



May 28, 2010

Mr. Ivan Pour
MTW Team Leader
U.S. Department of Housing and Urban Development
451 Seventh Street SW
Washington, DC 20410

RE: MOVING TO WORK FY2009 ANNUAL REPORT

Dear Mr. Pour:

Attached you will find the Revised Minneapolis Public Housing Authority's (MPHA) FY2009 Moving To Work (MTW) Annual Report which reflects the comments and corrections made per HUD's May 7, 2010 e-mail and complies with the required elements in Attachment B of the Amended and Restated Moving To Work Agreement.

Also, pursuant to the terms of the Amended and Restated Moving To Work Agreement, Section VII A., a. and b., MPHA has submitted a hard copy of its Revised FY2009 MTW Report the local HUD office. As agreed, MPHA staff will bring a hard copy of the Revised MTW Report along with a copy of our latest Annual Audit to the MTW Conference in Washington D.C. on Tuesday - June 1, 2010. We believe these actions complete our requirements for MPHA's FY2009 MTW report process.

If you have questions, concerns or need additional information, please contact Bob Boyd at (612) 342-1437 or Mary Abrahamson at (612) 342-1401. Bob and Mary are MPHA's staff responsible for our MTW planning and reporting efforts.

Very truly yours,



Cora McCorvey,
Executive Director / CEO

Attachments

cc: Lucia Clausen, Director Public Housing Division, Minnesota State HUD Office

REVISED MOVING TO WORK ANNUAL REPORT

5/28/2010

FY2009



Cora McCorvey, Executive Director/CEO

Cora McCorvey, Executive Director/Chief Executive Officer

Board of Commissioners

Charles T. Lutz, Chair
Craig Pederson, Vice-Chair
Dawn Davis, Secretary
Matt Gerard
Mark Manbeck
Steven Minn
Darlene Rogers
F. Clayton Tyler
Stephen Yanisch



Cora McCorvey

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
Carol Kubic, General Counsel
Evelyn LaRue, Director of Resident Initiatives
Mary Wheeler, Director of ARRA Implementation
Shabbir Yusufali, Director of Information Technology

Report prepared by: Bob Boyd and Mary Abrahamson

TABLE OF CONTENTS

Section I: Introduction.....3

Section II: General Housing Authority Information12
 Housing Stock Information12
 Leasing Information15
 Waiting List Information16

Section III: Non-MTW Related Housing Authority Information (Optional).....19
 This section is optional and MPHA has decided not to respond.

Section IV: Long-term MTW Plan (Optional)20
 This section is optional and MPHA has decided not to respond.

Section V: Proposed MTW Activities; HUD Approval Requested.....21
 MPHA Investment Initiative21
 Resident Empowerment Initiative.....21
 Conversion of 112 Mixed-financed Units22
 Flexible Development Initiative.....22

Section VI: Ongoing MTW Activities: HUD Approval Previously Granted24
 Block Grant and Fungible User of MPHA Funds24
 Replacement of Low-Rent Annual to Three-Year Certifications26
 Homeownership and Foreclosure Prevention Programs29
 Rent Reform/Earned Income Disregard.....32
 Establishment of a Public Housing Self-Sufficiency Program.....34
 Section 8 HCV Mobility Voucher Program36
 Partnership with Plymouth Church Foundation37

Section VII: Sources and Uses of Funding39
 Actual Sources and Uses of State of Local Funds.....40
 Planned vs. Actual Sources and Uses of MPHA’s Central Office Cost Center41

Section VIII: Administrative44
 Corrections of Deficiencies44
 Agency Directed Evaluations44
 MPHA Agency CertificationAttachment I
 Performance and Evaluation Report..... Attachment II

SECTION I: INTRODUCTION

1. The Minneapolis Public Housing Authority (MPHA) is reporting on its first Moving To Work Plan (MTW) initiatives and activities. This report covers a 15-month period from October 1, 2008 through December 31, 2009. MPHA was successful in moving its fiscal year from an October 1 start to a January 1 start date. This change and HUD approval extended MPHA's first MTW Plan for the 15-month reporting period. The MPHA 2009 MTW Report covers the entire 15 months. All numbers and financials reflect the 15-month period.

MPHA's planning and reporting processes always consider the mission of the Agency. The mission 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 the final quarter of 2008 and the calendar year 2009, MPHA and its residents faced 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 and the flexibility to combine funding into a single source and waive certain regulations, positioned MPHA to not only withstand the crisis but allowed the Agency to respond effectively offering assistance to our families and community.

MPHA's 2009 MTW report consists of the following elements:

- General Introduction including an overview of MPHA's 'Ongoing' MTW Initiatives
- General information about MPHA
- Proposed MTW activities approved by HUD but which were not implemented
- MTW activities approved by HUD which were implemented
- Sources and uses of MTW Funds and other PHA Funds
- Administrative information required by HUD

Overview of MPHA's Ongoing Goals and Objectives

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 intends 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**

MPHA has conducted a comprehensive needs assessment of its 41 highrise developments, 184-unit town home development, 733 scattered site units and two administrative buildings. The capital needs in the next ten years are estimated to be in excess of \$224 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. MPHA has a number of strategies that if fully implemented could move our properties into the fair to good range. These strategies envision an energy savings contracting opportunities (ESCO) program in excess of \$50 million, and use of our MTW authority to dedicate funds to capital needs.

- **Self Sufficiency Initiatives**

MPHA is committed to enhancing self-sufficiency opportunities for its residents and program participants. MPHA will target resources and utilize 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 will utilize 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 and to assist youth to break the cycle of poverty. **Housing Choice Voucher Participation**

The need for affordable housing in Minneapolis and the surrounding metropolitan area has increased significantly over the past several years. It is estimated that there are over 5000 people, including significant numbers of children, who are homeless on any given night in our area. MPHA intends to maintain its current use of HCV authority, engage in additional targeted project based Section 8 programs and use MTW authority to better respond to the housing needs of low-income families in our community.

- **Promote Home Ownership / Foreclosure Prevention**

Over 171 families have purchased homes through MPHA's various homeownership programs. Under MTW, MPHA will combine its homeownership initiatives and add a Foreclosure Prevention component. MPHA will partner with community agencies to help low-income families become first time homeowners and to avoid foreclosure.

MPHA is revamping its Section 8 Homeownership program and based upon the knowledge learned through its demonstration program will make changes that enhance responsibilities and supports for participating families. The goal is to promote self-sufficiency and success for first time homebuyers. This 10-year initiative under MTW will provide one-on-one counseling, mortgage support, down payment assistance and post purchase follow up to participating families.

- **Rent Reform/Simplification**

MPHA will analyze its rent policies to make the processes simpler and resident friendly and 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. MPHA will develop these and other rent reform initiatives after consultation with residents, program participants, resident organizations and other key constituencies.

- **Resident/ Participant Involvement and Collaboration**

MPHA has a strong history and commitment to resident/participant involvement and collaboration. MPHA works with 41 highrise resident Councils, a citywide 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 Agency Plan and now assists with developing its MTW 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. MPHA intends to continue and improve 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 various 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.

MPHA's 2009 MTW Plan identified 11 specific initiatives. Below you will find a summary of those initiatives updating progress on their implementation.

1. Block Grant and Fungible Use of MPHA Resources

MPHA proposed to block grant the following funding resources: rents, subsidy, capital funds, Section 8 Housing Choice Voucher (HCV), Housing Assistance Payment (HAP) funds, Section 8 HCV administrative funds, replacement housing factor (RHF) funds and related reserves into a single resource to meet overall agency needs.

MPHA has successfully utilized this initiative to bring additional resources to support its newly created Family Self Sufficiency program, its MTW Homeownership initiatives and, contribute to its over \$225 million backlog in unmet capital needs. MPHA will continue this initiative in 2010.

