MOVING TO WORK

REVISED

ANNUAL REPORT

FY 2011

Submitted July 27, 2012

Cora McCorvey, Executive Director/CEO

Cora McCorvey, Executive Director/Chief Executive Officer

Board of Commissioners

F. Clayton Tyler, Chair
Charles T. Lutz, Vice Chair
Daisy Nguyen, Secretary
Matt Gerard, Resident Commissioner
Cara Letofsky
Steve Minn
Craig Pederson
Darlene Rogers, Resident Commissioner
Hon. James Rosenbaum

Executive Staff

Dennis Goldberg, Deputy Executive Director/Chief Operating Officer

Emilio Bettaglio, Deputy Executive Director /Facilities and Development

Tim Durose, Deputy Executive Director/Chief Financial Officer

Mary Boler, Managing Director Low-Income Public Housing

Cheryl Borden, Managing Director HCV/Section 8 Programs

Bob Boyd, Director Policy and Special Initiatives

Larry Bruckner, Acting Manager of Procurement

Carol Kubic, General Counsel

Evelyn LaRue, Director of Heritage Park Senior Campus

Mary Wheeler, Director of ARRA Implementation*

Shabbir Yusufali, Director of Information Technology

**Completed ARRA assignment in December 2011 and left the agency.*

Report prepared by: Bob Boyd and Mary Abrahamson

TABLE OF CONTENTS

Section I: Introduction **4**

Section II: General Housing Authority Information **8**

Housing Stock Information 8

Leasing Information 11

Waiting List Information 14

Section III: Non-MTW Related Housing Authority Information (Optional) **17**

This section is optional and MPHA has decided not to respond.

Section IV: Long-term MTW Plan (Optional) **18**

This section is optional and MPHA has decided not to respond.

Section V: HUD Approved Activities – Not Implemented **19**

Soft Subsidy Initiative 19

Section VI: Ongoing MTW Activities: HUD Approval Granted **21**

Targeted Project Base Initiative 21

Absence from Unit Initiative 23

Working Family Incentive (Public Housing) 25

Working Family Incentive (Section 8/HCV) 26

Minimum Rent Initiative (Public Housing) 30

Conversion of 312 Mixed Finance Units to Section 8 Project Base 31

Minimum Rent Initiative (Section 8/HCV) 32

Rent To Own Initiative 32

Foreclosure Stabilization Project Based Voucher Demonstration 34

Block Grant and Fungible User of MPHA Funds 36

Replacement of Low-Rent Annual to Three-Year Certifications 37

Homeownership and Foreclosure Prevention Programs 41

Rent Reform/Earned Income Disregard 42

Establishment of a Public Housing Self-Sufficiency Program 44

Section 8 HCV Mobility Voucher Program 45

Investment Initiative 47

Resident Empowerment Initiative 48

Flexible Development Initiative 48

Partnership with Plymouth Church Foundation 48

Section VII: Sources and Uses of Funding.....50
Actual Sources and Uses of State of Local Funds.....51
Planned vs. Actual Sources and Uses 52

Section VIII: Administrative 54
Corrections of Deficiencies.....54
Agency Directed Evaluations.....54
MPHA Agency Certification .....Attachment I
Performance and Evaluation Reports .....Attachment II
ARRA Scattered Site Green Initiative.....Attachment II A
ARRA Heritage Park Senior Services Center .....Attachment II B
ARRA Thomas T. Feeney Memory Care Facility .....Attachment II C
2010 MPHA Audited Financial Statement.....Separate Attachment

SECTION I: INTRODUCTION

The Minneapolis Public Housing Authority (MPHA) is reporting on its 2011 Moving To Work Plan initiatives and activities. This report covers a twelve month period from January 1, 2011 through December 31, 2011.

MPHA's planning and reporting processes always consider the mission of the Agency. It is the mission that guides our deliberations and is the gauge against which we assess our progress.

The mission of the Minneapolis Public Housing Authority (MPHA) is to promote and deliver quality well managed homes to a diverse low income population and as a valued partner, contribute to the well-being of the individuals, families and community we serve.

In 2011, MPHA and its residents continued to face the challenges confronted by a weakened economy, the rise in unemployment and the foreclosure crisis which threatened thousands with loss of housing. The MTW authority granted to MPHA under its Agreement with HUD with the flexibility to combine funding into a single source and waive certain regulations has allowed MPHA to respond more effectively to this crisis and better assist its families.

MPHA's 2011 MTW report consists of the following elements:

- General Introduction and overview of MPHA's ongoing goals and objectives.
- General information about MPHA
- Proposed MTW Activities approved by HUD but which were not implemented in the plan year
- MTW Activities approved by HUD and which were implemented
- Sources and uses of MTW Funds and other PHA Funds
- Administrative information required by HUD
- Certification of Compliance
- Performance and Evaluation Activities not included in the Moving To Work Block Grant

MPHA has identified ongoing goals and objectives that serve as the basis for its MTW initiatives.

- **High Performer Status**

  MPHA is committed to maintaining its "high performer status" in its Public Housing and Section 8 Housing Choice Voucher programs. In this era of funding shortfalls and increasing unfunded mandates, MPHA remains committed to use the MTW flexibility to focus its resources and adopt policies that support high quality services to residents and

program participants, maximize opportunities for efficient and effective delivery of our programs and take actions to preserve our properties for future generations.

- **Preserve MPHA Properties**

  In 2010, MPHA conducted a comprehensive needs assessment of its 41 highrise developments, 184 unit town home development, 753 scattered site units and two administrative buildings. The capital needs in the next ten years are estimated to be in excess of $200 million. The Facility Condition Index (FCI) analysis of our properties has identified significant needs that if unaddressed, would in 10 years leave our properties in the "poor to critical" range. In 2011, MPHA implemented a number of strategies to move our properties toward the fair to good range. These strategies included completing an Energy Performance Contract (EPC) in excess of $33.6 million. MPHA successfully implemented over $50 million in ARRA funded projects to enhance capital improvements at our properties. The Agency engaged in energy related 'green' initiatives at our scattered site properties and developed a new Heritage Park Senior Services Center and the Thomas T. Feeney Manor, a 48-unit memory care and assisted living facility. MPHA also utilized advantages offered by its MTW authority to increase funding for our ongoing capital needs.

- **Self Sufficiency Initiatives**

  MPHA continued its commitment to promoting self-sufficiency opportunities for its residents and program participants. MPHA targeted resources and utilized MTW flexibility to address the statutory requirement of providing "incentives to families with children whose heads of households are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self sufficient". MPHA also sees self-sufficiency in a broad perspective and utilized its MTW authority to promote employment and training opportunities for single adults, create and enhance programs to allow elderly residents and program participants to remain in their homes and be self sufficient in daily living activities as well as to assist youth to break the cycle of poverty.

- **Housing Choice Voucher Initiatives**

  The need for affordable housing and housing with services in Minneapolis and the surrounding metropolitan area has increased significantly over the past several years. It is estimated that there are over 5,000 people, including significant numbers of children, who are homeless on any given night in our area. In 2011, MPHA maintained its current use of HCV authority, engaged in additional targeted project based Section 8 programs

and used MTW authority to better respond to the housing and services needs of low income families in our community.

- **Promote Home Ownership / Foreclosure Prevention**

  Over 196 families have purchased homes through MPHA's various homeownership programs. Under MTW, MPHA has combined its homeownership initiatives and added a Foreclosure Prevention component. MPHA partners with, and will seek new opportunities to build relationships with, community agencies to help low-income families become first time home owners and to avoid foreclosure. The economic and housing crises that continued in 2011 limited MPHA's successes in this area.

- **Rent Reform/Simplification**

  MPHA will continue to analyze its rent policies to make the processes simpler, more resident friendly, cost effective and to encourage families to become more self-sufficient. These strategies include doing re-certifications every three years for elderly or disabled residents who are on a fixed income and simplifying processes for monitoring the earned income disregard, and developing a working family incentive. MPHA continued these initiatives in 2011 and looks to create other rent reform strategies through consultation with residents, program participants, resident organizations and other key constituencies.

- **Resident/ Participant Involvement and Collaboration**

  MPHA has a rich history and strong commitment to resident/participant involvement and collaboration. MPHA works with its highrise resident Councils, the city-wide Minneapolis Highrise Representative Council and two family based resident organizations. There are two resident members on the MPHA Board of Commissioners. MPHA also works with the Tenant Advisory Committee (TAC) that meets prior to each board meeting and comments on issues presented to the MPHA Board. In addition, the MPHA Board of Commissioners appoints a Resident Advisory Board (RAB) that has helped to develop MPHA's annual Moving To Work Plan.

  MPHA also works with various other resident committees including the Security Advisory Committee (SAC), Modernization, Maintenance and Management (MMM) Committee and other committees where residents and participants collaborate with MPHA on various projects and issues. In 2011, MPHA continued and enhanced these collaborations under MTW.

- **Community Partnerships**

  MPHA has a unique and special collaboration with the City of Minneapolis that helps the City respond to critical affordable housing needs. In addition, the agency has established partnerships with numerous key community agencies and organizations that have resulted in increased services for its residents and contributed to the betterment of the community. MPHA sees MTW as a vehicle for enhancing those partnerships and increasing opportunities for collaboration. For example, following a tornado in May 2011, MPHA and the City developed a Tornado Disaster Assistance Program that provided a Section 8 voucher to families on MPHA's waiting lists who were displaced by the storm.

  In 2011, MPHA also completed a milestone collaboration with a group of distinguished partners including: Minneapolis YMCA, Courage Center, Neighborhood Health Source, Augustana Care Corporation, Augustana Open Circle Adult Day Services and Minneapolis Highrise Representative Council, to develop Heritage Park Senior Services Center – a collaborative health and wellness facility for older public housing residents and other low-income seniors in the community, along with a new "green ARRA initiative first-in-the-nation 48 unit assisted living and memory care public housing development– Thomas T. Feeney Manor.

SECTION II: GENERAL HOUSING AUTHORITY INFORMATION

A. Housing Stock Information

There were no changes over 10% in the number of public housing units at the end of the 2011 plan year.

Current Housing Units: December 31, 2011									
AMP	Project	Bedroom Size							
	#	0	1	2	3	4	5	6	Total
1	1	-	26	70	70	18	-	-	184
2				129	351	201	43	9	733
3		252	1,037	7	-	-	-	-	1,296
4		190	749	5	-	-	-	-	944
5		78	802	6	-	-	-	-	886
6		152	738	5	-	-	-	-	895
7		2	929	6	-	-	-	-	937
8				91	76	23	10	-	200
9				45	42	25	-	-	112
*10				20					20
	Total	674	4,280	385	539	267	53	9	6,207

**In 2011, with HUD approval, MPHA placed the 20 units in AMP 10 into AMP 2.*

MPHA had no significant capital expenditures that exceeded 30% of its total budgeted capital expenditures in FY2011.

There were no changes to the housing stock in Plan Year 2011.

