

Cora McCorvey, Executive Director

Performance Report for May 2009

Board of Commissioners Meeting

June 24, 2009



This Month's Report

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

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

Headquarters: 2709 Essex St. SE

May 2009

■ Glendale AMP 1 - Total Units 184

- Units Leased: 2
- Average Turnover: 30
 - Down Time: 1
 - Days Make Ready: 12
 - Days for Re-rental: 17
- Total Work Orders
 - 2 emergency work orders completed in 24 hours – 100%
 - 131 non emergency work orders completed – 100%

■ Occupancy Level: 99%

■ Scattered Sites AMP 2 –

Total Units 736

- Units Leased: 6
- Average Turnover: 47
 - Down Time: 0
 - Days Make Ready: 25
 - Days for Re-rental: 22
- Total Work Orders
 - 8 emergency work orders completed in 24 hours – 100%
 - 513 non emergency work orders completed – 96%

■ Occupancy Level: 99%



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

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

- Units Leased: 16
- Average Turnover: 8
 - Days Down Time: 1
 - Days Make Ready: 2
 - Days for Re-rental: 5
- Total Work Orders
 - 66 emergency work orders completed in 24 hours – 100%
 - 501 non emergency work orders completed – 95%

■ Occupancy Level: 100%

■ Northeast AMP 4 – Headquarters: 1815 Central – Total Units 944

- Units Leased: 7
- Average Turnover: 33
 - Days Down Time: 0
 - Days Make Ready: 27
 - Days for Re-rental: 6
- Total Work Orders
 - 50 emergency work orders completed in 24 hours – 100%
 - 223 non emergency work orders completed – 97%

■ Occupancy Level: 100%



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

- **Hiawatha AMP 5 –**
Headquarters: 2123 –
16th – Total Units 886
 - Units Leased: 15
 - Average Turnover: 36
 - Days Down Time: 0
 - Days Make Ready: 3
 - Days for Re-rental: 33
 - Total Work Orders
 - 47 emergency work orders completed in 24 hours – 99%
 - 274 non emergency 86%
- **Occupancy Level: 99%**

- **Cedar AMP 6 –**
Headquarters: 1611 So.
6th – Total Units 895
 - Units Leased: 9
 - Average Turnover: 11
 - Days Down Time: 0
 - Days Make Ready: 8
 - Days for Re-rental: 3
 - Total Work Orders
 - 52 emergency work orders completed in 24 hours – 100%
 - 272 non emergency work orders completed – 98%
- **Occupancy Level: 100%**



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

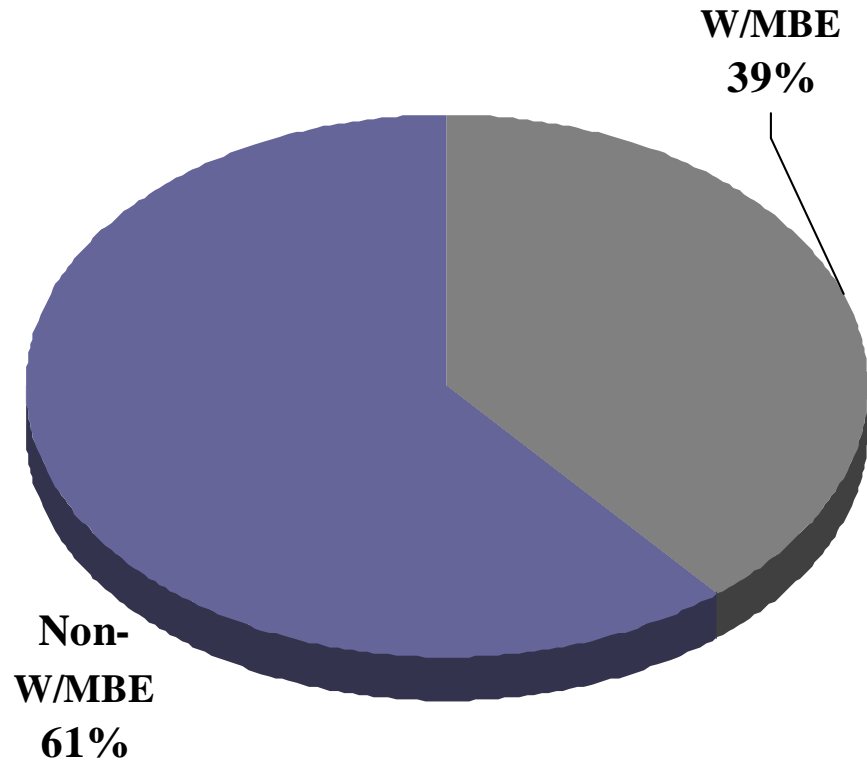
- **Horn AMP 7 –**
Headquarters: 3121
Pillsbury – Total Units
937
 - Units Leased: 7
 - Average Turnover: 6
 - Days Down Time: 0
 - Days Make Ready: 1
 - Days for Re-rental: 5
 - Total Work Orders
 - 44 emergency work orders completed in 24 hours – 100%
 - 368 non emergency work orders completed – 99%
- **Occupancy Level: 100%**