2. Recertify Elderly or Disabled Public Housing Resident Families Once Every Three Years Instead of Annually

MPHA certifies families who are elderly or disabled and who are on a fixed income every three years instead of annually. This saves time and effort for these residents and helps MPHA to more effectively target its resources.

Staff began implementation of this activity in January 2009 for re-certifications with an effective date of May 1, 2009. This activity has reduced the number of annuals done per Eligibility Technician (ET) allowing the ET's to follow up on long-term minimum renters. Residents, while initially confused, are embracing this activity.

3. Convert 112 Mixed Financed Units to Project Based Section 8

MPHA holds the Annual Contributions Contract (ACC) for 112 public housing units that it neither owns nor manages. These units are subject to all of the rules and regulations governing public housing units. This creates undue administrative burdens for the agency, costly and unreasonable demands on owners and management firms that may have as few as three of these units in their development and requires resources beyond those allocated by HUD to operate. Converting these units to Project Based Section 8 will reduce the administrative burden and costs for MPHA and the owners and in time may provide additional housing options for residents / participants.

This activity is permitted under the Legacy and Community Specific Authorizations in Attachment D. It will create administrative efficiencies for the Agency and will generate

additional housing choices for those participating in the program. After one year in the project based units, participants will be eligible for a regular Housing Choice Voucher, which may be used in other jurisdictions. This program will also retain its original purpose of supporting de-concentration of poverty as required by the Hollman Consent Decree, which established these units.

MPHA is revamping this initiative to include 200 additional mixed-finance public housing units that were also developed as part of the Hollman Consent Decree. Per HUD request, this initiative will be discontinued and MPHA's revamped strategy is part of a new initiative approved for MPHA's 2010 Plan. MPHA intends to seek additional vouchers for this initiative. Initial studies indicate that without the additional vouchers the administrative efficiencies achieved will not be sufficient to overcome the operational deficits of these developments.

MPHA has successfully moved state legislation that will allow these units, once project based, to utilize Payment In Lieu of Taxes (PILOT) as an incentive for owners to cooperate in the implementation of this initiative.

MPHA is working with Legal Aid, the metropolitan jurisdictions and the ownership entities to move this program forward.

4. Combine MPHA's Current Homeownership Programs into a Single MTW Initiative with a Foreclosure Prevention Component

Under MTW, MPHA's homeownership initiatives, Home Ownership Made Easy (HOME) and Moving Home (Section 8 Homeownership Demonstration Program) have been revised and combined with a new Foreclosure Prevention Initiative that will assist some low-income families in avoiding foreclosure.

MPHA has assisted over 185 families to become first time homeowners under its various homeownership programs. MPHA will continue its current MTW Moving Home Demonstration program until this new initiative receives HUD approval.

The new program combines the funding for counseling and all activities leading to purchase along with post-purchase follow-up efforts. Program participants will be 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.

The details of the Foreclosure Prevention component have been included in an appendix to the Section 8 Administrative Plan.

MPHA has entered into a Memorandum Of Understanding with Twin Cities Habitat for Humanity who will select North Minneapolis Families for participation in "Saving Home," where MPHA will provide Section 8 Mortgage Assistance to families facing foreclosure.

MPHA is collaborating with a non-profit organization, Person to Person, Inc., who provides life skills counseling and support to families working toward self-sufficiency.

The St. Catherine's University has agreed to perform an independent evaluation measuring Person to Person's "Coach Approach" in providing independent living skills and financial literacy counseling to measure the effectiveness of this training/counseling in the participant's success in home purchase and in maintaining their homes.

MPHA has adopted a Section 8 Administrative Plan Appendix needed to implement this program.

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

Federal regulations allow certain families a full income disregard for one year and a 50% disregard for the second year. As families move in and out of employment, the disregard is postponed; the monitoring is time consuming and creates administrative hardships that are prone to errors. MPHA created a full two-year income disregard for eligible families and eliminated the administrative hardship and time consuming monitoring.

This MTW initiative enables MPHA to reduce costs and achieve greater cost effectiveness. In addition, it provides an incentive for families to maintain employment because the program is limited to two years. By maintaining employment, they receive a full disregard for two years instead of the full disregard for one year and a 50% disregard for the second year.

MPHA has adopted changes to the ACOP and implemented this initiative. MPHA estimates that 200 families will take advantage of this program. MPHA will track the families on this program and after two years evaluate its success.

Implementation of this activity began October 1, 2008. Staff reports that this has greatly streamlined and simplified the Earned Income Disregard (EID). Residents understand and are able to follow this program better.

6. Implement a New Public Housing Family Self-Sufficiency Program

MPHA has implemented a new public housing Family Self-Sufficiency (FSS) program targeted for families who seek to become homeowners. This program is limited to 50 families and has participation requirements to meet MPHA's homeownership program eligibility requirements.

MPHA is also considering a program component that will be implemented if HUD approves its Energy Savings Contracting Opportunities (ESCO) program.

Up to 50 additional families who find employment through the ESCO program may be invited to participate in the FSS program. These families will have support to maintain and continue their employment or to use the ESCO experience to move into other employment.

MPHA has hired a Self-Sufficiency Coordinator and adopted an Action Plan, which was approved by MPHA's Board of Commissioners. The Action Plan details this specialized Moving To Work approach to family self-sufficiency.

7. Section 8 HCV Mobility Voucher Program

MPHA created a Mobility Voucher program to encourage low-income families to move to non-concentrated areas 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 de-concentrating families who live in poverty.

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

We have designed the program, prepared the job description and performance standards for a "Community Services Coordinator" and are now actively recruiting to fill the position. MPHA has created an appendix to its Section 8 Administrative Plan to detail the specific elements of this initiative.

8. MPHA MTW Investment Initiative

Under MTW, MPHA will waive federal restrictions on investment options as long as the investment strategies comply with Minnesota law.

This initiative will reduce costs and increase investment options free of Federal regulations that are more restrictive than Minnesota law. This activity is permitted

under the Legacy and Community Specific Authorizations in Attachment D of the Amended and Restated Moving To Work Agreement.

MPHA has temporarily suspended this initiative and it will reconsider implementing it in 2010 if economic conditions improve.

9. Resident Empowerment Initiative

MPHA recognizes that good ideas and new opportunities are not always aligned to a planning or funding cycle. MPHA intends to develop a Resident Empowerment Initiative that will allow the agency to consider, fund and implement initiatives that arise between MTW planning cycles without completing the time consuming process required to amend the MTW Plan. This initiative will include resident input and review. Activities under this initiative will contribute to the agency's self-sufficiency efforts and assist families with education, training and other supports related to seeking and keeping employment.

Any proposals requiring a change in MPHA's ACOP will be presented for resident review and, if required, approvals from the MPHA Board or HUD.

MPHA has not developed specific new empowerment initiatives under this MTW activity, but will continue this initiative in 2010.

10. Flexible Development Initiative

MPHA's Flexible Development Initiative allows the agency to respond to development opportunities in a timely manner. On occasion, properties become available or opportunities arise that require more immediate action than is available under current policies. MPHA's initiative is designed in a manner that allows MPHA to respond to and take advantage of these opportunities.

MPHA will utilize the authorizations under MTW related to the streamlined demolition and disposition procedures, acquisition, new construction, moderate or substantial rehabilitation of housing subject to the required HUD approvals for incremental public housing units pursuant to Section 9(g) 3 of the 1937 Act to respond to development opportunities that serve the mission and asset management policies adopted by the agency.

MPHA has purchased a 20 unit townhome development (BrightKeys) that will become a new MTW Rent-to-Own initiative with an expected implementation in 2010.

This initiative opens homeownership opportunities to families who live in MPHA public housing, participate in MPHA's Section 8 Housing Choice Voucher program or are City of Minneapolis or MPHA employees who meet the criteria for this program. It will also reduce costs and create efficiencies as the agency responds to development opportunities.