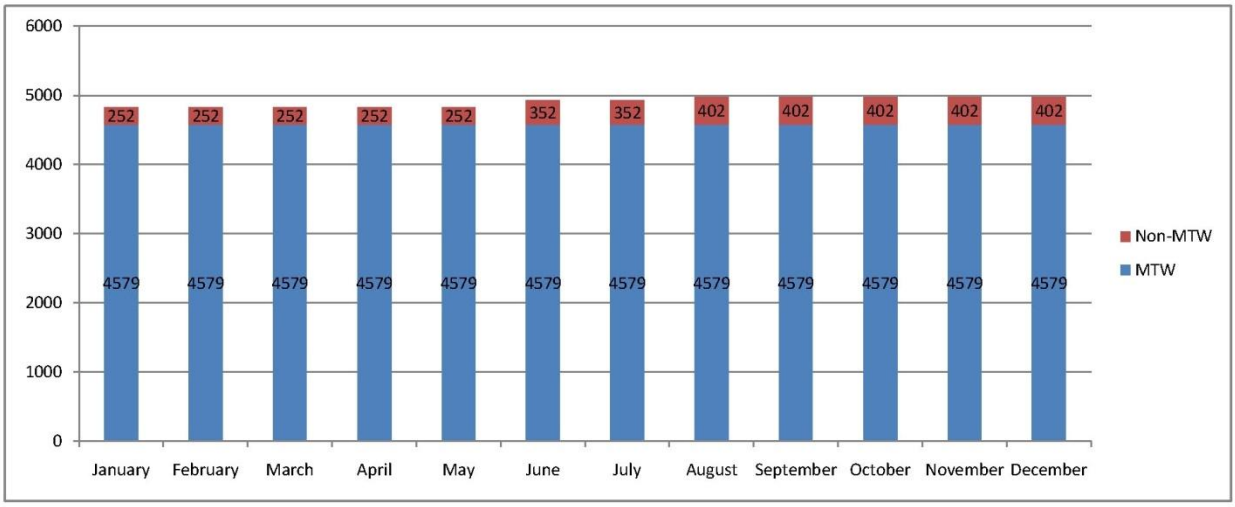
No units were permanently removed from the housing stock in 2011. MPHA submitted a disposition application in March for three scattered site units. The application is pending.

The number of Moving To Work Housing Choice Vouchers authorized at the end of FY 2011 was 4,579 vouchers. The change from 4,716 resulted from no authorization for MHOP conversion (112 units) and late HUD approval of the Soft Subsidy Initiative (25 units). MPHA has a total of 402 authorized non-Moving To Work Housing Choice Vouchers. It represents 92 Mainstream Vouchers awarded in 1995; 100 Family Unification Program (FUP) Vouchers awarded in June 2011; 205 HUD-VASH Vouchers of which 50 of those vouchers were awarded in August 2011; and 5 Shelter Plus Care Vouchers (awarded 2008).

In addition, the Section 8 Housing Voucher Program operates a Moderate Rehabilitation Program. This program consists of 274 project based units that are not vouchers and not a part of the MTW program. We have removed this program from the voucher allocation and utilization charts.

Please see Utilization Chart on the next page which shows changes in MTW and non-MTW Vouchers leased for each month of 2011, as well as the percent leased to voucher authorized.

In addition, we have included a chart identifying the authorized voucher inventory for MTW units and non-MTW units.



MPHA currently has 679 project based vouchers at the following developments.

PROJECT NAME	# of UNITS	Owner / Mgmt
ARCHDALE - - PB (1600)	13	Aeon
ARMADILLO FLATS 2727 - - PB	4	PPL
ARMADILLO FLATS 2743 - - PB	4	PPL
BARRINGTON- - PB	3	Aeon
BOTTINEAU LOFTS - - PB	9	Sherman Associates
BOULEVARD - - PB	6	Perennial Management
CATHOLIC ELDERCARE - - PB	25	Catholic Eldercare Services
CENTRAL AVENUE APTS - - PB	61	RS Eden
CENTRAL AVENUE LOFTS - - PB	8	Sherman Associates
CLARE APTS - - PB	28	Sherman Associates
COLLABORATIVE VILLAGE - - PB	16	PPL
CREEKSIDE COMMONS	6	Plymouth Creek Neighborhood Foundation
FAMILIES MOVING FORWARD- - PB	12	CommonBond
FRANKLIN PORTLAND - - PB	7	Aeon
HIAWATHA COMMONS - - PB	20	Hiawatha Housing LP
JEREMIAH- - PB	18	Jeremiah Program
LAMOREAUX- - PB	13	Aeon

PROJECT NAME	# of UNITS	Owner / Mgmt
LINDQUIST - - PB	24	RS Eden
LORING TOWERS - - PB	43	Aimco - Loring Towers LLC
LORRAINE - - PB	14	RS Eden
LYDIA - - PB	40	Lydia House LP
MANY RIVERS EAST - - PB	7	Perennial Management
MANY RIVERS WEST - - PB	3	Perennial Management
MINNESOTA INDIAN WOMENS RESOURCE CENTER - - PB	14	MIWRC
PARK PLAZA - - PB	48	BDC
PARK PLAZA PH I - - PB	16	BDC
PARK PLAZA PH II - - PB	12	BDC
PASSAGE - - PB	10	Perennial Management
PHILLIPS FAMILY - - PB 2828 PORTLAND	17	Aeon
PHILLIPS FAMILY- -PB 2805 CEDAR	11	Aeon
PHILLIPS PARK INITIATIVE dba JOURNEY HOMES - - PB	12	Perennial Management (LSS
PHILLIPS REDESIGN- - PB	4	Aeon
PINECLIFF- - PB	7	Aeon
PORTLAND VILLAGE - - PB	24	Portland Village LP
PPL FOURTH AVENUE -- pb	6	PPL
PPL FORECLOSURE	4	PPL
RIVER RUNS - - PB	16	Sherman Associates
ST. ANTHONY MILLS- - PB	17	St. Anthony LP
ST. BARNABUS -- PB	39	Aeon
TRINITY GATEWAY dba TRINITY ON LAKE- - PB	16	BDC
TUBMAN FAMILY ALLIANCE- - PB	10	Tubman Family Alliance
WEST RIVER GATEWAY- - PB	12	Gateway Real Estate
TOTAL	**679**	

Four of the committed twenty-one Foreclosure Prevention Project Based units were brought on line in the 2011 Plan Year. The PPL Foreclosure Prevention Project consists of five buildings of twenty-one units. The rehab is completed in stages. HAP Contract for Stage 1 at 3824 Chicago Avenue South with a total of four units was executed on May 1, 2011.

The Agency owns and manages a maintenance and training center at 1301 Bryant Avenue North, Minneapolis, MN. This facility is a one story; approximately 18,000 sq. ft. building that houses MPHA's work order center, maintenance administration functions, training facilities for MPHA staff and the in-house capital improvements crew trades deployment center. It also houses shop space for the scattered sites AMP.

MPHA, as a unit of local government, utilized its status to serve as a 'pass through' recipient of funds and an ownership entity for collaborative efforts to address specialized needs in the community.

MPHA has used this capacity to support the creation of two women's shelters, an emergency housing center for homeless youth and a program that offers transitional housing for chemically dependent women.

B. Leasing Information – Actual

Public Housing

MPHA achieved a slightly lower than expected number of units leased. On average, MPHA had 5,988 units leased each month for an average of 96%. . MPHA is using capital dollars to upgrade unit systems including plumbing and water supply. In some cases, this work cannot be performed while residents are living in the units; this contributes to the vacancies each month.

MPHA did not lease any non-Moving To Work public housing units in the Plan year.

The anticipated issues relating to leasing of public housing units remain. Units in North Minneapolis are difficult to lease due to neighborhood crime and high foreclosure rates in the area, leaving potential residents fearful and feeling isolated. Public housing studio and efficiency units are more difficult to lease because many applicants hold out for one-bedroom units.

Section 8/HCV

The total number of Moving To Work Housing Choice Vouchers leased in FY2011 was 4,566, a 99.5% utilization. The total number of non-Moving To Work Housing Choice Vouchers leased in the Plan year was 402.

	January	February	March	April	May	June	July	August	September	October	November	December
Authorized Non-MTW Vouchers	252	252	252	252	252	352	352	402	402	402	402	402
Utilized Non-MTW Vouchers	176	175	176	181	187	188	190	181	182	184	180	172
% Non-MTW Vouchers Utilized	70%	69%	70%	72%	74%	53%	54%	45%	45%	46%	45%	43%
Authorized MTW Vouchers	4579	4579	4579	4579	4579	4579	4579	4579	4579	4579	4579	4579
Utilized MTW Vouchers	4427	4483	4495	4577	4550	4502	4484	4455	4473	4476	4459	4411
% MTW Vouchers Utilized	97%	98%	98%	100%	99%	98%	98%	97%	98%	98%	97%	96%

The issues related to leasing of HCVs pertain to three specific areas: Mobility, VASH and FUP:

- **Mobility**

It has been difficult to obtain eligible applicants from our Waiting List that meet all three eligibility criteria, but the most prevalent reason to deny eligibility has been the lack of employment. In March, 2011 we expanded our eligibility criteria to include "families where the Head of Household or spouse/partner is enrolled in an educational institution or a job training program for a minimum of 6 months"; this change has helped increase Mobility enrollment, but not as significantly as hoped.

The other great challenge concerns the housing search; we have had several families search for a few months and then ask to be placed back on the Waiting List for a "regular" HCV voucher. The average search time in this program is 180 days, which is 60 to 90 days longer than the average search time non-Mobility Voucher families. The cost of housing is definitely higher in the low poverty communities of Minneapolis so we now plan to again seek "exception rent areas" (we made such as request in 2009 and though we received confirmation of receipt, we never received an answer.) The fact that the vacancy rate in the City of Minneapolis is now under 2% only compounds the difficulty for our Mobility voucher holders to obtaining affordable housing. We understand the challenge and as long as the family can document a housing search, we are willing to extend the search time.

- **VASH**

Veterans finding and leasing units remain persistent and ongoing challenges. Many of the Veterans referred to our agency have criminal convictions, struggle with mental illness and experience long term homelessness. These factors result in voucher-holders spending a lot of time searching for units, landlords reluctant to lease units and on-going difficulty in maintaining units for veterans who successfully lease up. MPHA works with the VA and other social and support organizations to develop strategies to increase opportunities for veterans to be housed, but the challenges endemic with this population will continue and with the low vacancy rate may increase. Another area of "leasing difficulty" with the VASH program is with port-absorbs. The regulations allow the receiving housing authority to bill or absorb clients. Some PHAs continue to absorb our VASH clients and from an administrative standpoint, it makes sense to absorb rather than bill another housing authority, however, when this happens, MPHA experiences this as a "set-back" as it makes our numbers look fewer and this impact HUD's impression of our effectiveness with this program.

The challenges identified above significantly impact the perception of success related to this program. Given these factors, MPHA believes consideration related to the success of this program should include measuring of the activity related to assisting VASH Program participants. For example, there were 31 VASH participants in 2011 who left the program

either by being over-income, through program violations, voluntarily, or by passing away. There were 14 others that were issued vouchers and never leased-up before they were discharged, mostly through a lack of compliance with VA requirements. In addition, the VA is also required to allocate a certain percentage of their vouchers to be issued to chronically homeless individuals; this factor alone significantly impacts the successful lease up of VASH participants.

