



Cora McCorvey, Executive Director

Performance Report for November 2009

Board of Commissioners Meeting

January 13, 2010

THIS MONTH'S REPORT

- Asset Management Project (AMP Reports)
- Procurement
- Facilities and Development
- American Recovery & Reinvestment Act (Capital Fund Competition Funds)
- American Recovery & Reinvestment Act – Formula Funds
- Energy Savings Contracting (ESCO)
- 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
NOVEMBER 2009**

○ Glendale AMP 1 –

Total Units 184

- Units Leased: 1
- Average Turnover: 50
 - Down Time: 4
 - Days Make Ready: 11
 - Days for Re-rental: 35
- Total Work Orders
 - 7 emergency work orders completed in 24 hours – 100%
 - 87 non emergency work orders completed – 95%

○ Occupancy Level: 99%

Scattered Sites AMP 2 –

Total Units 736

- Units Leased: 4
- Average Turnover: 26
 - Down Time: 3
 - Days Make Ready: 15
 - Days for Re-rental: 8
- Total Work Orders
 - 18 emergency work orders completed in 24 hours – 100%
 - 398 non emergency work orders completed – 86%

○ Occupancy Level: 100%



**ASSET MANAGEMENT PROJECT (AMP) REPORT
(UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY)
NOVEMBER 2009**

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

- Units Leased: 15
- Average Turnover: 21
 - Days Down Time: 0
 - Days Make Ready: 5
 - Days for Re-rental: 16
- Total Work Orders
 - 130 emergency work orders completed in 24 hours – 100%
 - 473 non emergency work orders completed – 90%

○ Occupancy Level: 99%

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

- Units Leased: 11
- Average Turnover: 18
 - Days Down Time: 0
 - Days Make Ready: 4
 - Days for Re-rental: 14
- Total Work Orders
 - 74 emergency work orders completed in 24 hours – 100%
 - 228 non emergency work orders completed – 88%

○ Occupancy Level: 99%



**ASSET MANAGEMENT PROJECT (AMP) REPORT
(UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY)
NOVEMBER 2009**

- **Hiawatha AMP 5 –**
Headquarters: 2123 –
16th – Total Units 886
 - Units Leased: 13
 - Average Turnover: 5
 - Days Down Time: 0
 - Days Make Ready: 1
 - Days for Re-rental: 4
 - Total Work Orders
 - 69 emergency work orders completed in 24 hours – 100%
 - 364 non emergency 94%
- **Occupancy Level: 99%**
- **Cedar AMP 6 –**
Headquarters: 1611 So.
6th – Total Units 895
 - Units Leased: 7
 - Average Turnover: 16
 - Days Down Time: 0
 - Days Make Ready: 6
 - Days for Re-rental: 10
 - Total Work Orders
 - 91 emergency work orders completed in 24 hours – 100%
 - 248 non emergency work orders completed – 93%
- **Occupancy Level: 100%**



**ASSET MANAGEMENT PROJECT (AMP) REPORT
(UNITS LEASED/TURNAROUND/WORK ORDERS/OCCUPANCY)
NOVEMBER 2009**

- **Horn AMP 7 –**
Headquarters: 3121
Pillsbury – Total Units
937
 - Units Leased: 6
 - Average Turnover: 6
 - Days Down Time: 0
 - Days Make Ready: 3
 - Days for Re-rental: 3
 - Total Work Orders
 - 68 emergency work orders
completed in 24 hours – 100%
 - 318 non emergency work orders
completed –96%
- **Occupancy Level: 100%**