Procurement MPHA Contracting Activity

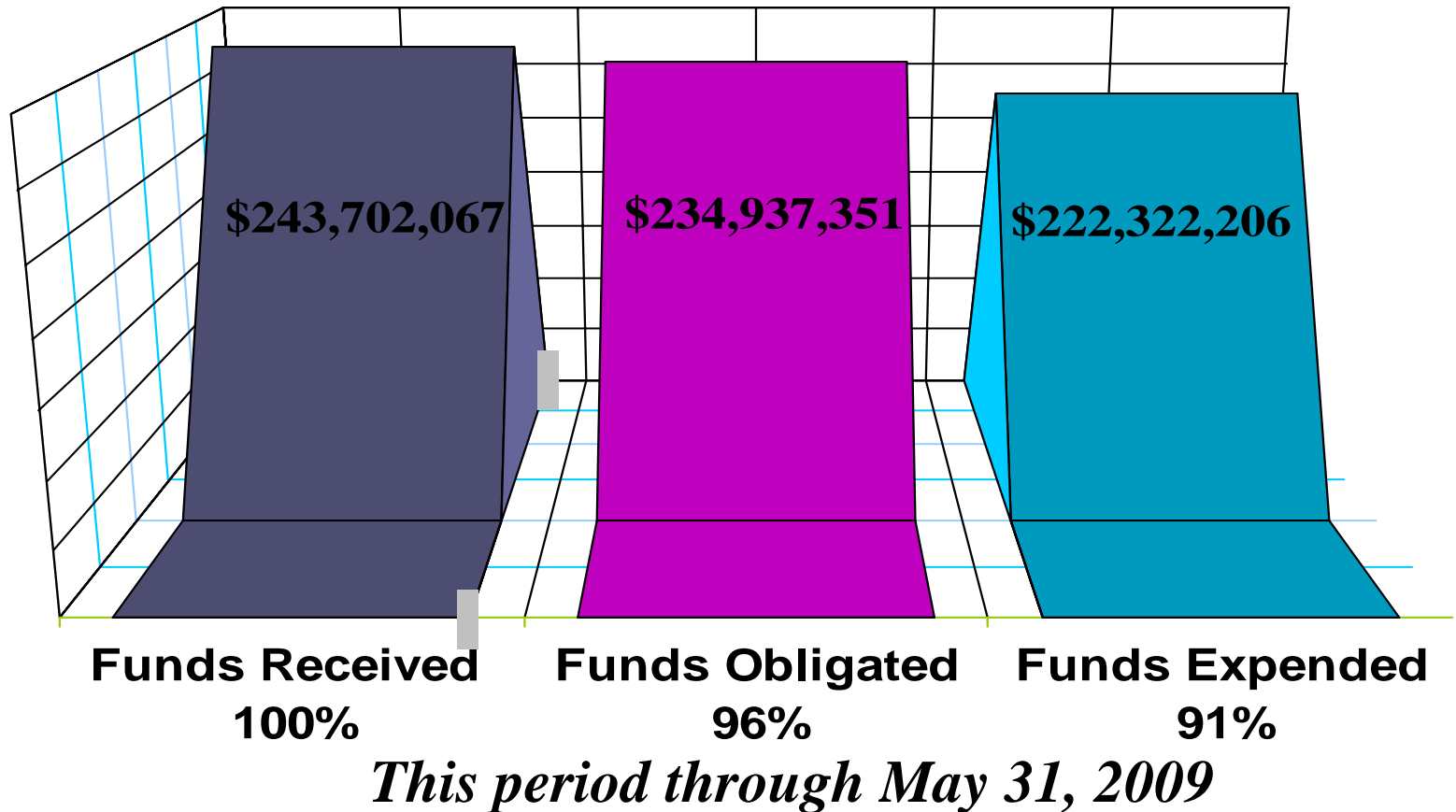
May 2009

W/MBE Participation Report

(Section 3 = 39%)