12. Plymouth Church Initiative

MPHA has partnered with Plymouth Church Neighborhood Foundation for project-basing six Section 8 HCV Vouchers as part of a 30-unit housing development, Creekside Commons. The project based vouchers will support the financing of this development and serve as leverage for tax credits and other funds dedicated to this project resulting in an additional 24 units of affordable housing that would not be otherwise available without MPHA's contribution. The project-based units would allow for five three-bedroom units and one four-bedroom unit including an accessible unit. Construction commencement is planned for the spring of 2010.

SECTION II: GENERAL HOUSING AUTHORITY INFORMATION**■ Housing Stock Information**

There were no changes over 10% in the number of public housing units at the end of the 2009 plan year. MPHA purchased a 20-unit 2 bedroom development and in its 2010 Moving To Work Plan and is creating a Rent-To-Own Program which is described in this report under the flexible development initiative. These units are currently in a newly created AMP 10. MPHA will request that HUD approve moving these units into AMP 2, MPHA's Scattered Site family AMP.

Current Housing Units: December 31, 2009									
AMP	Project	Bedroom Size							
	#	0	1	2	3	4	5	6	Total
1	1	-	26	70	70	18	-	-	184
2				149	351	201	43	9	733
3		252	1,037	7	-	-	-	-	1,296
4		190	749	5	-	-	-	-	944
5		78	801	7	-	-	-	-	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

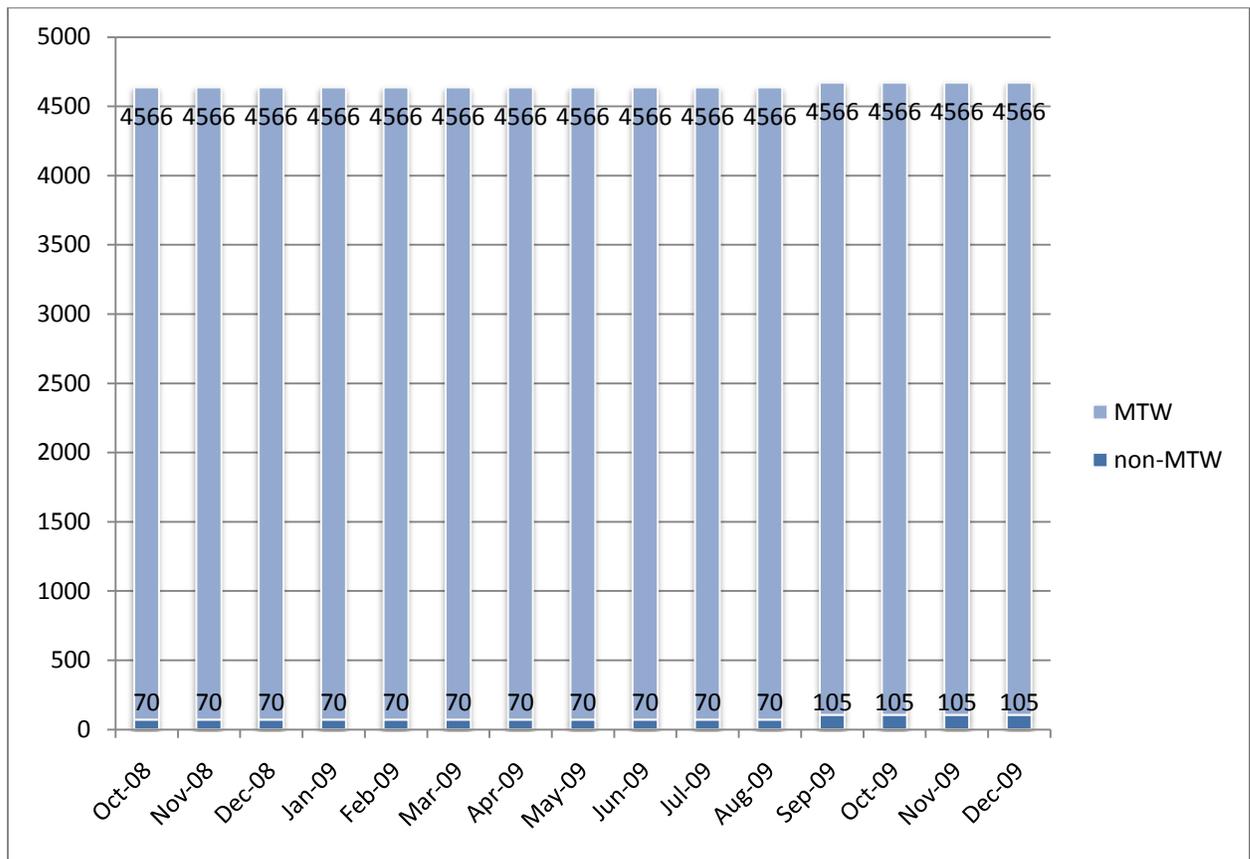
MPHA had one facility that had capital expenditures greater than 30% of the Agency's total budgeted capital expenditures for the fiscal year. With 333 units, 1815 Central Avenue NE is MPHA's largest highrise facility located in AMP 4. Although past capital dollars have funded upgrades such as new apartment windows, plumbing replacement, and assisted living/senior services improvements at this building, significant capital needs remained unmet. The multi-million capital expenditure in FY09 comprised the following much needed upgrades:

- Comprehensive apartment rehab including new kitchen cabinets, countertops, and sinks, new appliances, door replacement (including closet doors and shelving), lighting replacement, finish upgrades such as new flooring and paint, new window treatments, and bathroom improvements.
- New LED lighting in all corridors and stairwells, resulting in significant energy savings.
- Installation of fire protection throughout the entire building, including sprinklers in all apartments and an upgraded fire alarm system.

- Common area improvements such as new acoustical ceilings in all corridors and first floor community room rehab.

Three caretaker units were converted from two-bedroom to one-bedroom as outlined in the Plan. The extra bedroom at 600 – 18th Avenue is being used for a maintenance area; the bedrooms at 1225 South 8th and 1212 South 9th have been converted to laundry rooms. The old laundry rooms were in the basement of the building where residents at times felt unsafe.

The number of authorized Moving To Work Housing Choice Vouchers was consistent throughout FY 2009 at 4,566 vouchers. MPHA has a total of 379 authorized non-Moving To Work Housing Choice Vouchers. There are 90 Mod Rehab and 184 Mod Rehab SRO vouchers and the number of VASH vouchers increased from 70 to 105. MPHA took an additional 35 VASH vouchers per HUD’s request.



MPHA currently has 685 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
BALMORAL - - PB	10	Aeon
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
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
LINDEN PLACE - - PB	4	CommonBond
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	18	Aeon
PHILLIPS FAMILY - - PB 2805 CEDAR	10	Aeon
PHILLIPS PARK INITIATIVE dba JOURNEY HOMES - - PB	12	Perennial Management (LSS Owner)
PHILLIPS REDESIGN - - PB	4	Aeon
PINECLIFF - - PB	7	Aeon
PORTLAND VILLAGE - - PB	24	Portland Village LP
RIVER RUNS - - PB	16	Sherman Associates
ST ANTHONY MILLS - - PB	17	St. Anthony LP
ST. BARNABUS - - PB	39	Aeon
SUCCESS FAMIL HOUSING - - PB	8	Success Family Housing
TRINITY GATEWAY dba TRINITY ON LAKE - - PB	16	BDC
TUBMAN FAMILY ALLIANCE - - PB	10	Tubman Family Alliance

PROJECT NAME	# of UNITS	OWNER/MGMT
WEST RIVER GATEWAY- - PB	12	Gateway Real Estate
	685	
NOTE	685-587=98	98 formerly Cedar Square West (CSW)

MPHA has partnered with Plymouth Church Foundation for project basing six (6) vouchers at its Creekside Common’s Development. Project based funding for this development allows the foundation to develop and operate an additional 24 units of affordable family housing. The project based units for this development consists of five (5) three-bedroom units and one (1) four-bedroom unit including an accessible unit.