We also have four veterans who successfully completed case management and have been referred to the regular caseload.

- **Family Unification Program (FUP)**

Referrals are now coming in at a regular pace and the program is growing. As of 2/23/12, we have had 92 referrals. To date, 17 referred families have been determined ineligible; 10 families have leased up in Minneapolis; 3 families have ported out but remain in Minnesota within Hennepin County; 31 families have been issued vouchers and are out searching; 5 families submitted a RFTA and unit inspections are scheduled; 7 families have been scheduled for voucher issuance; and 9 families are currently in the intake process. 10 referrals were received on 2/23/12 and will begin the intake process.

FUP families have challenging circumstances and face issues that include access to stable communications. MPHA has had difficulty contacting many families and, on several occasions families with whom the agency was successful in contacting failed to show up to their appointments. Coordination with case managers has been difficult as case managers are having difficulty following through on services to families as required by FUP regulations and the respective MOU between MPHA and Hennepin County. For example, many families fail to provide documentation required, and often show up at subsequent appointments without the required documents even though clearly stated in MPHA communications thus delaying issuance of the FUP vouchers. MPHA is concerned that the referring case manager may transfer their family case to another case manager as soon as their client receives a voucher. This process creates difficulty for families and a disconnect with MPHA , as the agency is out of the loop and doesn't know with whom to communicate or share information.

A number of FUP families are also unable to pass the required criminal background check. MPHA encourages all families who fail the criminal background checks to request a review if they believe there are mitigating circumstances that now could allow them to be a successful renter. Such reviews are seldom requested.

The FUP program has a strong mobility component. However, despite explaining that Hennepin County has many non-concentrated areas, participating families tend to concentrate their housing in higher poverty areas. Continuation of this practice puts MPHA at risk of not meeting

a critical criterion that requires a percentage of the FUP Vouchers be utilized in non-concentrated areas.

FUP youth are doing well in this program. They come in prepared for their intake appointments, bring in what is required of them, and have been in contact with their case managers. So far, they are proving to be responsible young adults who seem to be capable of succeeding with the voucher. The youth and their case workers who have worked with them for several years, have been extraordinary. The pace of referrals for FUP youth has increased; however, MPHA hasn't had as many youth referrals as had been anticipated thus far.

Project Based Vouchers

685 Project Based vouchers were committed in the 2011 Plan Year. This number includes the baseline of 685 ***plus*** four Foreclosure Prevention Vouchers leased in 2011, minus four (of 14 units) removed from Lorraine HAP Contract in the 2011 Plan year.

C. Waiting List Information

Public Housing

At the end of the Plan year, there were 2,055 applicants on the public housing highrise wait list. This list is limited to one-bedroom applicants. The waitlist is currently open for seniors 62 plus years of age for near elderly ages 50 to 62 for all buildings and for disabled applicants 18-49 years of age for general occupancy developments.

There were 4,438 families on the public housing wait list seeking two or more bedrooms. MPHA opened this waiting list in June and September of 2010. During that time 4,349 new households were added to the waiting list for family units.

Public Housing Wait List Family

	Number of Families	Percentage of Total Families
Waiting list total	4,438	100%
Families seeking 2-bedroom units	2,371	53%
Families seeking 3-bedroom units	1,581	36%
Families seeking 4-bedroom units	428	10%
Families seeking 5 plus-bedroom units	58	1%

Public Housing Family and Highrise Wait List Characteristics

	Number of Families	Percentage of Total Families
Waiting list total	6,493	100%
<=30% MFI	6,353	98%
>30% to <=50% MFI	130	2%
>50% to <80% MFI	10	.2%
Families w/ Children	4,438	72%
Elderly Families	219	3.4%
Families w/ Disabilities	585	9%
White	1,103	17%
Black	4,870	75%
Native American	260	4%
Asian	260	4%
Hispanic	137	2%
Non-Hispanic	6,356	98%

Rent To Own

MPHA's 2011 MTW Plan authorized the agency to create Rent To Own Initiative Site Based Waiting list. During 2011, MPHA made exhaustive attempts to recruit its public housing residents, Section 8 participants, families on both the public housing and Section 8 waiting lists and current MPHA and City Employees. As MPHA was unable to fill the units from the efforts to recruit the targeted families, the agency's 2012 MTW Plan notes the Rent To Own initiative Site Based Waiting List remains open and the agency is currently recruiting persons eligible for public housing and who also meet the requirements for the MTW Rent To Own Initiative. In 2012 MPHA will be seeking to fill the remaining 12 units from this new recruitment effort.

Section 8/HCV

There were 10,243 applicants on the Housing Choice Voucher wait list at the end of the FY2011.

	Category	Number of applicants	Percent of applicants
	Persons with disabilities	3,115	30%
Race	Hispanic	595	6%
	Non-hispanic	9,461	94%
	White	1,939	19%
	African/African American	6,944	68%
	Native American/Alaskan	478	5%
	Asian/Pacific Islander	280	3%

	Other	88	1%
	No information given	514	5%
Income	Extremely Low Income	4,200	41%
	Very Low Income	2,612	26%
	Low Income	552	5%
	No information given	2,879	28%

Please note that demographic information was optional on the pre-application, so these numbers are not exactly indicative of the demographic composition at intake.

We maintained and operated a tenant-based HCV Waiting List during the 2011 Fiscal year.

The Housing Choice Voucher Program's Waiting List was closed during the plan year. However, we continue to accept applications for special admission programs as well as referrals to our Waiting List for our Project Based Voucher communities. MPHA maintains a separate Waiting List for participants of the Project Based Voucher program who are interested in tenant based voucher assistance.

SECTION III: Non-MTW Related Housing Authority Information (Optional)

This section is optional and MPHA has decided not to respond.

SECTION IV: Long-term MTW Plan (Optional)

This section is optional and MPHA has decided not to respond.

SECTION V: PROPOSED MTW ACTIVITIES

2011 Activity #2: Soft Subsidy Initiative that Increases Housing and Promotes Self-Sufficiency

MPHA proposed to enter into an agreement with Alliance Community Housing with set subsidies for special conditions that are also time limited. These subsidies are time-limited flexible in amount and duration (lasting up to five years). These subsidies are to be structured to incentivize work so that the household is better off financially if the parent works and not penalized dollar for dollar so they are no better off if they work than if they don't. While it is difficult for many parents to move to work and then to better-paying work, parents who do move to work show increasing self-esteem and pride, find their work a source of meaning and support, and an activity that instills structure which is good for their kids and introduces the family to a working (or middle class) life. Studies show that parents who work are good for their children: children from families where the parent works do better in school. This program will not involve reduction in the number of Section 8 Vouchers but will be funded out of MTW flexible funds. MPHA will enter into an Agreement with Alliance Community Housing that will detail the terms and conditions of this initiative.

Alliance Community Housing targeted to provide high quality housing to 20 homeless or formerly homeless families beginning January, 2011. HUD's process for approving this initiative was delayed for most of 2011; the initiative will be implemented beginning early 2012. Most of these families will be multi generationally poor, African American, single parents with little to no work history. Many will have little education, poor rental history and some will have criminal histories. Our goal is to get the parents off government assistance and into the working class.

The subsidies provided under this initiative are structured to make work more attractive and less risky. The intensive staff contact provided through Alliance Community Housing with families will help them with logistical problems as well as questions and concerns that might lead them to give up if unaddressed.

HUD approved this initiative in late 2011 and MPHA will be implementing this through an agreement with Alliance Community Housing in early 2012.

Cite Specific Provisions

This authorization waives certain provisions of Attachment C Section B 2 Partnerships with For and Non-profit entities including certain provisions of Section 13 and 35 of the 1937 Act and 24 CFR 941 subpart f and Attachment C section D 1, 2a, 2b, 2d, 3a, 3b, and 4 including Sections 8(o)(1),(2), (3),(7)(a), (10), (13)(G), (H)-(I)of the 1937 Act and 24 C.F.R. 982.303, 308, 309, 451,

503, 508 and 518 and 983 subparts E and F as necessary to implement the Agency's Annual MTW Plan and utilizes the authority allowed in the amendment to Attachment D approved by HUD in late 2011. This provision allows MPHA to create affordable housing opportunities outside of Section 8 and Section 9 of the Act. It also permits the agency to fund subsidies based on a flat calculation as agreed between the property owner and MPHA.

SECTION VI: ONGOING MTW ACTIVITIES: HUD APPROVAL GRANTED

PLAN YEAR 2011

Activity 1: Targeted Project Base Initiative

This initiative allows MPHA to allocate a controlled number of vouchers for Project Basing for the specific purpose of creating additional, non-project based, affordable housing for low-income families in the City of Minneapolis.

Detailed Information: Impact of Activity

MPHA Project Based Vouchers will foster the development of affordable housing and increase the supply of affordable rental units in the City of Minneapolis. These vouchers will be awarded to programs and organizations that propose developments where there is a high ratio of new affordable units to those subsidized through MPHA's project based initiative. To facilitate this goal, MPHA limited the number of vouchers that will be project based to any development from a low of five vouchers to a high of twenty vouchers.

Baseline and Benchmarks

Baseline

On August 31, 2011 MPHA received nine (9) proposals in response to the RFP. Upon review of the submitted proposals it was determined that MPHA would need to request a waiver from HUD for one the projects, as one the Developer/Owner's of this particular project (520 Second Street Apartments) is a current MPHA Board Commissioner; in December 2011 MPHA received a letter from HUD denying the waiver request.

MPHA evaluated the remaining eight (8) proposals to determine awards of the Project Based Vouchers. Two of the projects submitted did not meet the minimum unit ratio (affordable to PBV units); Corcoran Triangle, and Park Avenue Apartments, therefore, were disqualified from further review and scoring.

MPHA staff scored the remaining six (6) proposals and concluded that one of the proposals (Lowry Crossing) scored too low to qualify for the Project Based Voucher funding award.

The following projects were selected to receive Project Based Voucher funding:

1. Emanuel Housing (RS Eden) – 6 units;
2. Emerson North Family Housing (Plymouth Family Church Foundation) – 10 units;
3. South Quarter Phase IV (Aeon) – 15 units;
4. Spirit on Lake (Everwood Development LLC) – 5 units; and

5. The Lonoke (Plymouth Family Church Foundation) – 4 units.

MPHA presented the final selections to the MPHA Board on February 22, 2012 and the selections were approved.

MPHA has no 'Targeted' Project Based Vouchers in use at this time and we have not signed AHAP Agreements with the newly selected Owners of the 'Targeted' Project Based Units.

Benchmarks:
In total, MPHA will issue 40 'Targeted Project Based Vouchers' to these developments. These 40 vouchers will create an additional 315 unassisted affordable housing units in Minneapolis. We have notified Developers and Owners who responded to the RFP of the awards as well as of the requirements for completion of the Subsidy Layering Review.

MPHA will sign five (5) AHAP and HAP Agreements after HUD completes Subsidy Layering Reviews. We anticipate signing all AHAPs by the third quarter of MPHA's 2012 Fiscal (and Calendar) Year.

Data Collection & Metrics
Data will be collected manually and from MPHA's administrative data system.

