 = 24%)



Facilities & Development Capital Fund Program Obligation & Expenditure Report

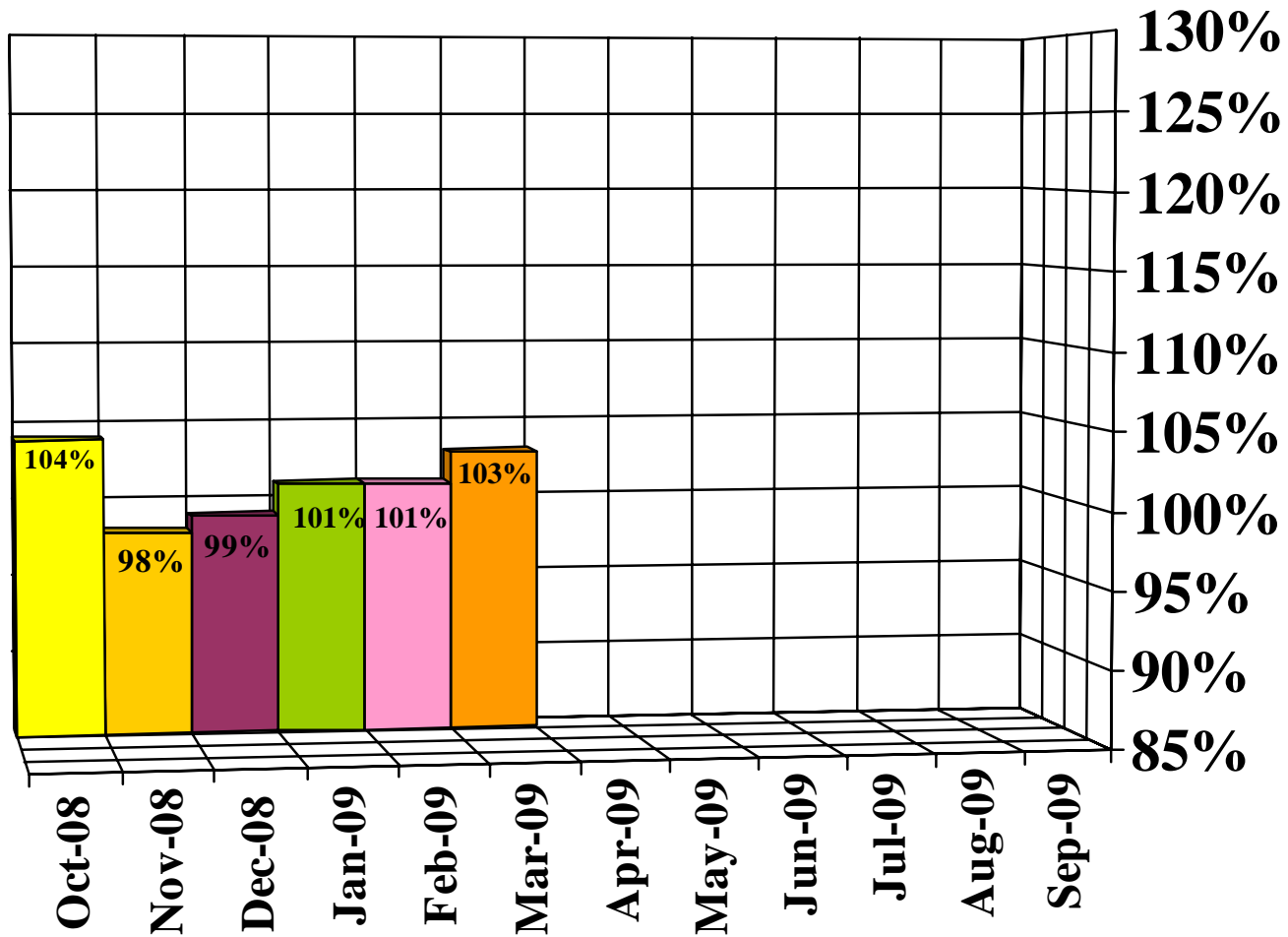


Finance



- Through March 2009, the Public Housing Operating Budget is within planned levels. Every AMP is on pace to meet their budgeted net cash flow.
- MPHA continues to be in discussions with HUD on an approval letter for the proposed energy performance contract with Honeywell. HUD has indicated that they will be informing MPHA on the status of the approval letter and next steps in early May.