MPHA does own and manage its administrative offices at 1001 Washington Avenue North, Minneapolis, MN. This three-story facility houses MPHA’s executive offices, central leasing operations, Section 8 HCV division, Facilities and Development operations and those services funded through its Central Office.

The Agency also 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.

■ Leasing Information – Actual

MPHA achieved a slightly lower than expected number of units leased. On average, MPHA had 5,995 units leased each month. 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 total number of Moving To Work Housing Choice Vouchers leased in FY2009 was 4,522. The total number of non-Moving To Work Housing Choice Vouchers leased in the Plan year was 315. MPHA leased up 41 of its 105 VASH vouchers in 2009. All VASH vouchers referrals must come through the Minneapolis Veterans Administration.

Between May of 2008 and May 2009, we received 15 referrals from the Minneapolis VA. In July 2009, our local HUD office facilitated several meetings to address concerns with the slow referral process. Present at these meetings were MPHA staff, VA Personnel, HUD officials and community service providers.

The meetings were successful, resulting in an initiative to rapidly increase the number of referrals MPHA received from the VA. In partnership with the VA to increase the number of referrals, MPHA staff traveled to the VA on a weekly basis to facilitate Intake and Briefing appointments. The result was that by close of FY09 we were able to place, under lease 41 Veterans through the VASH Program.

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.

Even though MPHA listed a few anticipated issues in leasing Housing Choice Vouchers, these issues were not a factor in the Plan year.

Six-hundred eighty-five (685) project-based vouchers were in use at the end of the Plan year, with six (6) new vouchers committed, but not placed.

■ **Waiting List Information**

At the end of the Plan year, there were 2,075 applicants on the public housing highrise wait list. This list is limited to one-bedroom applicants. The waitlist is currently open for senior 50 plus years of age for MPHA's senior developments and for disabled applicants 18-49 years of age for general occupancy developments.

There were 2,626 families on the public housing wait list seeking two or more bedrooms.

Public Housing Wait List Family

	Number of Families	Percentage of Total Families
Waiting list total	2,626	100%
Families seeking 2-bedroom units	1,466	53%
Families seeking 3-bedroom units	967	36%
Families seeking 4-bedroom units	85	7%
Families seeking 5 plus-bedroom units	108	4%

Public Housing Family Wait List Characteristics

	Number of Families	Percentage of Total Families
Waiting list total	4,701	100%
<=30% MFI	4,115	88%
>30% to <=50% MFI	539	11%
>50% to <80% MFI	47	1%
Families w/ Children	2,626	56%
Elderly Families	393	8%
Families w/ Disabilities	605	13%
White	728	15%
Black	3,556	76%
Native American	132	3%
Asian	285	6%
Hispanic	32	1%
Non-Hispanic	4,669	99%

There were 12, 125 applicants on the Housing Choice Voucher wait list at the end of the Plan year.

	Category	Number of applicants	Percent of applicants
	Persons with disabilities	3601	30%
Race	Hispanic	671	5.5%
	Non-hispanic	11,240	94.5%
	White	2,078	17%
	African/African American	8,451	70%
	Native American/Alaskan	577	5%
	Asian/Pacific Islander	295	2%
	Other	226	2%
	No information given	497	4%
Income	Extremely Low Income	4765	39%
	Very Low Income	3387	6%
	Low Income	762	28%
	No information given	3211	26%

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

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

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

SECTION IV: Long-term MTW Plan (Optional)

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

SECTION V: PROPOSED MTW ACTIVITIES; HUD APPROVAL REQUESTED**■ MPHA Investment Initiative (Identified 2009 –Not Implemented)**

MPHA proposed to waive the federal investment requirements with HUD funds and instead subject itself to the requirements of the State of Minnesota.

Benchmarks and Measurements: (Benchmarks – not met / postponed)

Due to the economic conditions relating to investments, MPHA opted to postpone this initiative until the investment climate improves. It is the agency's intention to keep this as an ongoing initiative but no action will be taken until MPHA is confident that conditions are appropriate for implementing this initiative.

Impact:

As this initiative has not been implemented, there is no impact.

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.R.982.156, as necessary to implement the Agency's Annual MTW Plan.

■ Resident Empowerment Initiative (Identified 2009 – not Implemented)

MPHA adopted this initiative in order to be able to respond to specific opportunities and/or fund initiatives related to resident empowerment.

Benchmarks and Measurements: (Benchmarks – not met / postponed)

In 2009, MPHA did not identify any specific empowerment initiatives, which required MTW authorizations to implement. It is the agency's intention to keep this as an ongoing initiative for 2010.

Impact:

As there were no activities undertaken under this initiative, there is no impact to identify.

Authorizations:

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.

■ Conversion of 112 Mixed-financed Units in 17 Developments to Project Based Section 8 (Identified 2009 – not Implemented)

Under the Hollman Consent Decree, MPHA developed 770 public housing replacement units in the City of Minneapolis and various suburban jurisdictions in the metropolitan suburban area. One-hundred twelve (112) of these units are part of seventeen (17) mixed finance developments in various suburban jurisdictions. MPHA neither owns nor manages these units but holds the Annual Contributions Contract for the public housing units. Some of these developments contain as few as three public housing units. The operation of these units have become cumbersome and difficult to manage as public housing units due to these developments having to comply with all HUD public housing regulations including budgeting, reporting and other HUD compliance issues. MPHA secured HUD approval under Attachment D of its MTW Agreement with HUD to convert these units to Project Based Section 8.

Benchmarks Not Achieved:

HUD did not agree to provide any additional vouchers and the fact that the units could possibly revert to public housing at the end of the MTW Demonstration made this strategy flawed and likely unacceptable to the Mixed Finance owners.

In its 2010 MTW Plan, MPHA revised this initiative and included the 200 other mixed finance units, where MPHA holds the ACC but does not own or manage the units. HUD advised MPHA that this action results in a new initiative. MPHA will move forward with the new Initiative in 2010 and report on it in 2011.

■ Flexible Development Initiative (Identified 2009 – not Implemented)

MPHA included this initiative in its MTW Plan in order to respond to development opportunities in a timely manner given the nature of development transactions that

have critical windows in which decisions and actions are required than is allowed for under current policies.

Benchmarks and Measurements:

MPHA implemented this initiative as it saw an opportunity to purchase 20 foreclosed, newly constructed townhomes in Heritage Park, a neighborhood that was created out of a Master Plan to which MPHA was a leading partner in the development.

MPHA identified the potential development opportunity, began negotiations on an agreement that would permit MPHA to purchase the property at a significant discount. MPHA was in consultation with HUD about securing approvals for acquiring this property, when the agency learned of the American Recovery and Reinvestment Act formula funding for its capital fund. The ARRA funds provided a vehicle to purchase the property outside of MTW and did not require HUD approval to add housing to MPHA's portfolio. MPHA shifted its development strategy from a MTW to and ARRA proforma.

Impact:

While MPHA ultimately did not utilize MTW for its purchase of this property, MTW positioned the Agency to begin the process of acquiring the property under the Flexible Development Initiative. The purchase of this property allowed MPHA to bring resources to bear that will help stabilize a neighborhood threaten by the housing crisis. In addition, this initiative opened the opportunity for MPHA to propose a Rent To Own, MTW initiative as part of its 2010 MTW Plan for converting these 20 townhomes from public housing to ownership in a five-year period.

Authorizations:

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.