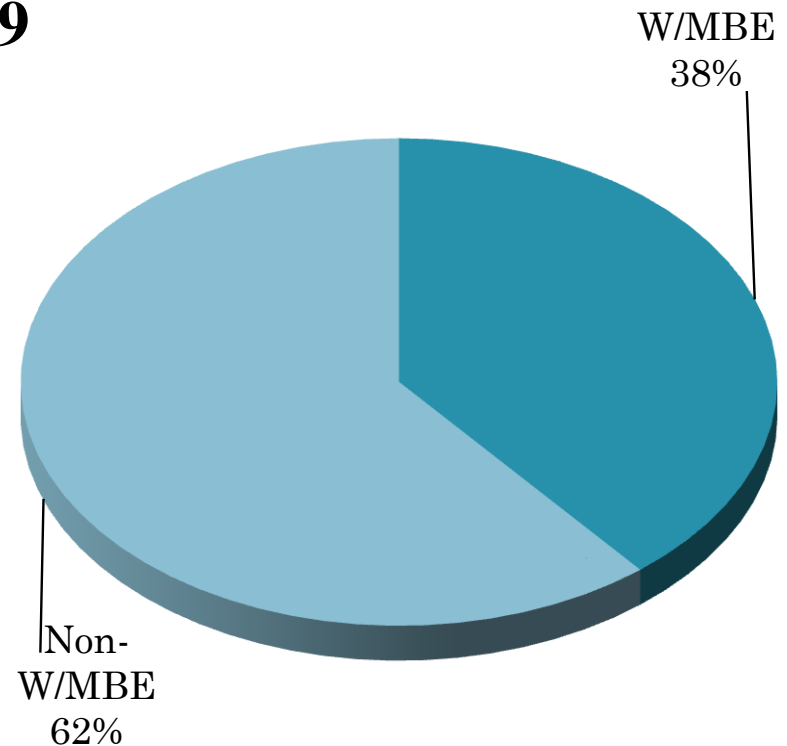


PROCUREMENT MPHA CONTRACTING ACTIVITY

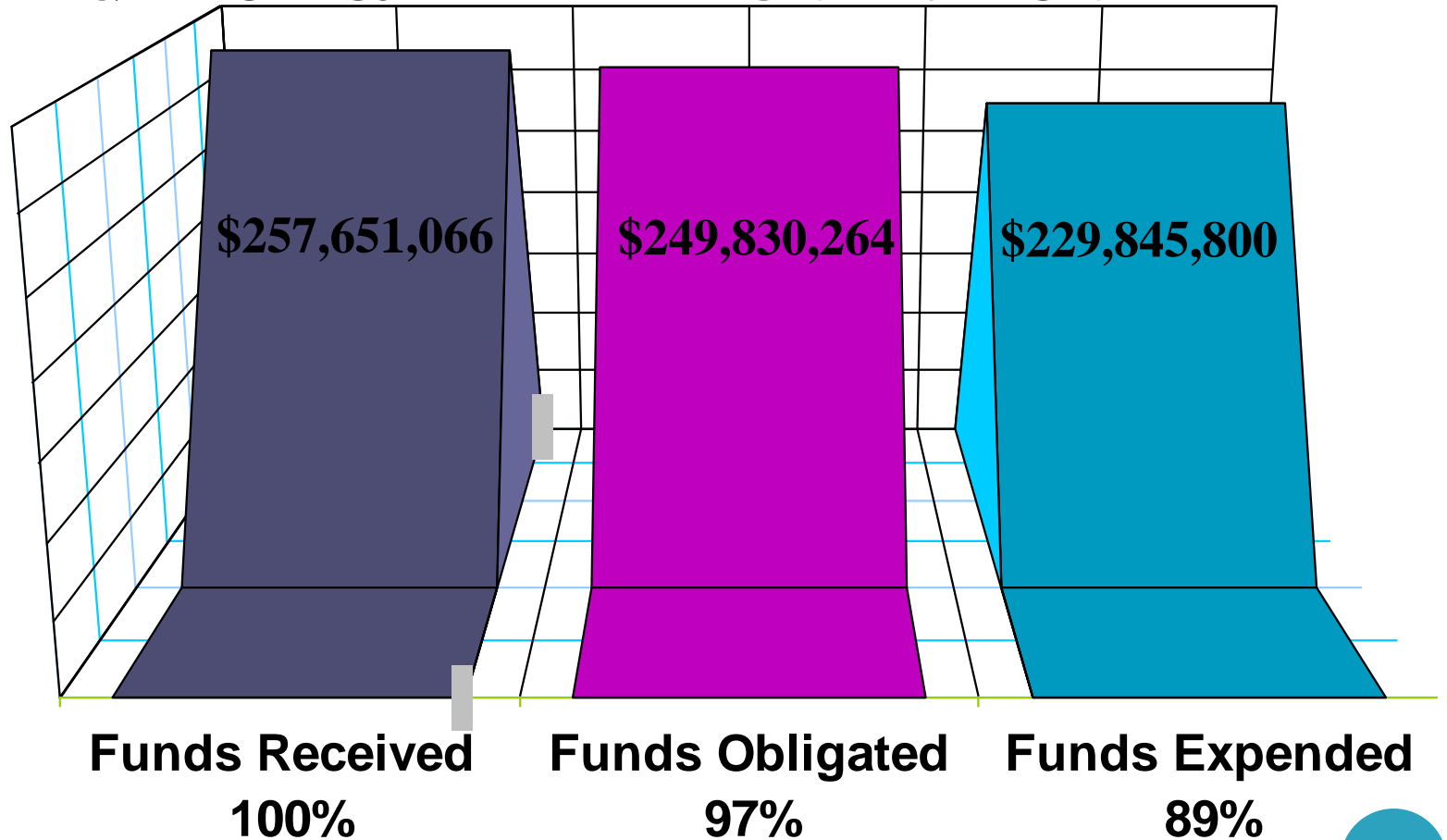
November 2009

W/MBE Participation Report

(Section 3 = 10%)