Metrics include:

- Copy of Project Basing Policy for Targeted Voucher Program
- Copy of Published Competitive Process
- Verification of AHAP and HAP Agreements signed
- Signed Agreement between MPHA and Developer for commitment of a three (3) to one (1) ratio of non project based affordable units for each project based unit
- Lease up of Project Base Units in PIC

Authorization Cited
This provisions waives certain provisions of Attachment C Section D 7 b 24C.F.R. 983.51; Section D 7 c; 24C.F.R. 983.57; and Section D 7 d. Section 8(o)(8) of the 1937 Act and 24C.F.R. 982 Subpart I . This provision allows MPHA to differentiate from the project base requirements for determining the award of project base vouchers by developing its own competitive process.

Activity 3: Absence from Unit Initiative (Amendment to the 2011 Plan)

The absence from unit Initiative continues the rent obligation for tenants whose income is temporarily reduced during an absence from the unit for more than 30 days. Under this initiative tenants who temporarily lose income are required to pay rent as if the income continued. Tenant's may request a hardship in which case the rent would be reduced to minimum during their absence, but repay the difference between the original rent and minimum over a 12-month period.

Detailed Information: Impact of Activity

This activity was fully implemented in June of 2011, although residents were informed of the initiative at the beginning of the year. When this activity was first presented, MPHA included the Section 8 Housing Choice Voucher program as part of its initiative. After a review of the Section 8 Regulations 24 CFR 982.312, MPHA determined that the regulation allowed the proposed change simply by a change to its Section 8 Administrative Plan which did not require a waiver of a regulation and therefore, has removed the Section 8 component for its Absence from Unit Initiative, though it remains part of the Section 8 Administrative Policies.

The baseline for this activity prior to implementation:

- 100 tenants per year requested a reduction in rent during an absence from the unit.
- No tenant was required to enter into a repayment agreement.
- No resident requested a hardship exemption.

Proposed Benchmark:

- 100 tenants inform MPHA of an absence from the unit
- 60 tenants request a hardship during an absence from the unit
- 60 tenants sign a repayment agreement
- 40 tenants pay calculated rent even though they experience a reduction of income during an absence from the unit

Impact of the Activity

MPHA has experienced a marked reduction in tenants reporting an absence from the unit and a reduction of income during the absence. Since June of 2011, twenty-one tenants have requested a hardship exemption and signed repayment agreements. Tenants who have the means to pay the rent while they are gone, even though they experience a reduction in income appear not to be reporting their absence even though the lease contains this reporting requirement.

If Benchmarks not achieved . . .

Far fewer tenants are reporting an absence from the unit although anecdotally staff believes that as many residents are spending long periods away from the unit.

Cite Specific Provisions:

MTW Amended and Restated Agreement – Attachment C [C11 – Authorizations related to public housing only - Rent Policies and Term Limits] waives certain provisions of Sections 3, 6, 7, 16 and 31 of the 1937 Act and 24 C.F.R. § 945 Subpart C, 960 Subparts B, D, E and G as necessary to implement the Agency's Annual MTW Plan. This provision allows MPHA to limit a tenant's absence from the unit below the current allowance and also allows the agency to impute a tenant's income if it was lost due to the tenant's voluntary absence from the unit.

PLAN YEAR 2010

Activity 1: Working Family Incentive – Public Housing

MPHA implemented the Working Family Incentive with annual or interim rent redeterminations after January 1, 2010 in an effort to increase the income and asset level of any adult member who is employed. The rent calculation includes an automatic fifteen (15) percent deduction from the gross annual earned income of the family. This deduction would provide the Working Family with available money to support work related costs, including but not limited to transportation, uniforms, and health insurance premiums. At that time MPHA estimated that 21.1% of public housing residents met the criteria of a Working Family. Working Family is defined as any family where earned income is part of the rent calculation no matter the amount.

Detailed Information: Impact of Activity . . .
The baseline for this activity prior to policy implementation of 10/1/09:

21% (1,241) of Public Housing was considered working family households.
The average earned income of the 1,241 public housing families is $15,970.

The proposed benchmarks for this activity:

1% (1,253) increase in public housing households with earned income
3% (37) of public housing households experience an increase in annual earned income from previous year [effectiveness of deduction as an incentive to work]
4% ($16,609) increase in average household earned income of public housing working families.

MPHA had good results with this initiative during 2011. The average income of those employed increased, along with the number of households employed. At the end of 2011, there were 1,379 public housing households with earned income, an increase of 11%, while the average income of those households increased to $21,242. MPHA had no requests for hardship under this initiative in 2011.

For those families who continued work, this activity increased the Working Family's level of income and enhanced the likelihood that the family would achieve a livable wage and move toward self-sufficiency. In 2010 and 2011, 933 families were employed.

There is a financial impact on the low-rent program for 2012 because the change in calculation results in changes to the amount of rent paid; due to a proration in subsidy, MPHA will experience a loss.

If Benchmarks not achieved . . .
MPHA did not revise original benchmarks

If Data Collection Methods have changed . . .
Data collection methodology did not change.

If Authorizations have changed . . .
No authorizations have changed.

Cite Specific provision . . .
MTW Amended and Restated Agreement – Attachment C [C11 – Authorizations related to public housing only - Rent Policies and Term Limits]; This authorization waives certain provisions of Sections 3, 6, 7, 16 and 31 of the 1937 Act and 24 CFR 945 Subpart C, 960 Subparts B, D, E and G as necessary to implement the Agency's Annual MTW Plan and [D2 – Authorizations related to Section 8 only – Rent Policies and Term Limits] This authorization waives certain provisions of Section 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 CFR 982.508, 982.503 and 982.518 as necessary to implement the Agency's Annual MTW Plan. This provision allows MPHA to create an additional adjustment to income (15% reduction in earned income) when determining a tenant's income for participation in both the public housing and Section 8 programs.

This is a rent reform initiative: MPHA has had no requests for hardship exceptions.

Activity 1: Working Family Incentive – Section 8/HCV

The Working Family Incentive (WFI) was created in the 2010 Plan year and implemented in October 2010. The goal is to increase the income and asset level of families with minor children in which any adult member is employed. The PHA will calculate a 15 percent deduction from the family's gross earned income. The deduction would provide the working family with available money to support work related costs, including but not limited to transportation costs, uniforms and health insurance premiums.

Detailed Information: Impact of Activity
This activity was implemented in October 2010. MPHA has been enrolling families in WFI as their files are processed for recertifications, and by the end of 2011, 99% of eligible families have been enrolled. The higher level of enrollment than had been achieved at the time of the 2010 report will allow a more complete picture of the impact of the WFI, but we do not anticipate a full evaluation of impact until enrollment has been achieved for a full year, after which families will have had time to feel the difference the initiative is making on their pocketbook and also had time to look for additional employment.

	Families in Active Status (MTW programs)	WFI-qualifying families	Families receiving WFI	Enrollment rate
September	4423	1174	0	0%
October	4413	1157	132	13%
November	4400	1153	231	22%
December	4392	1160	361	34%
January	4518	1160	482	46%
February	4483	1153	588	56%
March	4477	1165	691	65%
April	4611	1170	807	76%
May	4587	1169	868	82%
June	4492	1177	932	87%
July	4565	1179	977	91%
August	4597	1172	1014	95%
September	4604	1199	1044	96%
October	4571	1216	1087	98%
November	4516	1230	1111	99%
December	4505	1223	1099	99%

Benchmarks Achieved

After fluctuating for the first eight months of the enrollment period, average income from wages for families receiving WFI deductions reached a high point in April 2011, after which it has declined gradually throughout the year. The December average was about 1.5% below the April average, though it was about 12.5% above the baseline, for which the average income from wages for all MTW families in September 2010 is used. Over the course of 2011, the average income from wages from MTW families was $18,760.25, which is 12.8% over the baseline.

	Average income from wages (all MTW families)	Average Income from Wages (families receiving WFI)	Average WFI exclusion
September	$ 16,623.30	N/A	N/A
October	$ 16,498.81	$ 18,956.42	$ 2,846.64
November	$ 16,478.74	$ 18,364.41	$ 2,753.45
December	$ 16,366.91	$ 18,042.57	$ 2,708.00
January	$ 16,572.88	$ 18,516.13	$ 2,778.19
February	$ 16,555.36	$ 18,516.73	$ 2,778.35
March	$ 16,570.30	$ 18,477.78	$ 2,772.44
April	$ 16,744.41	$ 19,009.20	$ 2,851.77
May	$ 16,706.77	$ 18,993.24	$ 2,849.70
June	$ 16,776.81	$ 18,913.65	$ 2,837.51
July	$ 16,800.32	$ 18,862.35	$ 2,829.04
August	$ 16,761.61	$ 18,853.75	$ 2,827.59
September	$ 16,715.40	$ 18,803.40	$ 2,820.28
October	$ 16,806.66	$ 18,777.61	$ 2,816.27
November	$ 16,759.00	$ 18,673.54	$ 2,800.34
December	$ 16,805.57	$ 18,725.58	$ 2,808.31

The number of WFI families with more than one job has steadily increased with enrollment, but as a percentage of all WFI families it has remained flat, at 15%. This is perhaps to be expected as some time is needed to search for a job, which would be on top of the time it takes for families to recognize the benefit from WFI.

	All households with >1 employment source	Families receiving WFI with >1 employment source	% WFI families with >1 employment source
September	224	N/A	
October	238	22	17%
November	246	35	15%
December	247	54	15%
January	238	70	15%
February	222	78	13%
March	222	89	13%
April	223	106	13%
May	227	114	13%
June	228	123	13%
July	246	135	14%
August	242	143	14%
September	262	152	15%
October	271	160	15%
November	271	168	15%
December	276	164	15%

Metrics Revisions
MPHA has not revised initial benchmarks or metrics.

Changes in Data Collection Methodology
MPHA has not modified its original data collection methodology.

Changes in Originally Cited Authorizations
MPHA has not made any changes in the Attachment C authorizations that were waived under our approved 2010 MTW Plan for this activity.

Authorization Citation and Description of Necessity.
MPHA is authorized to undertake this initiative through Attachment C [C 11 – Authorizations related to public housing only – Rent Policies and Term Limits]; This authorization waives certain provisions of Sections 3, 6, 7, 16, and 31 of the 1937 Act and 24 CFR 945 Subpart C, 960 Subparts B, D, E and G as necessary to implement the Agency's Annual MTW Plan and [D2 – Authorizations related to Section 8 only – Rent Policies and Term Limits]. This authorization waives certain provisions of Section 8(0)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 CFR 982.508, 982.503 and 982.518 as necessary to implement the Agency's Annual MTW Plan. This provision allows MPHA to create an additional adjustment to income

(15% reduction in earned income) when determining a tenant's income for participation in both the public housing and Section 8 programs.

This is a rent reform initiative: MPHA has had no requests for hardship exceptions.

Activity 2: Minimum Rent Initiative for Public Housing Residents

MPHA implemented the minimum rent increase beginning in January 2011 with each annual or interim rent redetermination. As such, the full impact of the rent increase was phased in over the course of 2011. This initiative was implemented to promote self-sufficiency and increase rental income.