SECTION VI: ONGOING MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

In its 2009 Moving To Work (MTW) Plan, MPHA identified twelve initiatives. MPHA and HUD agreed that MPHA would pursue its Senior Designation initiative outside of the MTW process. MPHA's final MTW Plan had eleven initiatives. This was MPHA's first year as a full status MTW Agency. Its approved initiatives identified benchmarks and measurements that were largely process oriented as the agency recognized that a significant amount of time and energy was required to establish the initiatives. HUD did approve these initiatives as well as the identified benchmarks and measurements.

■ Block Grant and fungible use of MPHA funds (Identified 2009 – Implemented 2009)

MPHA developed its first agency-wide budget utilizing the MTW flexibility and fungibility allowed through its Revised Standard MTW Agreement. MPHA had originally proposed as one of its initiatives to change its fiscal year from October 1 start date to a January 1 start date. HUD requested and MPHA agreed to pursue this change outside of the MTW process. HUD did authorize MPHA to change its fiscal year. HUD informed MPHA that an extension from a 12 to a 15-month plan year did not require any MTW budget revision or MTW Plan amendment.

Benchmarks and Measurements:

MPHA met its identified benchmarks by developing its first MTW budget, taking it through a comprehensive public review process that included, its MTW Resident Advisory Board, presentations before two (2) area Minneapolis Highrise Representative Council meeting, the Scattered Site Resident Council, the Glendale Resident Council, an advocates and services provider meeting, a city-wide resident and Section 8 HCV meeting attended by over 300 residents and participants as well as the Tenant Advisory Committee and a public hearing before the MPHA Board of Commissioners. It was approved by the MPHA Board and submitted to HUD as part of its MTW Plan.

The Sources and Uses component of this report provides detail on the MTW Budget, the actual expenditures and explanations for variances.

MPHA utilizes HUD's required Financial Data Systems (FDS) to report its financial information.

Impact:

The MTW authority allowed MPHA to plan for estimated shortfalls in its public housing operations and capital program and provided funding for its newly created Family Self Sufficiency (FSS) program and its combined homeownership programs: Home Ownership Made Easy (HOME), Moving Home, Section 8 Homeownership program and Saving Home, a foreclosure prevention program. MPHA's MTW Plan identified Housing Choice Voucher (HCV) funds as the source to address the estimated shortfalls and fund its FSS and Homeownership programs.

In 2009, MPHA received more operating subsidy and tenant rent than expected as well as achieved utility cost savings due to lower natural gas rates. As a result, MPHA did not need the HCV funding to cover public housing operating costs. The public housing operating program was fully funded by traditional public housing resources (tenant rents and operating subsidy).

Also included in the 2009 MTW Plan was the use of excess HCV funding to cover homeownership activities and self-sufficiency programs. MPHA expended \$90,473 on homeownership activities and \$68,592 on self-sufficiency and other related MTW activities in 2009. These activities were funded from HCV program funds.

MPHA has identified over \$200 million in capital improvement needs over the next ten (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 2009 than in years past. This is because excess HCV funding was dedicated to cover anticipated public housing operating deficits instead of Capital Funds and MPHA could plan to accelerate capital improvement work knowing that MPHA management had more control over how future year activity could be funded. In 2009, MPHA spent \$19.8 million on public housing modernization with MTW funding surpassing the \$12.8 million and \$9.9 million spent in 2008 and 2007, respectively.

Authorizations:

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. This authorization was necessary so that MPHA could utilize funds that were in its Section 8 reserve to fund activities that were in its low rent program.

■ **Replace annual with Three-year Recertifications in Low-rent Program for Elderly and/or Disabled Residents (Identified 2009 – Implemented 2009)**

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, every three years instead of annually. MPHA believes this change will 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.

Benchmarks and Measurements:

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. They were invited in for recertification and provided information that the next recertification would be three years hence, sent a letter informing them that they were exempt from a recertification in 2009, and the date of their next recertification in 2010 or 2011. 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 2009 recertification tracking system. (See below)

AMP	Building address	2009 3rd yr Ann	# of every yr Ann	Total required w/o MTW Policy	# Excluded Annuals due to MTW
1	Glendale 1-91	13	49	88	26
1	Glendale 92-184	12	58	93	23
		25	107	181	49
AMP					
2	Project 53, 58,81	2	11	16	3
2	Project 48	1	10	11	0
2	Project 47	1	22	23	0
2	Project 2,3,5	2	35	40	3

AMP	Building address	2009 3rd yr Ann	# of every yr Ann	Total required w/o MTW Policy	# Excluded Annuals due to MTW
2	Project 82	5	24	37	8
2	Project 38 349-444	6	55	81	20
2	Project 38 445-489	7	24	40	9
2	Project 39	3	33	37	1
2	Project 25	4	8	15	3
2	Project 43 800-903	8	51	79	20
2	Project 40	2	11	16	3
2	Project 43 904-934	0	4	7	3
2	Project 44	3	20	31	8
2	Project 49, 51, 66,78, 97	2	23	40	15
2	Project 45	3	15	24	6
2	Project 52	0	5	5	0
2	Project 13 146-242	5	46	66	15
2	Project 13 2-145	11	45	72	16
	Totals for s/s AMP	65	442	640	133
AMP					
3	3116 Oliver	12	7	31	12
3	350 Van White	32	11	102	59
3	2415 N 3rd	19	17	61	25
3	1710 Plymouth	23	12	81	46
3	1314 44TH APT 406-638	24	31	106	51
3	1314 44th Apt 104-405	32	14	110	64
3	800 5th	13	16	62	33
3	315 Lowry	50	52	189	87
4	1717 Washington	53	31	180	96
4	809 Spring St NE	12	8	32	12
4	828 Spring St NE	50	51	187	86
4	710 2ND ST NE	9	7	33	17
4	616 Washington St NE	7	15	34	12
4	311 University	13	16	46	17
4	1900 3rd	6	18	32	8
4	1206 2nd	8	22	56	26
AMP					
5	1700 E 22nd	21	37	92	34
5	2533 1st	11	7	37	19
5	1920 4th	26	43	106	37
5	2121 16th	14	45	92	33

AMP	Building address	2009 3rd yr Ann	# of every yr Ann	Total required w/o MTW Policy	# Excluded Annuals due to MTW
5	1707 3rd	42	71	197	84
5	2019 16th	23	26	91	42
AMP					
6	1627 6th	27	23	115	65
6	620 Cedar	26	42	115	47
6	630 Cedar	54	46	190	90
6	1611 6th St	30	26	115	59
6	1515 Park	27	57	148	64
AMP					
7	1415 E 22nd	39	35	127	53
7	115 W 31st	52	22	163	89
7	3310 Blaisdell	48	21	164	95
7	3121 Pillsbury	39	57	163	67
7	2121 Minnehaha	14	61	105	30
	Totals for H/R AMP	856	947	3362	1559

Impact:

In MTW Plan Year 2009, MPHA excluded 1559 households from having an annual recertification under this initiative. In addition, 946 households underwent an annual recertification and will not have to be recertified for three years, unless there is a change of circumstance. There are 1,496 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 over 650 hours of staff time 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 recertifications 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.

Authorization:

Initial, Annual and Interim Income Review Process: Provided in Attachment C Section C 4. This Section waives certain provisions of Sections 3(a) (1) 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. MPHA needed these authorizations because current regulations required that all public housing residents be recertified every year. The waiver allows MPHA to conduct re-certifications every three years for its targeted families.

■ **Homeownership programs and Foreclosure Prevention(Identified 2009 – Implemented 2009)**

MPHA proposed to combine its two home ownership programs, Home Ownership Made Easy (HOME) and Moving Home (Section 8 Homeownership Program) and create a new foreclosure prevention program (Saving Home) under a single MTW initiative.

Benchmarks and Measurements:

MPHA changed its ACOP and Section 8 Administrative Plan to reflect the necessary changes for implementing its MTW Homeownership Initiatives. The agency entered into a contract with a homeownership counselor and began negotiations with lenders on mortgage products that would support families seeking to become homeowners.