FACILITIES & DEVELOPMENT CAPITAL FUND PROGRAM OBLIGATION & EXPENDITURE REPORT



This period through November 30, 2009

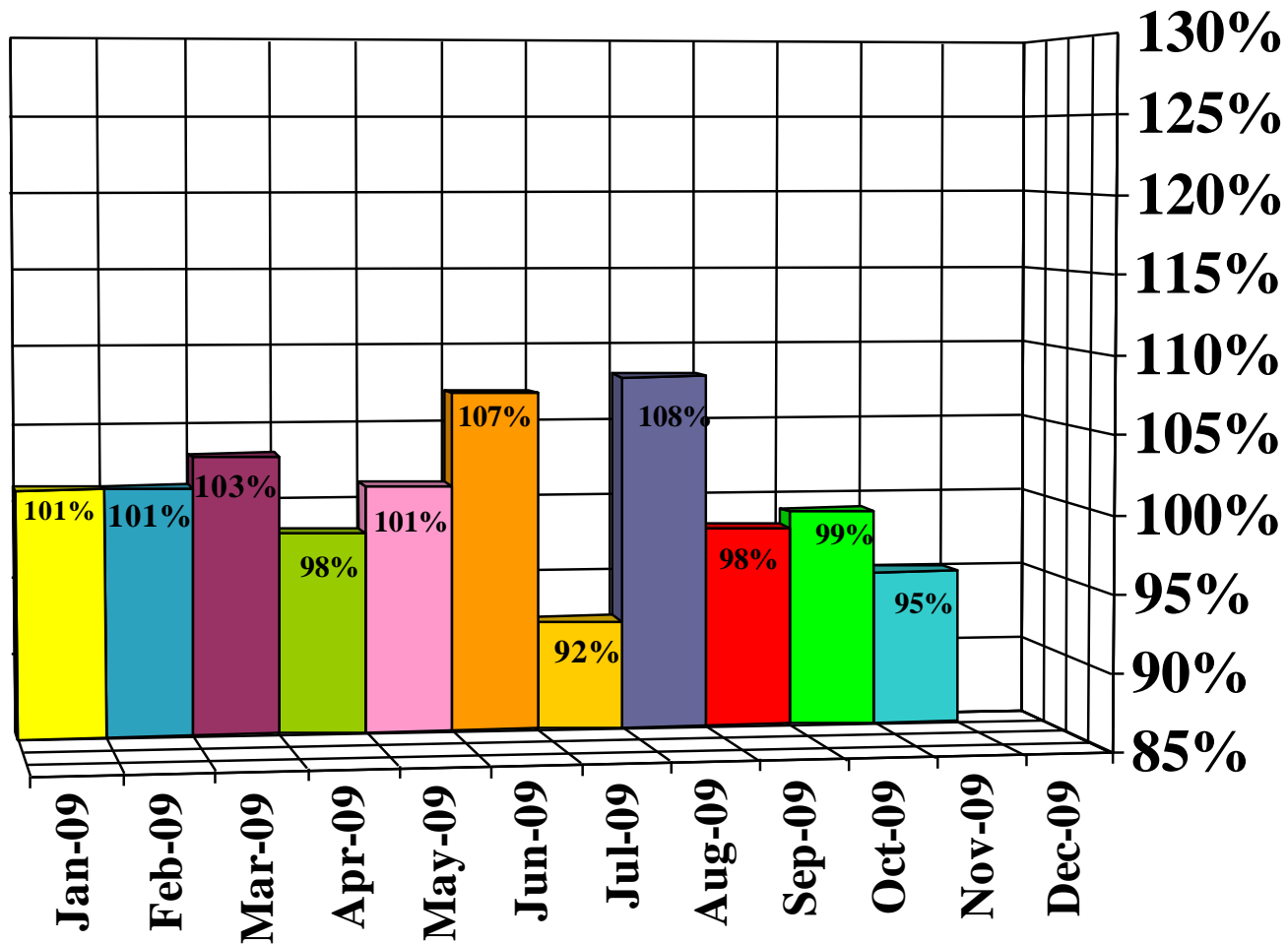


FINANCE

- Through November 2009, the Public Housing Operating Budget shows positive results. Operating revenues (both rent and subsidy) are on pace to exceed the budgeted amounts and budget savings exist in both utility costs (gas) and protective service expenses.
- The City of Minneapolis awarded MPHA \$68,000 in Resident Participation Funds (CDBG) and a 50% reduction in MPHA's PILOT for the 2010 Budget.
- The City of Minneapolis completed a CDBG monitoring visit and has made recommendations that MPHA maintain a master spreadsheet detailing demographic information on the tenants that were affected by the use of CDBG funds. MPHA has implemented new procedures to collect and report this information.



RENT COLLECTIONS



HOUSING CHOICE VOUCHER PROGRAM

MPHA Housing Choice Voucher Program Report to Board of Commissioners

For November 2009

MTW Funded Units	Units Leased with HAP	% Variance of units Leased to Funded	# of Participants Moving and Searching in November	# of Waitlist Applicants Issued and Searching in November	# of New Applicant Admissions In in November	# of Participant Move Lease ups in November	# of Applicant Annual Recertifications Completed in November
4566	4551	100%	92	22	58	62	332
# of Applicant Interim Recertifications Completed in November	2009 Fiscal Year (Oct - Dec/Revised)					HUD Funded Per Unit Cost (PUC) Of Voucher	Actual Per Unit Cost (PUC) Of Voucher in November
203	HAP Budget Authority (15 months)		\$47,925,920	(15 mo 2009 FY Funding beginning Oct)		\$719	\$719
	HAP funded to date		\$44,892,212	(14th month into revised 2009 Fiscal Year)			
	HAP spent to date		\$43,832,311				
	Variance		98%	(HAP spent to funded)			
# of Participating Owners in in November	# of Owners at Owner Workshop in November	# of HQS Inspections Completed in November	% of Units that Failed HQS (300) in November	# of Units referred to Hennepin County, <u>to date</u> , for Lead Testing	# of Failed Units in Abatement for Noncompliance in November	Average HAP Amt not Paid (Abatement) in November	# of HAP Contracts Canceled for HQS Noncompliance in November
2219	N/A	790	38%	418	9	\$7,114	4