Detailed information: Impact of the Activity

The baseline for this activity prior to implementation in December 2009

- 369 or 6.2% of public housing households were paying minimum rent
- 21% of households had earned income
- $14,380,350 annual amount of rental income

Proposed Benchmarks:

- 2% reduction in families paying minimum rent
- 1% increase in families receiving earned income
- 1% increase in rental revenue

Impact of this Activity:

As this initiative was phased in over 2011, MPHA does not have the full picture of what results will be, though the number of families has increased significantly from 369 families at the end of 2009 to 837 families at the end of 2011. This number includes 337 families receiving General Assistance of $30 whose rent increased from $51 to $75. In 2011, 38 residents requested a hardship from paying minimum rent, 10 were denied and three of the 38 had a hardship which ended in 2011.

If Benchmarks were not achieved . . .

MPHA did not meet the benchmarks it identified for this project in 2009. Issues related to the slow economy have hampered residents finding jobs. While rental income increased, the number of minimum renters increased by over 200%. The number of hardship requests also increase by 80% from twenty-one in 2010 to thirty-eight in 2011.

MPHA may consider a revision of benchmarks when more data is available.

Activity 2: Minimum Rent Initiative for Section 8 HCV Participants

Participants utilizing a Section 8 voucher will pay the minimum rent that is in effect at the time of lease up. This initiative would increase the minimum rent of existing Section 8 voucher holders to $75.00 at the first annual or interim re-exam in the 2011 Plan year.

Detailed Information: Impact of Activity

The Section HCV Program did not yet implement this activity in FY 2011, thus we are unable to measure. As such we cannot yet measure impact of activity. We implemented this activity in January 2012.

Benchmarks achieved

Because this activity was not implemented in 2011 we cannot benchmark the activity.

Metrics revision

MPHA has not revised initial benchmarks or metrics.

Changes in Data Collection Methodology

MPHA has not modified its original data collection methodology.

Changes in Originally Cited Authorizations

MPHA has not made any changes in the Attachment C authorizations that were waived under our approved 2010 MTW Plan for this activity.

Authorization Citation and Description of Necessity

MPHA is authorized to undertake this initiative through Attachment C [C 11 – Authorizations related to public housing only – Rent Policies and Term Limits]; This authorization waives certain provisions of Sections 3, 6, 7, 16, and 31 of the 1937 Act and 24 CFR 945 Subpart C, 960 Subparts B, D, E and G as necessary to implement the Agency's Annual MTW Plan and [D2 – Authorizations related to Section 8 only – Rent Policies and Term Limits]. This authorization waives certain provisions of Section 8(0)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 CFR 982.508, 982.503 and 982.518 as necessary to implement the Agency's Annual MTW Plan. This provision allows MPHA to create a minimum rent above the Federal allowance for minimum rent.

2010 Activity 3: Conversion of 312 Mixed-Financed public housing units to Project Based Section 8

MPHA continues to work on this initiative. It has undertaken negotiations with HUD regarding using a combination of negotiated agreements, MTW authority waivers and other HUD waivers to develop a Transforming rental Assistance (TRA) demonstration program. Per HUD's request,

MPHA had postponed these negotiations pending congressional resolution of the FY 2011 budget. MPHA is exploring applying for the RAD Demonstration and utilizing MTW to support its proposal. This option will be explored in 2012

Cite Specific Provisions:

MTW Amended and Restated Agreement – Attachment D [B1] Attachment C [D Authorizations related to Section 8 housing choice vouchers only/ 2. Rent Policies and Term Limits, and 7. Establishment of an Agency MTW Section 8 Project-Based Program] This authorization waives certain provisions of Sections 3, 6, 7, 16 and 31 of the 1937 Act and 24 CFR 945 Subpart C, 960 Subparts B, D, E and G as necessary to implement the Agency's Annual MTW Plan and [D2 – Authorizations related to Section 8 only – Rent Policies and Term Limits] This authorization waives certain provisions of Section 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 CFR 982.508, 982.503 and 982.518 as necessary to implement the Agency's Annual MTW Plan. This provision allows MPHA to pursue a project base-like initiative for its mixed finance public housing units using authority permitted under Attachment D and to allocate public housing dollars as if they were project based Section 8.

Activity 4: Rent to Own Initiative

Detailed Information: Impact of Activity

MPHA utilized funds from its ARRA Formula Grant to purchase twenty townhome development units for the creation of a Rent-to-Own Initiative. MPHA's target audience for this initiative is qualified public housing residents, Section 8 participants, families on both waiting lists as well as, MPHA and City of Minneapolis employees who qualify for public housing. Participants selected will have an opportunity to initially rent and subsequently purchase these units. This activity was initially referred to as 'The BrightKeys' after BrightKeys Development; however, the development is legally named Sumner Field Townhomes.

MPHA invited presumptively eligible families from its public housing and Section 8 programs as well as MPHA and City of Minneapolis employees to complete a preliminary application for the Rent-To-Own Program. Eight applicants met the criteria for participation in 2011, with seven moving into their townhomes between July and December 2011. All families signed their public housing lease with a rent-to-own addendum including participation in a self-sufficiency program and a homeownership counseling program. Each family has established mortgage readiness goals and must demonstrate progress in moving toward successful homeownership.

MPHA has prohibited staff directly involved in the operation of this program from participating as participants. All MPHA and City staff must be HUD eligible as public housing residents to participate in this initiative.

If Benchmarks not achieved . . .
MPHA did not meet a number of Benchmarks it identified for this project in 2011. Continued issues related to MN Statutes governing condominium associations and Certificates of Title have prevented MPHA from implementing the operational (for sale) components of its Rent To Own Program. These issues are before the County Registrar of Titles and a resolution is expected in late 2012 or early 2013. This court proceeding has delayed the Agency's benchmarks related to selling the property, but not to lease for the Rent To Own Program.

MPHA has continued to defer benchmarks related to lease up, lease to own agreements, mortgage approvals and purchases; however, as noted above seven families have moved into their Rent To Own units.

If benchmarks revised . . .
MPHA changed its initial qualifying income from $20,500 to $25,500. This change was made in consultation with MPHA's homeownership consultant to address changes in lender requirements for qualifying for a mortgage sufficient to purchase the townhomes.

No collection methods have changes and no authorizations have changed.

Cite specific provision . . .
MTW Amended and Restated Agreement – Attachment C[C1 – Site Based Waiting List; C7 a and b – Simplification of the Development and Redevelopment Process for Public Housing . . . "establish reasonable low-income homeownership programs such as lease-to-own . . ."This authorization waives certain provisions of Section 6(r) of the 1937 Act and 24CFR 903.7 and certain provisions of Section 6(c) of the 1937 Act and 24 CFR 960.201 as necessary to implement the Agency's Annual MTW Plan. This provision allows MPHA to have a site based waiting list and provides authority to have specialized criteria for participation, as well as to sell the specific units once the participant meets the lender's criteria.

Activity 5: Foreclosure Stabilization Project Based Voucher Demonstration Program

The Foreclosure Stabilization Initiative allows MPHA to expand and increase housing choices and secure operational stability for a program developed by Project for Pride in Living (PPL) to purchase, rehab and rent out units that had been subject to foreclosure. MPHA met the following proposed benchmarks for this project:

- HUD's Subsidy Layering Review was completed in November 2010
- MPHA signed an AHAP Agreement with PPL in November 2010
- PPL purchased and is in the process of remodeling the 21 units identified for The demonstration project based voucher program
- In May 2011, MPHA inspected and passed 4 remodeled units for HQS and entered into "Stage 1" of the Project Based HAP Contract.

Detailed Information: Impact of Activity

The original schedule of completion of the 21 units was as follows: 3824 Chicago Ave S – completed by November 8, 2011; 2521 Girard Ave N – completed by December 1, 2011; 3627 Penn Ave N – completed by January 1, 2012; 1310 Lowry Ave N and 3546 Fremont Ave N – completed by March 1, 2012.

In August 2011 MPHA was notified by PPL that a delay had occurred in the rehabilitation of 17 units within the project. A request to extend the completion date was received from PPL.

On August 31, 2011 an addendum to the AHAP was signed by both parties in order to extend the completion date to March 1, 2012.

In February 2012 MPHA staff received a call from PPL staff regarding some additional delays in rehabilitation of the remaining 17 units; they would not be ready for occupancy on March 1, 2012. PPL expects to have these 17 units ready for occupancy on May 1, 2012.

MPHA and PPL are currently in contact finalizing the details (inspection of the units, intake, approval and briefing of the applicants) in order to have all 17 units occupied on May 1, 2012.

There were a number of factors which have impacted the rehabilitation of the properties. PPL was not able to close on the City and Minnesota Housing financing until December 8, 2011. This pushed the construction contract deadline to February 21, 2012, which did not allow much of a cushion for construction delays or unforeseen conditions. PPL encountered a number of construction issues at 2521 Girard Ave N. This building has structural issues and the interior column footings had to be replaced; the building had to be jacked-up to complete this work before beginning the remaining work in the building. The asbestos removal took longer than anticipated as it could not be done at the same time as the corrections for the structural issues.

There was also a delay for the installation of the boiler and hot water heater as the decision was made to replace the entire basement floor instead of only patching it. Further, 3546 Fremont Ave N was damaged by the May 2011 tornado; all windows had to be replaced and the electrical system had to be upgraded. Supplementary funding was obtained to allow for the additional work to be completed at the buildings.

If benchmarks not achieved . . .
Not applicable

If benchmarks revised . . .
Benchmarks were not revised

If data collection methods have changed . . .
No changes in data collection

If Authorizations have changed . . .
No changes in Authorizations

Cite specific provision . . .
MTW Amended and Restated Agreement – Attachment C: D Authorizations
related to Section 8 housing choice vouchers only; 7 b and c : These authorizations waive certain provisions of 24CFR 983.51 as necessary to implement the Agency's Annual MTW Plan and Site selection standards set forth in 24CFR Section 1983.57. This provision permits MPHA to issue or extend Section 8 vouchers to families who are in or under threat of foreclosure.

PLAN YEAR 2009

Activity 1: Block Grant and Fungible use of MPHA Resources

HUD does not require this to be reported in the same format as other initiatives. MPHA is providing the following narrative that explains how the combined fund has been utilized in 2011. The MTW Source and Use provides the detail of the Combined Fund.

2009 was the first year implemented.

In 2011, the MTW Plan called for the use of $4.6 million excess Housing Choice Voucher (HCV) program fund reserves to cover planned public housing capital improvements. MPHA actually utilized $4.6 million of MTW reserves for capital improvements. MPHA has identified over $160 million in capital improvement needs over the next 10 years. By having the financial flexibility provided for by the MTW Agreement, MPHA was able to dedicate and spend more funding on capital improvement in 2011 than in years when MTW's financial flexibility did not exist. Also included in the 2011 MTW Plan was the use of excess HCV funding to cover homeownership activities and self sufficiency programs. MPHA expended $81,147 on homeownership activities and $61,825 on self sufficiency, MHOP conversion, and other related MTW activities in 2010. These activities were funded from HCV program funds.

Benchmark was achieved as planned.

Data collection methodology has not changed on the how financial information is tracked.

Provided for in Attachment C Section B (1) which allowed for increased financial flexibility that resulted in a more cost effective use of resources to meet capital improvement needs and increase housing choices and self sufficiency among participants.