With the current economic crisis, MPHA's goal for closing up to 30 homes was not realized. Five families closed on home and three families were approved for MPHA's foreclosure prevention program. One family from the original MTW Moving Home program received a one-year extension under that program's allowances.

Impact:

MPHA negotiated and executed a Professional Service Agreement with Family Housing Fund (FHF), a nonprofit organization, for First time Homebuyer Education and Mortgage

Readiness Counseling. This agreement also includes participant access to FHF Revolving Loan Fund for down payment and closing cost assistance.

MPHA also entered into partnership with non-profit Person to Person to provide life skills counseling and services to MTW households approved for hardship extensions, MTW homeowners approved for SAFE program, and new households approved for participation in MPHA homeownership initiatives.

Person to Person is working with St. Catherine University to measure the Coach Approach in providing various independent living skills to MPHA Homeownership program participants. The following evaluations are being used in the program:

1. **Independent Living Skills** – this evaluation has been used in the past, and is currently used on a need basis when there is concern about an individual’s cognitive functioning.
2. **The Volitional Questionnaire (VQ) Version 4.1, 2007**

The VQ provides insight into a person's inner motives and information about how the environment affects volition by systematically capturing how a person reacts to and acts within his/her environment. The VQ provides the occupational therapist with insight into a person's inner motives and the effect of the environment on the person's participation in meaningful occupations.

This evaluation is used on an as needed basis, when motivation seems to be a significant challenge for the client.

3. **Occupational Performance History Interview II (OPHI-II) Version 2.1, 2004**

The OPHI-II is an historical interview intended to give a broad and detailed appreciation of a person's life history, the impact of disability, and the direction in which the person would like to take his or her life. Occupational identity, occupational competence, and occupational settings (environment) are explored to give a full and rich picture of each individual client. Taking advantage of the use of narrative, the OPHI-II gives clients the opportunity to reflect upon, continue, or remake life stories.

This evaluation is completed with each client to gain an insight into the client and their personal story. Information from this assessment will be compiled and evaluated for trends within clients as well as to identify any individual indicators for success within the program (sense of competence, strong sense of identity, etc).

4. Occupational Self Assessment (OSA) Version 2.2, 2006

Reflecting the uniqueness of each client's values and needs, the OSA self report and planning forms assist the client in establishing priorities for change. The wide range of everyday activities, including handling responsibilities, managing finances, and relaxing, provides a client with the opportunity to identify and address their participation in important and meaningful occupations.

The OSA is designed to capture clients' perceptions of their own occupational competence on their occupational adaptation. Clients are provided with a list of everyday occupations, and assess their level of ability when participating in the occupation and their value for that occupation.

This evaluation is being used with each client. It provides the team with information to better understand the client and develop goals. Client identified goals will be assessed for whether or not they were met through participation in the MTW program.

After identifying the above assessments to gain a holistic view of the MTW client, as a group, we continued to struggle with the measurement of the efficacy of the MTW program. As a result, we are in the process of developing and piloting our own assessment. This assessment is scenario based and consists of a pre and post test. The goal of this assessment is to measure the clients ability to apply content from the MTW program in real life scenarios. We look forward to sharing the results of this new assessment in our next report.

Thus far, assessments have been identified or are in the process of being developed. As clients enter into the program, the assessments will be used by Person to Person. In turn, an external assessment of the information gathered will be done by St. Catherine University's occupational therapy program.

MPHA also assisted Person to Person in securing grants from area foundations specifically targeted at serving MPHA MTW Homeownership program participants. Three families that originally purchased through MPHA's MTW Moving Home Program are currently participating in Person To Person counseling programs and receiving additional Section 8 Mortgage Assistance through Saving Home. Two of these suffered unanticipated job loss and the other loss of wages due to illness resulting in an extended FMLA.

US Bank and MPHA reached a Loan Servicing Agreement for the extended/amended MTW Section 8 Homeownership Program.

- One (1) MTW Homeowner received a one-year hardship extension due to job layoff

- Three (3) MTW Homeowners approved for participation in Saving Home; two (2) due to job layoff, one (1) due to serious health concerns and subsequent FMLA.

MTW Homeownership Made Easy (HOME) Program

- 35 new families received first time homebuyer education and mortgage readiness counseling
- Of these, five families purchased homes in 2009
 - Two (2) Section 8 families
 - Three (3) public housing families

MTW Saving Home

- On August 25, 2009, MPHA executed a Memorandum of Understanding with Twin Cities Habitat for Humanity for Foreclosure Prevention Counseling for up to ten (10) North Minneapolis households facing unforeseen hardship situations; TCHFH will make referrals to MPHA for Section 8 Mortgage Assistance; lender negotiation of foreclosure mitigation/loan modification to include up to ten (10) years of Section 8 mortgage assistance.

Authorizations:

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. MPHA requires these authorizations as the current regulations have different time limits, eligibility requirements and funding sources.

■ Rent Reform/Earned Income Disregard (Identified 2009 – Implemented 2009)

MPHA revised its Earned Income Disregard (EID) policy 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.

Benchmarks and Measurements:

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	Annual Hours Saved
AMP 1	0	0	
AMP 2	8	2	
AMP 3	2	3	
AMP 4	0	0	
AMP 5	15	0	
AMP 6	3	2	
AMP 7	9	7	
Totals	37	14	21

*****Report indicated active EID’s.**

MTW EID was implement 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 current economic status 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.

Impact:

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.

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.

Authorizations:

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 authorization is required because the current regulations allow for a different time frame and require a different disregard than MPHA is utilizing/

■ Establishment of a Public Housing Self-Sufficiency Program with Focus on Homeownership (Identified 2009 – Implemented 2009)

MPHA has implemented a new public housing Family Self Sufficiency (FSS) program targeted for families who seek to become homeowners. This program is limited to 50 families and has participation requirements that meet MPHA's MTW Homeownership eligibility requirements.

This program may also have a component for MPHA residents who participate in MPHA's Energy Savings Contracting Opportunities (ESCO) under MPHA ESA with Honeywell International.

Benchmarks and Measurements:

MPHA developed a new FSS Action Plan that reflected MPHA's homeownership participation criteria and includes special incentives to encourage resident savings. The Tenant Advisory Board (TAC) and the MPHA Board of Commissioners approved MPHA's LIPH MTW FSS Action Plan on May 27, 2009, submitted it to HUD on May 4, 2009, and received approval from HUD on June 11, 2009.

MPHA set up a savings match program and allocated MTW funding for the match component. The saving match program was put into effect in July 2009. The agency also worked with its data systems vendor, Elite Emphasis, to set up and FSS tracking system consistent with the MTW FSS Components. This software package was operational in July 2009. The FSS Program welcomed its first three (3) participants in 2009.

Benchmark Not Implemented:

The ESCO component of this program was not implemented in 2009, as the final approval from HUD for MPHA's ESA was delayed significantly. The ESA activities by Honeywell International began in early 2010, and MPHA is evaluating if the work will produce resident employment opportunities sufficient to warrant an MTW FSS opportunity.

Impact:

As anticipated in the Benchmarks for this initiative, the time and detail required for developing the MTW FSS Action Plan and coordinating it with the implementation of MPHA's MTW Homeownership programs as well as adapting the data tracking systems has required significant time and attention. MPHA did hire the FSS Coordinator for the homeownership component in 2009, and began the inter departmental coordination for accepting MTW FSS homeownership public housing participants. MPHA is well positioned for 2010, and moving homeownership participants into the FSS program.

Authorization:

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 was required because funding came from Section 8 reserves and participation is limited to MPHA low rent residents who qualify for MPHA's Homeownership program which has different eligibility and participation requirements that those of HUDs Family Self Sufficiency program.