Facilities & Development Capital Fund Program Obligation & Expenditure Report



Finance

- Public Housing Operations and the Central Office financial performance shows no significant changes from April.
- **Public Housing Operating Budget:**

Through May 2009, operating revenues continue to exceed 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 May. Expense spending is expected to increase as the summer months approach and exterior and site maintenance work accelerate.
- **Central Office:**

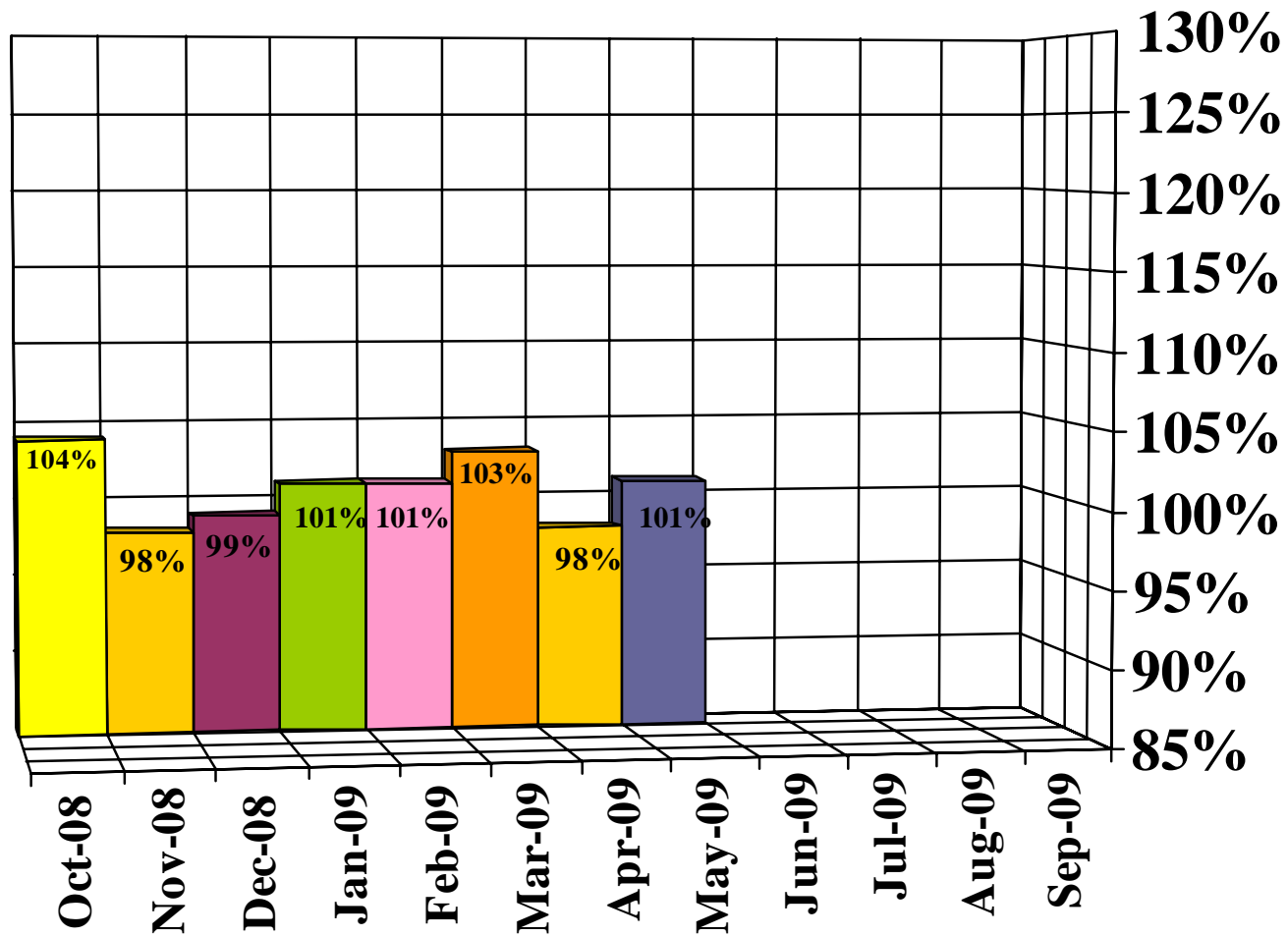
Through May 2009, revenues are at budgeted levels. Operating expenses are currently less than budgeted levels. Notable expenses below budgeted levels exist in administrative salaries, legal costs, training, and professional service contracts.