Cite specific provision . . .

Single Fund Budget with Full Flexibility: Provided for in Attachment C Section B (1) which allowed for increased financial flexibility that resulted in a more cost effective use of resources to meet capital improvement needs and increase housing choices and self- sufficiency among participants. This authorization waives certain provisions of Sections 8 and 9 of the 1937 Act and 24C.F.R. 982, and 990 as necessary to implement the Agency's Annual MTW Plan.

Activity 2: Recertify Elderly or Disabled Public Housing Resident Families once Every Three Years Instead of Annually

In the 2009 MTW Plan, MPHA proposed to recertify, low rent program elderly, disabled or other residents who were on a fixed income and whose sources of income were not likely to change for extended periods of time, every three years instead of annually. MPHA anticipated this change would save the agency time and allow better utilization of its resources and believes this change also provides a significant benefit to its residents. MPHA has maintained its policy of reporting changes in income.

Detailed Information: Impact of Activity . . .
MPHA changed its ACOP /Statement of Policies to incorporate this MTW initiative into agency policy. It identified all residents eligible for the MTW exclusion and developed a phase in strategy that recertifies eligible resident over a three-year period. Residents were notified by letter regarding their recertification process. MPHA updated its data systems to reflect the time residents would be recertified and adjusted them to address the every three year recertification process. The MPHA Board approved the changes to MPHA's recertification policies following the resident review process. MPHA has successfully run a report for its 2011 recertification tracking system. (See below)

AMP	Building address	2011 3rd yr ann	# of every yr Ann	Total required w/o MTW Policy	Annuals not done due to MTW	Hours Saved
3	314 Hennepin 201-920	38	47	157	72	
3	314 Hennepin 1001-1620	46	41	140	53	
3	3116 Oliver	8	4	30	18	
3	600 18TH Ave 101E-521E	35	18	118	65	
3	600 18TH Ave 102w-1620w	31	15	114	68	
3	350 Van White	30	11	102	61	
3	315 Lowry	45	43	189	101	
3	2415 N 3rd	13	18	61	30	
3	1710 Plymouth	25	12	81	44	
3	1314 44TH APT 406-638	30	25	108	53	
3	1314 44th Apt 104-405	36	14	111	61	
3	800 5th	9	18	52	25	
4	1815 Central 201-1314	47	25	160	88	
4	1815 Central 1401-2514	44	31	163	88	
4	1717 Washington	52	25	178	101	
4	809 Spring st NE	8	12	32	12	
4	1900 3rd	8	9	32	15	

AMP	Building address	2011 3rd yr ann	# of every yr Ann	Total required w/o MTW Policy	Annuals not done due to MTW	Hours Saved
4	1206 2nd	14	18	57	25	
4	828 Spring St NE	42	18	131	71	
4	710 2ND ST NE	6	7	21	8	
4	616 Washington St NE	7	10	26	9	
4	311 University	11	15	48	22	
5	2419 5th	16	34	88	38	
5	2433 5th	18	44	123	61	
5	1707 3rd	47	60	197	90	
5	1700 E 22nd	20	31	90	39	
5	2533 1st	8	3	30	19	
5	1920 4th	8	29	70	33	
5	2121 16th	21	31	93	41	
5	2019 16th	18	20	69	31	
6	1212 S 9th St	18	42	87	27	
6	1225 S 8th st	24	25	86	37	
6	1627 6th	33	18	116	65	
6	1515 Park	39	54	181	88	
6	620 Cedar	23	36	115	56	
6	630 Cedar	42	47	188	99	
6	1611 6th St	32	21	113	60	
7	3755 Snelling	5	10	28	13	
7	3205 E 37th	6	8	28	14	
7	2728 Franklin	41	44	150	65	
7	1415 E 22nd	23	58	126	45	
7	3121 Pillsbury	31	52	157	74	
7	115 W 31st	45	31	163	87	
7	3310 Blaisdell	44	26	164	94	
7	2121 Minnehaha	20	46	103	37	
	Totals for H/R AMP	**1167**	**1206**	**4676**	**2303**	960

AMP	Building address	2011 3rd yr ann	# of every yr Ann	Total required w/o MTW Policy	Annuals not done due to MTW	Hours Saved
1	Glendale 1-91	11	56	89	25	
1	Glendale 92-184	12	57	92	24	
2	Project 86 1300-1310	1	7	11	3	
2	Project 38 250-347	7	53	70	10	
2	Project 38 349-444	12	38	80	30	
2	Project 38 445-489	3	27	40	10	
2	Project 39	3	26	37	8	
2	Project 25	2	10	14	2	
2	Project 13 146-242	7	48	66	11	
2	Project 13 2-145	13	47	73	13	
2	Project 53, 58,81	3	12	17	2	
2	Project 48	0	9	11	2	
2	Project 47	4	16	23	5	
2	Project 2,3,5	6	20	40	14	
2	Project 82	6	28	41	8	
2	Project 43 800-903	14	45	79	20	
2	Project 40	1	7	15	4	
2	Project 43 904-934	1	7	8	0	
2	Project 44	6	26	34	5	
2	Project 49, 51, 66,78, 97	4	23	37	9	
2	Project 45	3	16	24	4	
2	Project 52	0	4	5	0	
	Totals for s/s AMP	**119**	**582**	**906**	**205**	85

The MTW as it relates to every three year annuals has the highest impact on our highrise AMPS. Changing the annuals to every three years for Elderly and Disabled and residents with a stable income has allowed staff to concentrate on their efforts on residents where the rent change will have a greater impact on the rental income for the agency.

We run EIV's every three months for our minimum renters and continue to run the EIV's for tenants that are not required to do their annual in the current year.

MPHA starts annual recertifications 90 days prior to the effective date of the annual. All the response we have received from residents has been positive since implementing the every three year annual process.

In MTW Plan Year2011, MPHA excluded 2,494 households from having an annual recertification under this initiative. In addition, 1,278 households underwent an annual recertification and will not have to be recertified for three years, unless there is a change of circumstance. There are 1,839 households that do not meet the MTW exclusions and will continue to be recertified on an annual basis. MPHA continues interim re-certifications for any household that is required to be recertified or who requests recertification due to a change in circumstances.

MPHA has saved 1,045 hours of staff time in 2011 specifically related to recertification and significant other time related to setting up appointments, reappointments, following through on verifications and other tasks that are not specifically calculated as part of recertification but are related impacts of this process.

Changing the annuals to every three (3) years for Elderly and Disabled and residents with a stable income has allowed staff to concentrate their efforts on residents where the rent change will have a greater impact on the rental income for the agency. MPHA runs EIV's every three months for our minimum renters and continues to run the EIV's for tenants that are not required to do their annual in the current year. MPHA starts annual re-certifications 90 days prior to the effective date of the annual.

This is a Rent Reform Initiative. MPHA has not received, nor does it expect to receive any hardship requests as MPHA will still conduct interim re-certifications if there is a loss of family income.

Because this initiative has been successful in MPHA's low-rent public housing program, it is under consideration in MPHA's Section 8 HCV program and will be implemented in the near future.

If Benchmarks not achieved . . .
Not Applicable.

If Benchmarks revised . . .
Benchmarks were not revised.

If Data Collection Methods have changed . . .
Data Collection Methods were not changed.

If Authorizations have changed . . .
Authorizations have not changed.

Cite Specific provision . . .
Initial, Annual and Interim Income Review Process: Provided in Attachment C Section C 4. This Section waives certain provisions of Sections 3(a) (l) and 3 (a) (2) of the 1937 Act and 24 C.F.R. 966.4 and 960.257, as necessary to implement the Agency's Annual MTW Plan. This provision permits MPHA to conduct recertifications every three years which is a change from the current Federal regulation requiring annual recertifications.

Activity 3: Combined MPHA's Current Homeownership Programs into a single MTW Initiative with a Foreclosure Prevention Component

This initiative combines MPHA's homeownership and foreclosure prevention programs: Home Ownership Made Easy (HOME); Section 8 Mortgage Assistance Program (Moving Home) and its new foreclosure prevention program (Saving Home) into a single MTW initiative

Detailed information: Impact of Activity. . .
Under MTW, MPHA's homeownership initiatives, Home ownership Made Easy (HOME) and Moving Home (Section 8 Homeownership Demonstration Program) were revised and combined with a new Foreclosure Prevention Initiative that is designed to assist some low-income families in avoiding foreclosure.

As of December 31, 2011, with first time homebuyer education, mortgage readiness counseling and down payment assistance provided by MPHA's non-profit partner, Family Housing Fund, 175 families successfully purchased homes through MPHA's HOME program. Five of these families successfully purchased their homes in 2011.

An additional twenty-one families purchased through MPHA's MTW Moving Home Section 8 demonstration. Of these, twenty successfully went off of Section 8 monthly mortgage assistance.

One family of the original MTW Homeowners is currently receiving one additional year of assistance through MPHA's Foreclosure Prevention Initiative.

The MTW Combined Homeownership and Foreclosure Prevention program links the funding for counseling and all activities leading to purchase through MPHA's MTW homeownership initiatives, along with post-purchase follow-up efforts. Program participants are offered an opportunity to purchase their homes with Section 8 support or to utilize a significant down payment assistance offered through a partner agency and purchase without Section 8

assistance. The participant with assistance from the contracted counselor and the lending institution will select a purchase option.

If benchmarks not achieved . . .
2011 Benchmarks achieved

If benchmarks revised . . .
Benchmarks not revised

If data collection methods have changed . . .
No collection methods have changed

If Authorizations have changed
No authorizations have changed

Cite specific provision . . .

Continuation of Previously Authorized Activities: Provided in Attachment D; A This Section waives certain provisions of Sections 8, 9 and 23 of the 1937 Act and 24 C.F.R.941, 982, and 984 as necessary to implement the Agency's Annual MTW Plan. This provision allows MPHA to establish various homeownership programs and assign vouchers, establish different eligibility criteria and provide additional assistance to program participants.

Activity 4: Rent Reform: MPHA Revised its Earned Income Policy to Allow Eligible Public Housing Families a Full Two-Year Income Disregard

MPHA revised its Earned Income Disregard (EID) policy in 2009 to allow eligible families to receive a full two year earned income disregard rather than the standard disregard of a full disregard for the first year and a 50% disregard for subsequent years through the 48 month allowance.

Detailed Information: Impact of Activity . . .
MPHA changed its ACOP/ Statement of Policies to reflect the agency's MTW strategy for this initiative. MPHA established its implementation date of November 2008. Households receiving an EID prior to that date are governed under the old program rules and households approved for an EID after that date receive the MTW EID. MPHA adapted its data tracking systems to identify and follow households governed by the MTW EID program while continuing to monitor those under the old system.

MPHA estimated that 200 families would take advantage of this program over a two-year period. The economic crisis and subsequent increases in unemployment have slowed participation in this initiative. As this is a rent reform initiative, MPHA's current hardship policy is available to households should a hardship arise. To date, no one has requested a hardship under this provision.

Below is a chart showing MPHA EID program participant pre and post MTW.