■ **Section 8 HCV Mobility Voucher Program (Identified 2009 – Implemented 2009)**

MPHA established a MTW Mobility Voucher program to encourage low-income families to move to non-concentrated areas of the City to find safe affordable and decent housing in an environment conducive to breaking the cycle of poverty. This initiative also responds to HUD's goal of de-concentrating poverty. Mobility Vouchers will only be awarded to families who agree to utilize them in non-impacted areas.

There are several reasons that applicants will wish to avail themselves of the opportunity to move to de-concentrated areas. The first and foremost is the good fortune to receive voucher assistance without the average 5-year wait. Other reasons include the variety of resources that will be available to encourage applicant participation in the Mobility Voucher Program. The Community Services Coordinator will provide individualized mobility counseling; along with vacancy listings, participants will be provided Neighborhood Profiles, which will enable them to choose a non-concentrated community that best fits their needs; and fact sheets will be provided detailing resources available in Minneapolis, including childcare services, food shelves, youth programs, etc.

Another incentive is the three-way partnership that MPHA will establish between property owner, participant and Community Service Coordinator; the Community Service Coordinator will act as a liaison between owner and renter. Further, the Community service Coordinator will facilitate quarterly information sessions for participants that will encourage self-sufficiency. Sessions will focus on budgeting, unit maintenance, how to be a good renter and neighbor, etc. These information sessions, in turn bolster families to desire to find and remain in better housing in better neighborhoods with better schools and opportunities.

Benchmarks and Measurements:

MPHA adopted a Mobility Voucher Program Appendix to its Section 8 Administrative Plan. This Appendix, which codified MPHA's policies, related to the Mobility Voucher program was adopted by the MPHA Board of Commissioners.

The Appendix included the following, which were also benchmark goals for the program:

- Identified the manner in which MPHA will select eligible applicants for the Mobility Program.

- Noted that applicants living in impacted areas meet one of the Mobility Voucher eligibility criteria.
- Included the Agency's 'working family preference' as a preference for its Mobility Voucher program.

MPHA identified that the supports and counseling necessary to run an effective Mobility Voucher program would require additional staff and expertise. MPHA developed a specialized job description and conducted interviews at the close of 2009, and expects to hire its Mobility Voucher staff in the first quarter of 2010. MPHA did not issue any Mobility Vouchers in 2009.

Impact:

MPHA has committed up to 250 vouchers for its Mobility Voucher Program. It will provide a priority for families on MPHA's Section 8 waiting list who are committed to move into non-concentrated areas. These families will also receive a priority to participate in MPHA's Section 8 FSS program and homeownership programs. With 5% of its voucher committed to this program, MPHA expects to have a meaningful impact on families and the neighborhoods where these families move.

Authorizations:

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. MPHA required this authorization because program participation requires a waiver for how vouchers are awarded and how families are taken off the waiting list.

■ **Partnership with Plymouth Church Foundation(Identified 2009 – Implemented 2009)**

MPHA proposed a partnership with Plymouth Church Foundation to develop a 30 unit affordable housing development in South Minneapolis. MPHA would project base six units within the development, including five three-bedroom units and one four-bedroom unit, including one accessible unit.

Benchmarks and Measurements:

In 2009, MPHA worked with the Plymouth Church Foundation providing documentation as needed to secure the necessary tax credits and other financing to make the project viable.

The developer, Plymouth Church Foundation, of Creekside Commons has completed the financing package in order to secure all necessary funding for the project. The AHAP, with an effective date of September 25, 2009, has been executed and was signed by all required parties on October 21, 2009. Currently, the project is under construction and is expected to be available for occupancy on September 1, 2010. HUD has notified MPHA that a Subsidy Layering review is required; therefore, MPHA staff is in the process of obtaining all necessary documentation to submit to HUD for the completion of the Subsidy Layering review.

MPHA will work with Plymouth Church Foundation to begin to house families off the MPHA Section 8 waiting list once the develop has been issued a certificate of occupancy.

Impact:

MPHA's MTW initiative that allowed the Section 8 Vouchers to be project based at this development opened the door for additional tax credits, securing the funding needed for the project and resulted in the creation of 30 affordable units. These units are being developed in a non-concentrated area and assist MPHA in meeting its and HUD's goal of de-concentrating poverty.

Authorizations:

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. MPHA required this authorization in order to award vouchers using its own reasonable competitive process and alternative standards for determining the location of the project based development.

SECTION VII: SOURCES AND USES OF FUNDING

A. The following table provides the planned versus actual sources and uses of MTW Funds (unaudited data).

SOURCES	Extended	Actual	Variance
DWELLING RENT	\$16,750,000	\$17,796,080	\$1,046,080
INVESTMENT INCOME	\$379,250	\$457,510	\$78,260
OTHER INCOME	\$642,713	\$1,448,524	\$805,811
CITY/STATE FUNDS	\$1,912,000	\$1,296,046	(\$615,954)
HUD OPERATING SUBSIDY	\$23,472,156	\$26,211,506	\$2,739,350
HUD HAP SUBSIDY	\$50,229,506	\$50,543,298	\$313,792
HUD CAPITAL/RHF FUNDS	\$17,479,084	\$21,812,475	\$4,333,391
HUD HCV ADMIN. FEE	\$3,251,850	\$2,852,050	(\$399,800)
TOTAL MTW SOURCES	\$114,116,559	\$122,417,489	\$8,300,930
USES	Extended	Actual	Variance
ADMINISTRATIVE EXPENSES	\$9,069,662	\$8,511,432	\$558,231
TENANT SERVICES	\$859,156	\$779,442	\$79,714
UTILITIES	\$9,789,250	\$7,905,976	\$1,883,274
MAINTENANCE	\$10,879,338	\$11,550,729	(\$671,391)
PROTECTIVE SERVICES	\$3,558,600	\$3,149,937	\$408,663
GENERAL EXPENSES	\$8,701,244	\$8,803,690	(\$102,446)
MANAGEMENT FEES	\$9,214,675	\$9,140,842	\$73,833
NONROUTINE COSTS	\$547,600	\$1,339,277	(\$791,677)
TOTAL OPERATING EXPENSES	\$52,619,525	\$51,181,324	\$1,438,201
HOUSING ASSISTANCE PAYMENTS	\$49,116,869	\$48,000,039	\$1,116,830
CAPITAL IMPROVEMENTS	\$14,744,550	\$19,834,593	(\$5,090,043)
PUBLIC HSG DEVELOPMENT	\$1,827,525	\$0	\$1,827,525
TOTAL CAPITAL	\$16,572,075	\$19,834,593	(\$3,262,518)
TOTAL MTW USES	\$118,308,469	\$119,015,956	(\$707,487)
MTW NET SOURCES (USES)	(\$4,191,910)	\$3,401,533	\$7,593,443

The most pervasive change from the planned sources and uses to the actual sources and uses relates to the period of time covered by the original plan. MPHA’s planned sources and uses were based on a 12 month budget and fiscal period; however, after the MTW Plan was approved MPHA converted from a September 30 fiscal year-end to a December 31 fiscal year-end. To facilitate the conversion the 2009 fiscal period was extended by 3 months. Consequently, the actual sources and uses reported are for a 15-month period while the planned sources and uses is for a 12-month period.

In addition to the fiscal year-end conversion, one other major change exists from the original plan. MPHA incurred significantly more capital improvement costs in 2009 than originally planned. The additional capital improvement costs were related to either an acceleration of capital work or the carryover of prior fiscal year capital improvement projects into 2009. In addition, with the increase in Operating Subsidy above of the original plan, MPHA used these additionally resources to replace aging maintenance vehicles and cleaning equipment including bed bug eradication machines.