Finance

- The Minnesota State Auditor has completed the FY 2008 financial and federal program compliance audit. The audited reports will be sent directly to all the Commissioners by the end of June. The audit opinion is “unqualified” and the auditor represents that the financial statements are presented fairly and in accordance with generally accepted accounting principles. There were no instances of questioned costs or findings related to the internal controls over financial reporting.
- The auditor reported a significant deficiency regarding internal controls over eligibility, reporting, and special tests in the Section 8 Housing Choice Voucher Program. The auditor reported that all other previously reported findings have been resolved.
- The State Auditor will be at the August Board meeting to report the results of the audit to the Board and answer any questions on the audit reports.

Rent Collections



Housing Choice Voucher Program

MPHA Housing Choice Voucher Program Report to Board of Commissioners For May 2009

MTW Funded Units	Units Leased with HAP	% Variance of units Leased to Funded	Participants Moving and Searching in May	Waitlist Apps Issued and Searching In May	HUD Funded Per Unit Cost Of Voucher (PUC)	Actual Per Unit Cost of Voucher in May
4444	4467	101%	86	20	\$719.00	\$710.00
Total Number of Voucher Holders during month of May	2009 Fiscal Year (Oct - Sept)					% Variance of Vouchers "in Hand" (+Leased) to Funded units
4573	HAP Budget Authority (12 months)		\$39,652,128	(2009 Fiscal Year Funding beginning Oct)		103%
	HAP funded to date		\$25,446,261	8th month into Oct 2009 Fiscal Year [3141730]		
	HAP spent to date		\$25,116,878			
	Variance		99%	(HAP spent to funded)		
Number of new Applicant Admissions in May	Number of Participant Move Lease - Ups in May	Number of Participating Owners in May	# of Housing Quality Inspections Completed in May	# of Units placed in Abatement for failed units	Average HAP Amt not Paid (Abatement) in May	Number HAP Contracts Canceled after Abatement
40	64	2199	712	12	\$14,376	0
# of Participants Terminated in May	# Ported in in May	# Ported out in May	Total number of Port out Families billed for in May	Total Port in Families Administered in May	Amount Collected from Repayment Agreements in May	FY Total to date Collected from Repayment Agreements
40	44	30	282	350	\$2,295	\$58,242

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



Policy & Special Initiatives

Policy:

Moving to Work (MTW)

- **Worked with MTW Resident Advisory Board to Develop Guiding principles and Resident Survey**
- **Negotiated MTW MOU with Habitat for Humanity for MPHA MTW Foreclosure Prevention Program**



Policy & Special Initiatives

Special Initiatives:

Development

- Coordinated with Facilities and Development Agency Initiative to Submit HUD Acquisition Proposal for Brightkeys Development in Heritage Park
- Headed RFP Review Team to Contract with Consultants for Development Opportunities for ARRA Competitive Capital Fund NOFA

Policy & Special Initiatives

Special Initiatives:

Other

- Developed Master Reporting Excel Worksheet for Recovery Act Initiatives
- Provided Executive Administration with a Comprehensive Analysis ARRA Capital Fund Competitive NOFA
- Finalized Negotiations with HUD for Secretary Donovan's Minneapolis ARRA Event (July 10, 2009)
- Finalized MPHA STEPUP Summer Youth Program Agreement
- Completed Post Purchase Follow Up Interviews with Families Who Have Bought Homes in the Last Year
- Two Moving Home Families Approved for Participation in MPHA Foreclosure Prevention Program
- Conducted Public Housing Terminations, Rent Calculations for Earned Income Disregards Training Program for MHOP Management Firms

Policy & Special Initiatives

- Information Resource Room – May 2009
 - Walk Ins: 298
 - Phone Calls: 282
 - Translation Support: 255
 - MPHA Received 50 Web Based Contacts in the Month of May, Most from Families in Desperate Need of Housing

MPHA's Website

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



www.mphaonline.org