Earned Income Disallowance (EID)	48 Month	MTW 24 Month
AMP 1	0	0
AMP 2	0	5
AMP 3	0	14
AMP 4	0	0
AMP 5	2	0
AMP 6	0	9
AMP 7	0	20
Totals	**2**	**48**
***Report indicates active EID's		

MPHA has completed 32 MTW EID's since it was implemented in July 2008. All new EID's from July 2008 are on the 24-month plan. All previous EID's will remain on the 48-month plan. We believe the economy has impacted the number of residents on EID's. We hope in future years the impact of EID's will be more substantial once the economy recovers.

MTW EID households who participate in this program have an incentive to work and continue working as the EID is targeted to reward families who maintain their employment for a full two years. This initiative also reduces staff time and mitigates possible errors as the policy implements EID for two full years without having to deal with the on again and off again, cumbersome tracking and communications issues related to the HUD standard 48 month program. Residents report that they are able to follow and understand this program better.

The outcome of this activity is mixed as of December 7, 2011. Of the 43 participants reported in the initial 2010 report, 23 are still employed, 17 are unemployed and three have vacated. For the 45 that have no completed the full two year disregard, 21 are currently employed, 12 are unemployed and 12 have vacated.

MPHA will evaluate this program after two full years have been completed and decide on changes or additional adaptations. After a resident completes the two full years at 100% disregard, rent would then be based on the adjusted income. Success would be achieved if the resident has found stable employment, understood the two year disregard and staff was able to conduct quality control reviews and other assignments with the time saved.

If Benchmarks not achieved . . .
Benchmarks were achieved.

If Benchmarks revised . . .
Benchmarks were not revised.

If Data Collection Methods have changed . . .
Data Collection Methods have not changed.

If Authorizations have changed . . .
Authorizations have not changed.

Cite Specific provision . . .
Rent Policies and Term Limits: Provided in Attachment C Section C 11. This Section waives certain provisions of Sections 3(a)(2) and 3 (a) (3)(A) and Section 6(1) of the 1937 Act and 24 C.F.R. 5.603, 5.611, 5.628, 5.632, 5.634 and 960.255 and 966 Subpart A, as necessary to implement the Agency's Annual MTW Plan. This provision provides an alternative method of determining the earned income disregard that is different from the current Federal regulations for earned income disregards.

Activity 5: MPHA Implemented a New Public Housing Family Self-Sufficiency Program

Public Housing Self-Sufficiency program targeted specifically to families who seek to be homeowners. To participate, families must meet MPHA's homeownership program requirements.

Detailed information: Impact of Activity . . .

- Hired FSS Coordinator 2-09
- Developed special incentives to promote participation and success toward mortgage readiness
- Established new Program Coordinating Committee 3-09

- Public/resident review process met. MPHA Board approval 4-09
- Revised Agency FSS Action plan to meet program requirements and secured HUD approval. June – 2009
- Upgraded soft-ware to track participant progress 7-09
- All benchmarks were achieved
- MPHA's Revised 2011 MTW Plan estimated 25 families participating in the FSS Program MPHA exceeded this goal. In 2011, 28 families participated in the FSS Program with two families successfully purchasing a home, leaving 26 families remaining on the program at the end of 2011.

If benchmarks not achieved . . .
FSS Benchmarks were achieved

If benchmarks revised . . .
MPHA's 2011 approved MTW Plan revised its 2011 goal for FSS participation to 25 families; including allowing some families who did not meet the specific homeownership criteria to participate in the program with the inclusion of a new FSS goal of meeting homeownership criteria as part of the FSS MTW Homeownership program requirements.

If data collection methods have changed . . .
This has not changed

If Authorizations have changed . . .
Authorizations have not changed

Cite specific provision . . .
Authorizations related to Self Sufficiency: Provided in Attachment C Section E. This Section waives certain provisions of Sections 23 of the 1937 Act and 24 C.F.R.984, as necessary to implement the Agency's Annual MTW Plan. This authorization permits the agency to create a specialized FSS Program with different criteria than that is required by FSS regulations.

Activity 6: Section 8 Mobility Voucher Program

Mobility Voucher Program identified in 2009 and implemented in 2010.

MPHA created the Mobility Voucher Program to encourage low-income families to move to communities of greater opportunity that are not impacted by poverty or race to find safe,

decent and affordable housing in an environment conducive to breaking the cycle of poverty. This initiative responds to HUD's goal of deconcentrating families who live in poverty.

The program is structured to increase housing choices for families on the MPHA Section 8 Waiting List who currently live in areas concentrated by poverty and who are willing to move into non-concentrated areas. In addition, these families receive a priority for MPHA's Section 8 Family Self -Sufficiency program and for participation in MPHA's homeownership programs.

MPHA hired a "Community Services Coordinator" to administer this initiative created an appendix to its Section 8 Administrative Plan that details the specific elements of this initiative.

Detailed Information: Impact of Activity

To date we have issued a total of 40 Mobility vouchers and 11 of the families are currently under lease; the other 29 are still in a housing search.

Challenges Encountered

The Mobility Coordinator has spent months pre-selecting applicants from our Waiting List to finally discover that the majority of applicants could not meet the employment criteria. (Our eligibility criterion dictates that applicants to the Mobility Program are families with minor children, that the Head of Household or spouse/partner is employed full-time for a minimum of 6 months and that the family currently resides in a Minneapolis community impacted by poverty, and is willing to relocate to a community with less poverty and greater opportunity.) It was difficult to obtain eligible applicants from our Waiting List that met all three eligibility criteria, but the most prevalent reason to deny eligibility was the lack of employment. In March, 2011 we expanded our eligibility criteria to include families where the Head of Household or spouse/partner was enrolled in an educational institution or a job training program for a minimum of 6 months.

The other great challenge which the Mobility families face is the housing search; we have had several families search for a few months and then ask to be placed back on the Waiting List for a "regular" HCV voucher. The average search time in this program is 180 days, which is 60 to 90 days longer than the average search time non-Mobility Voucher families. The cost of housing is definitely higher in the low poverty communities of Minneapolis so we now plan to again seek "exception rent areas" (we made such as request in 2009 and though we received confirmation of receipt, we never received answer.) The fact that the vacancy rate in the City of Minneapolis is now under 2% only compounds the difficulty for our Mobility voucher holders to obtaining affordable housing. We understand the challenge and as long as the family can document a housing search, we are willing to extend the search time.

Evaluation Strategies/Outcomes

We designed an "Evaluation Metrics" that includes qualitative and quantitative measures but currently we collect data daily to determine successes and issues - our clear and immediate goal is to get eligible families enrolled – it's a process.

Benchmarks not achieved . . .

MPHA achieved its revised benchmarks of 25 leased up vouchers, but was below the 50 originally envisioned for the first full year of operations. Please note the challenges encountered section.

Benchmarks revised . . .

MPHA will be revising benchmarks for this initiative in 2012 to address challenges posed by employment related criteria and low vacancy rate.

Cite Specific provision . . .
Waiting List Policies: Provided in Attachment C Section D 4. This Section waives certain provisions of Sections 8(o)(6,8(o)(13) (J) and 8 (o) (16) of the 1937 Act and 24 C.F.R. 982

Subpart E, 982.305 and 983 Subpart F, as necessary to implement the Agency's Annual MTW Plan.

This provision permits MPHA to give preferences to families on its Section 8 waiting list that allows them to move to the top of the list and allows MPHA to put restrictions on the use of the voucher that requires participants to find housing in non-concentrated areas.

Activity 7: MPHA Investment Initiative

Under MTW, MPHA will waive federal restrictions on investment options as long as the investment strategies comply with Minnesota law. Due to the economic crisis this initiative was not implemented in 2011.

MPHA has decided to remove this initiative from active status and use HUD's required investment protocols.

Cite specific provision . . .

Additional Authorizations: Provided in Attachment D Section B 3. This Section waives certain provisions of Section 6(c) (4) of the 1937 Act and 24 C.F.R982.156, as necessary to implement the Agency's Annual MTW Plan.

Activity 8: MPHA Resident Empowerment Initiative

MPHA has not developed any new empowerment initiatives in 201 MPHA is removing this initiative per HUD's 2011 request.

Cite specific provision . . .

Resident Empowerment General Conditions: Provided in Attachment C Section A. General Conditions and Section E. This Section waives certain provisions of Sections 23 of the 1937 Act and 24 C.F.R.984, as necessary to implement the Agency's Annual MTW Plan.

Activity 9: Flexible Development Initiative

As HUD did not adopt a streamlined disposition policy, MPHA is discontinuing this initiative.

Cite specific provision . . .

Authorizations Related to both Public Housing and Section 8: Provided in Attachment C Section B 1, C7, C8, C13, C14, C15 and C16. This authorization waives certain provisions of Sections 4, 5, 8, 9, 24 and 32 of the 1937 Act and 24C.F.R. 941, 982, and 990, as necessary to implement the Agency's Annual MTW Plan.

No MTW Authority has been used under this activity to date.

Activity 10: Plymouth Church Initiative

Project Base 6 Housing Choice Voucher as part of 30 unit housing development
Five 3-bedroom units and one 5-bedroom unit

Detailed information: Impact of Activity . . .
This initiative allowed for MPHA to determine the location and subsidy for the development. The initiative resulted in a 30 unit affordable housing development in South Minneapolis of which six units are project based. The subsidy provided by MPHA allows for the development to be operationally sustainable due to a consistent source of income.

This activity will be removed from the MTW Plan as all units have been developed and leased and MPHA has no ongoing MTW activities for this initiative.

If benchmarks not achieved . . .
Benchmarks were achieved and all units were leased by December 31, 2010.

If benchmarks revised . . .
Benchmarks were not revised

If data collection methods have changed . . .
No changes in data collection

If Authorizations have changed . . .
No changes in Authorizations

Cite specific provision . . .
Establishment of an Agency Project Base Voucher Program: Provided in Attachment C, Section D 7. This authorization waives certain provisions of Sections 8 (o) (8) of the 1937 Act and 24C.F.R. 982, 983.51, and 983 .57, as necessary to implement the Agency's Annual MTW Plan.