# of Families that Ported into MPHA in November	# of Families that Ported out in November	Total # of Port out Families Billed for in November	Total # Port in Families Administered in November	Amount Collected from Repayment Agreements in November	FY Total <u>to date</u> Collected from Repayment Agreements	# of Applicants Remaining On Waitlist	# of Participants Terminated in November
25	42	315	414	\$2,774	\$86,853	12,193	33

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

POLICY & SPECIAL INITIATIVES

○ Policy

- Represented Agency in National Conference Call on Section 8 Voucher Reform Act (SEVRA)



POLICY & SPECIAL INITIATIVES

○ **Special Initiatives**

- Development:
 - Coordinated with Facilities and Development, Finance and Procurement on ARRA Development RFP
 - Consulted with PPL about Foreclosure Prevention Developments as part of MPHA's Moving To Work Plan
 - Worked with Minneapolis Community Planning and Economic Development Department (CPED) to Set Up Visioning Retreat for Heritage park Phase 3 & 4 Development



POLICY & SPECIAL INITIATIVES

○ Other

- **Led Agency Efforts to Partner with Section 8 and Hennepin County to Apply for HUD Family Unification Program (FUP)**
- **Published MPHA Communicator (Resident Newsletter)**
- **Initiated MPHA – Community Partnership Planning Efforts for Memory Care and Senior Center Grant**
- **Began Planning for City of Minneapolis Summer Youth Employment (STEP-UP) Grant**
- **Served on State Health Improvement Program (SHIP) RFP Evaluation Team**
- **One MTW Homeownership Family Successfully Graduated and Made First Unsubsidized Mortgage Payment on November 1, 2009**
- **One MTW Ownership Family was Approved for MPHA MTW Foreclosure Prevention Program in November**



POLICY & SPECIAL INITIATIVES

○ **Information Resource Room – November 2009**

- Walk Ins: 411
- Phone Calls: 345
- Translation Support: 313



MPHA'S WEBSITE

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



www.mphaonline.org