Rent Collections



Housing Choice Voucher Program

MPHA Housing Choice Voucher Program Report to Board of Commissioners For March 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
4419	4444	101%	96	205	\$739.00	\$710.00

Total Number of Voucher Holders during month of March	2008 Fiscal Year (Oct - Sept)					% Variance of Vouchers "in Hand" (+Leased) to Funded units
	HAP Budget Authority (12 months)	\$39,357,248	(Based upon 2008 Calendar Year Funding)			
	HAP funded to date	\$19,678,622	(6th month into 2008 Fiscal Year)			
	HAP spent to date	\$19,120,657				
	Variance	97%	(HAP spent to funded)			
4745						107%

Number of new Applicant Admissions in March	Number of Participant Move Lease - Ups in March	Number of Participating Owners in March	Number of Housing Quality Inspections Completed	Number of Units placed In Abatement for failed units	Average HAP Amt not Paid (Abatement) in March	Number HAP Contracts Canceled after Abatement
124	49	2212	596	21	\$14,499	2

# of Participants Terminated in March	# Ported in in March	# Port Ins Absorbed	# Ported out in March	# Port Outs Absorbed in March	March Amt Collected from Repayment Agreements	Total to date Collected from Repayment Agreements
37	32	0	48	11	\$6,893	\$74,603

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

Policy & Special Initiatives

Policy

Moving To Work (MTW)

- Prepared MPHA Board Resolution for Extension of MTW Plan Year to comport with new MPHA Fiscal Year
- Habitat for Humanity and MPHA draft a MOU Regarding Referrals to MPHA's MTW Saving Home, Foreclosure Prevention Program

Policy & Special Initiatives

Policy

Other:

- Organized MPHA Testimony for House File 922 which sets aside Bonding Funds for preservation of Public Housing Units.
- Coordinated NAHRO Sponsored E-Training for ARRA Capital Funds to be received by MPHA
- Met with City Health Agency Staff to Partner on Grant for Creating Smoke Free Initiatives in Public Housing
- Set up meeting with Hennepin County and MPHA Regarding Shelter Plus Care and MPHA Cooperation

Policy & Special Initiatives

Special Initiatives

Development:

- Developed Board Report Authorizing MPHA Executive Director to Negotiate Purchase BrightKeys Town Home Condominium Development in Heritage Park and Submission of Development Proposal to HUD
- Procured Legal Counsel for BrightKeys Development
- Met with Project for Pride in Living (PPL) staff Regarding Possible Partnership with PPL for Implementing PPLs Neighborhood Stabilization Program (NSP) Funds

Policy & Special Initiatives

Special Initiatives

Other:

- MPHA Asked to Participate on Panel for MTW Home Ownership Program and Utilizing MTW for Creative Responses to Economic Crises at MTW National Conference
- Updated Minneapolis Highrise Representative Council (MHRC) on Progress on MPHA's MTW Plan
- Facilitated Internal Meeting Regarding MPHA Website and Communications Needs



Policy & Special Initiatives

Special Initiatives

Other:

- Two families began their HOME program counseling with Thompson Associates. Both are Section 8 participants and will begin working on minor credit barriers in preparation for qualifying for mortgage loans.
- One family was pre-approved in March for their mortgage loan.

Policy & Special Initiatives

Special Initiatives

Other:

- Entering the HOME program approximately five months ago, on March 11 another Section 8 participant family purchased a home. Total household income for this family is \$43,530. They received \$40,000 in gap financing toward this 4-bedroom new construction home in Columbia Heights.



Policy & Special Initiatives

Special Initiatives

Other:

- Established Internal Agency ARRA Implementation Committee
- Developed Communications Strategy for American Reinvestment and Recovery Act (ARRA) funds receive by MPHA.
- MPHA Invited to Facilitate Session on Resident Involvement in MTW Planning Process at National MTW Conference

Policy & Special Initiatives

● Information Resource Room – March 2009

○ Walk Ins:	364
○ Phone Calls:	331
○ Translation Support:	305

MPHA's Website

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



www.mphaonline.org