SECTION VII: SOURCES AND USES OF FUNDING

SOURCES	PLANNED	ACTUAL	VARIANCE
DWELLING RENT	$ 14,400,000	$ 14,970,585	$ 570,585
INVESTMENT INCOME	$ 257,682	$ 21,152	$ (236,530)
OTHER INCOME *1	$ 825,000	$ 1,914,924	$ 1,089,924
HUD OPERATING SUBSIDY	$ 21,385,000	$ 21,641,661	$ 256,661
HUD HAP SUBSIDY	$ 42,131,000	$ 41,976,462	$ (154,538)
HUD CAPITAL/RHF FUNDS	$ 15,078,542	$ 9,461,312	$ (5,617,230)
HUD HCV ADM. FEE	$ 2,182,000	$ 2,277,570	$ 95,570
TOTAL MTW SOURCES	$ 96,259,224	$ 92,263,666	$ (3,995,558)

USES	PLANNED	ACTUAL	VARIANCE
ADMINISTRATIVE EXPENSES	$ 9,654,840	$ 9,495,331	$ 159,509
TENANT SERVICES	$ 750,000	$ 818,752	$ (68,752)
UTILITIES	$ 6,300,000	$ 5,418,295	$ 881,705
MAINTENANCE	$ 11,470,000	$ 11,598,065	$ (128,065)
PROTECTIVE SERVICES	$ 1,300,000	$ 2,207,706	$ (907,706)
GENERAL EXPENSES	$ 4,955,000	$ 4,765,427	$ 189,573
MANAGEMENT FEES	$ 7,637,690	$ 7,548,888	$ 88,802
NONROUTINE COSTS	$ 150,000	$ 918,975	$ (768,975)
TOTAL OPERATING EXPENSES	$ 42,217,530	$ 42,771,439	$ (553,909)
HOUSING ASSISTANCE PAYMENTS	$ 41,029,284	$ 41,139,812	$ (110,528)
CAPITAL IMPROVEMENTS	$ 17,005,460	$ 11,959,320	$ 5,046,140
PUBLIC HSG DEVELOPMENT	$ 1,328,542	$ 1,278,542	$ 50,000
TOTAL CAPITAL	$ 18,334,002	$ 13,237,862	$ 5,096,140
TOTAL MTW USES	$ 101,580,816	$ 97,149,113	$ 4,431,703
MTW NET SOURCES (USES)	$ (5,321,592)	$ (4,885,447)	$ 436,145

*1- Includes insurance proceeds, income from rooftop leases, Comcast cable rights payment.

Planned sources differed from actual revenues in mainly two line items; Other Income and HUD Capital/RHF funds. The $1 million favorable variance in Other Income was created by insurance proceeds from claims filed on casualty losses including a tornado that damaged nearly 70 single family homes owned by MPHA. An unfavorable variance resulted in the HUD Capital/RHF funds. Revenues are recorded in this line item to match capital expenditures. Since capital expenditures were below budget, actual Capital/RHF revenues also lagged behind budget.

Planned uses differed from actual uses in mainly two line items; Protective Services and Capital Improvements. The unfavorable variance in Protective Services is the result of expending more MTW funds on security guards due to the lack of local resources originally planned to cover security guard expenses. Capital Improvements were under-expended in 2011. Some planned projects were completed in 2010, some came in under budget, and others took longer to get started than originally planned.

The following table provides the planned versus actual sources and uses of State or local funds.

SOURCES	PLANNED	ACTUAL	VARIANCE
INVESTMENT INCOME	$ -	$ 435	$ 435
CITY/STATE FUNDS	$ 1,775,000	$ 797,240	$ (977,760)
TOTAL STATE/LOCAL SOURCES	$ 1,775,000	$ 797,674	$ (977,326)

USES	PLANNED	ACTUAL	VARIANCE
PROTECTIVE SERVICES	$ 1,400,000	$ -	$ 1,400,000
PUBLIC HSG DEVELOPMENT	$ 375,000	$ 794,639	$ (419,639)
TOTAL STATE/LOCAL USES	$ 1,775,000	$ 794,639	$ 980,361
STATE/LOCAL NET SOURCES (USES)	$ -	$ 3,035	$ 3,035

The State/Local budget revenues planned for $1.4 million from local taxes imposed on real property in the City of Minneapolis. The Minneapolis City Council did not approve of levying the tax in 2011 leaving MPHA with less than planned resources to cover protective service costs. The loss of tax levy resources was partially offset by unanticipated funding from the Metropolitan Council and Hennepin County. Both government units provided MPHA with grants to help remediate soil problems at the Heritage Park Senior Center and Feeney Manor sites.

The following table provides the planned versus actual sources and uses of MPHA's Central Office Cost Center.

SOURCES	PLANNED	ACTUAL	VARIANCE
INVESTMENT INCOME	$ 45,000	$ 64,568	$ 19,568
MGMT FEES	$ 8,037,690	$ 8,036,261	$ (1,429)
OTHER	$ -	$ 241,397	$ 241,397
TOTAL COCC SOURCES	$ 8,082,690	$ 8,342,226	$ 259,536

USES	PLANNED	ACTUAL	VARIANCE
ADMINISTRATIVE EXPENSES	$ 7,367,690	$ 7,223,958	$ 143,732
TENANT SERVICES	$ -	$ 38	$ (38)
UTILITIES	$ 200,000	$ 232,377	$ (32,377)
MAINTENANCE	$ 250,000	$ 229,079	$ 20,921
PROTECTIVE SERVICES	$ 45,000	$ 41,879	$ 3,121
GENERAL EXPENSES	$ 70,000	$ 53,943	$ 16,057
NONROUTINE COSTS	$ 150,000	$ 195,189	$ (45,189)
TOTAL OPERATING EXPENSES	$ 8,082,690	$ 7,976,461	$ 106,229
CAPITAL IMPROVEMENTS	$ 322,953	$ -	$ 322,953
PUBLIC HSG DEVELOPMENT	$ 872,234	$ -	$ 872,234
TOTAL CAPITAL	$ 1,195,187	$ -	$ 1,195,187
TOTAL COCC USES	$ 9,277,877	$ 7,976,461	$ 1,301,416
COCC NET SOURCES (USES)	$ (1,195,187)	$ 365,765	$ 1,560,952

The Central Office financial results followed closely to the budget with the exception of capital improvements and development. These line items were funds planned to be transferred from the Central Office to the ARRA grants to supplement the federal funds provided. These funds were transferred at the end of 2010 instead of in 2011 as planned.

A. MPHA has followed a fee-for-service approach that does not differ from the 1937 Act requirements.

B. MPHA used its single fund flexibility and utilized $4.6 million in excess HAP reserves to fund public housing capital improvements in 2011. Additionally, MPHA transferred $3 million of excess HAP reserves into the public housing operating program to increase the reserve levels within the operating program. The reserve transfer was necessary to maintain HUD's high performer rating.

MPHA completed all work on the ARRA Formula Grant in 2011 and submitted the final P & E Report on November 1, 2011. HUD approved that report on January 13, 2012.

SECTION VIII: ADMINISTRATIVE

- **Corrections of Deficiencies**

  MPHA was not found to have any deficiencies or ordered to make other corrections.

- **Agency Directed Evaluations**

  MPHA's MTW Initiatives did not call for specific evaluations for the 2011 Plan year.

- **MPHA Agency Certification**

  MPHA has signed a certification pursuant to the requirements of the Amended and Restated Moving To Work Agreement Attachment B. **(Attachment I)**

- **Performance and Evaluation Report**

  MPHA has attached Performance and Evaluation Reports for its 2011 American Recovery and Reinvestment Act (ARRA) grants. MPHA had no other capital fund activities that were not included in the MTW block grant. **(Attachment II: A-D)**

- **2010 Audited Financial Statement (the most current available)**

For additional information regarding this submission, please contact Cora McCorvey, MPHA Executive Director/CEO at (612) 342-1439 or Bob Boyd, Director of Policy and Special Initiatives at (612) 342-1437.

Attachment I

Certifications of Compliance

Office of Public and Indian Housing

Certifications of Compliance with Regulations: Resolution to Accompany the Annual Moving to Work Report

Acting on behalf of the Public Housing Agency (PHA) listed below, as its authorized PHA official, I approve the submission of the Annual Moving to Work Report for the PHA fiscal year ending December 31, 2011, hereinafter referred to as "the Report", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Report and implementation thereof:

The Agency has met the three statutory requirements of: 1) assuring that at least 75 percent of the families assisted by the Agency are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; 3) maintaining a comparable mix of families (by family size) are served as would have been provided had the amounts not been used under the demonstration.

Minneapolis Public Housing Authority
PHA Name

MN002
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Dennis Goldberg
Name of Authorized Official

Deputy Executive Director/COO
Title

Signature

March 28, 2012
Date

ATTACHMENT IIA
ARRA Scattered Site Initiative

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Minneapolis PHA In And for the City of Minneapolis **1001 Washington Avenue N.** **Minneapolis MN, 55401**	**Grant Type and Number** Capital Fund Program Grant No: MN00200000209R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12-31-11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	605,873	605,873	605,873	237,263
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	116,696	116,696	116,696	110,861
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	10,003,585	10,003,585	10,003,585	10,003,585
11	1465.1 Dwelling Equipment—Nonexpendable	923,846	923,846	923,846	923,846
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Minneapolis PHA In And for the City of Minneapolis 1001 Washington Avenue N. Minneapolis MN, 55401	**Grant Type and Number** Capital Fund Program Grant No: MN00200000209R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12-31-11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	11,650,000	11,650,000	11,650,000	11,275,555
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	11,650,000	11,650,000	11,650,000	11,275,555

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Minneapolis PHA In And for the City of Minneapolis 1001 Washington Avenue N. Minneapolis MN, 55401	**Grant Type and Number** Capital Fund Program Grant No: MN00200000209R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval:**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MN002000002				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
	Administration	1410		605,873	605,873	605,873	237,263	39%
	PM Services	1430		116,696	116,696	116,696	110,861	95%
	Dwelling Structures	1460		10,003,585	10,003,585	10,003,585	10,003,585	100%
	CM Services, OH &P							
	Tenant Lighting		733					
	Caulking and Weather stripping		733					
	Insulation Attic and Walls		208					
	Insulate Electrical Outlets		10554 Outlets					
	Windows		562					
	Boilers		13					
	Furnaces		140					
	Water Heaters		346					
	High Limit T'Stats		728					
	Dwelling Equipment	1465.1		923,846	923,846	923,846	923,846	100%
	Refrigerators		728					
	Stoves with Electronic Ignition		733					

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Minneapolis PHA In And for the City of Minneapolis **1001 Washington Avenue N.** **Minneapolis MN, 55401**					**FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MN002000002	09/30/10	09/30/10	09/30/12		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form **HUD-50075.1** (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part I: Summary

PHA Name: Minneapolis Public Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MN002000000309E Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/2011** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised[2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	10,439,784	10,439,784	10,439,784	10,439,784

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/31/2011

Part I: Summary

PHA Name: Minneapolis Public Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MN002000000309E Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/2011** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	10,439,784	10,439,784	10,439,784	10,439,784
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/31/2011

Part II: Supporting Pages

PHA Name: **Minneapolis Public Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: MN002000000309E CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
N/A	Provide Loan for Construction of	1499	1	10,439,784	10,439,784	10,439,784	10,439,784	100% Complete
	Community Center							

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/31/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Minneapolis Public Housing Authority**					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
N/A	09/2010	09/2010	09/2012	12/2011	Construction complete ahead of schedule

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form **HUD-50075.1** (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part I: Summary

PHA Name: Minneapolis Public Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MN002000000809E Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/2011** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised[2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	9,730,109	9,730,109	9,730,109	8,962,094

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/31/2011

Part I: Summary

PHA Name: Minneapolis Public Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: MN002000000309E Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/2011** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	9,730,109	9,730,109	9,730,109	8,962,094
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/31/2011

Part II: Supporting Pages

PHA Name: **Minneapolis Public Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: MN002000000309E CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
MN 2-11	Construction of 48 unit Memory Care	1499	1	9,730,109	9,730,109	9,730,109	8,962,094	92% Complete
	Apartment Building							

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/31/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: **Minneapolis Public Housing Authority**					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MN 2-11	09/2010	09/2010	09/2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form **HUD-50075.1** (4/2008)