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

SOURCES	Extended	Actual	Variance
CITY/STATE FUNDS	\$ 2,002,000	\$ 2,044,173	\$ 42,173
USES	Extended	Actual	Variance
PROTECTIVE SERVICES	\$ 1,627,000	\$ 1,324,757	\$ 302,243
CAPITAL IMPROVEMENTS	\$ 375,000	\$ 719,416	\$ (344,416)
TOTAL CITY/STATE USES	\$ 2,002,000	\$ 2,044,173	\$ (42,173)

Please note that the MTW Plan had planned sources and uses of \$1,829,600 in State or local funds. This included \$228,000 of the Community Development Block Grant (CDBG) funds that are passed through the City of Minneapolis to MPHA. However, since these funds are federal in nature, they should have not been reported as State and local funds on the MTW Plan but rather other federal sources. These funds have been removed in the table above.

Also, note that \$1,301,600 in local funds are shown in the MTW budget as well as the State and local funds budget. MPHA presented these local funds within MTW because they are used exclusively to fund public housing security services and the presentation is consistent with the presentation on HUD’s financial data schedule.

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

SOURCES	Extended	Actual	Variance
INVESTMENT INCOME	\$ 187,500	\$ 88,633	\$ (98,867)
MANAGEMENT FEES	\$ 9,214,675	\$ 9,685,256	\$ 470,581
OTHER	\$ 0	\$ 380,498	\$ 380,498
TOTAL COCC SOURCES	\$ 9,402,175	\$ 10,154,387	\$ 752,212

USES	Extended	Actual	Variance
ADMINISTRATIVE EXPENSES	\$ 6,750,000	\$ 6,393,187	\$ 356,813
TENANT SERVICES	\$ 0	\$ 438	\$ (438)
UTILITIES	\$ 312,500	\$ 177,825	\$ 134,675
MAINTENANCE	\$ 250,000	\$ 232,055	\$ 17,945
PROTECTIVE SERVICES	\$ 62,500	\$ 53,273	\$ 9,227
GENERAL EXPENSES	\$ 1,750,000	\$ 2,199,042	\$ (449,042)
NONROUTINE COSTS	\$ 277,175	\$ 185,534	\$ 91,641
TOTAL COCC USES	\$ 9,402,175	\$ 9,241,354	\$ 160,821
COCC NET SOURCES (USES)	\$ 0	\$ 913,033	\$ 913,033

- D. MPHA has followed a fee-for-service approach that does not differ from the 1937 Act requirements.
- E. The 2009 MTW Plan called for the use excess Housing Choice Voucher (HCV) program fund reserves to cover planned public housing operating program deficits. However, because of more operating subsidy and tenant rent than expected as well as utility cost savings due to lower natural gas rates, MPHA did not need the HCV funding to cover public housing operating costs. The public housing operating program was fully funded by traditional public housing resources (tenant rents and operating subsidy).

Also included in the 2009 MTW Plan was the use of excess HCV funding to cover homeownership activities and self-sufficiency programs. MPHA expended \$90,473 on

homeownership activities and \$68,592 on self-sufficiency and other related MTW activities in 2009. These activities were funded from HCV program funds.

MPHA was awarded approximately \$50 million in ARRA funding in four areas: 1) ARRA Formula Grant, provided to all public housing authorities (PHAs) based upon the Capital Fund Formula, and three competitive grants, 2) Senior Center – North Minneapolis, 3) ‘Green’ Memory Care Development and 4) Scattered Site Energy Savings ‘Green’ Initiative.

1. Capital Fund Formula Grant

MPHA has received \$18.2 million in ARRA funds, and 100% of it is required to be spent on public housing capitalization work.

ARRA Formula funding enabled MPHA to almost double the capital improvements work for which the agency had already planned and budgeted.

2. Senior Center – North Minneapolis

MPHA will design and build a new state of the art ‘green’ Senior Center in Heritage Park in North Minneapolis. MPHA has established partnerships with Freemont Clinic, Minneapolis YMCA, Courage Center, Hennepin County, the City of Minneapolis and others to create a community resource that will provide an array of services to elderly northside residents, including, medical, adult daycare, social and recreational.

Primary Funding: \$10.5 million ARRA funds and minimum of \$3.8 million in New Market Tax Credit Equity. MPHA received authorization from HUD to allocate \$1.2 million of Replacement Housing Factor (RHF) funds.

3. Senior Housing /Assisted Living /Memory Care

MPHA will develop a 48-unit “Green” Senior Development near its proposed new Senior Center that will focus on providing housing and supportive services to frail elderly low-income residents who have dementia, memory loss and who are at risk of nursing home placement. MPHA has established a partnership with Hennepin County and the State of Minnesota that will bring resources to support the service needs of at risk low-income elderly persons. This development will fully utilize various energy efficiency methods and green technologies, including solar and geothermal. In addition, the structure will be built with green materials and designed to reduce the development’s carbon footprint.

Primary Funding: \$9.7 million ARRA funds and \$5.1 million in leveraged funding, including \$872,234 in MPHA Central Office funds.

4. Scattered Site “Green Initiative”

MPHA will make significant energy improvements on 733 of its scattered site properties. These improvements will reduce energy consumption and create other efficiencies. MPHA’s energy savings strategies will enhance operational effectiveness of building systems and result in significant savings that will add to the long-term preservation of our housing resources, reduce the agency’s carbon footprint and save significant costs related to energy use and consumption. These efforts will benefit not only MPHA and its residents, but also taxpayers.

Primary Funding: \$11.6 million ARRA funds and \$1.165 million in leveraged funds from the Energy Performance Contract with Honeywell and MPHA Central Office funds.

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 2009 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 a Performance and Evaluation Report for its 2009 American Recovery and Reinvestment Act (ARRA) Formula grant. MPHA had no other capital fund activities that were not included in the MTW block grant. **(Attachment II)**

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.

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, 2009, 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)

Cora McCorvey
Name of Authorized Official

Executive Director/Chief Executive Officer
Title


Signature

March 30, 2010
Date

--	--

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 Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46S00250109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 ARRA FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Revision #1	Revision #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)	923,839	673,252	509,254	509,254	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	1,384,396	249,615	249,615	196,798	
8	1440 Site Acquisition					
9	1450 Site Improvement	3,152,868	4,235,175	4,191,138	2,676,822	
10	1460 Dwelling Structures	9,153,572	9,394,480	9,360,751	4,026,241	
11	1465.1 Dwelling Equipment—Nonexpendable	0	20,456	20,456	9,546	
12	1470 Non-dwelling Structures	948,897	1,040,952	937,649	642,061	
13	1475 Non-dwelling Equipment	0	24,225	24,225	1,550	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	88,900	14,317	14,317	14,317	
17	1499 Development Activities ⁴	2,600,000	2,600,000	2,359,895	2,359,895	

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

U.S. Department

of Housing and Urban Development
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46S00250109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 ARRA FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Revision #1	Revision #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)	18,252,472	18,252,472	17,667,300	10,436,484
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	116,129	116,129		
23	Amount of line 20 Related to Security – Soft Costs	150,000	150,000		
24	Amount of line 20 Related to Security – Hard Costs	850,000	850,000		
25	Amount of line 20 Related to Energy Conservation Measures	636,586	636,586		
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.

Part II: Supporting Pages								
PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program Grant No: MN46S00250109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 ARRA		
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
				Revision #1	Revision #2	Funds Obligated ²	Funds Expended ²	
AMP 1								
ROWHOUSE								
MN 2-1	Fees and Costs architects and engineers	1430	1 garage	1,000	0	0	0	
	Non-Dwelling Structures garage construction	1470	1 garage	199,000	362,932	362,932	187,932*	99% complete
AMP 2								
SS/FAMILY								
MN 2-Various	Fees and Costs architects and engineers	1430	1 unit		7,179	7,179	7,179	
	Site Improvements landscaping, concrete replacement	1450	104 units		510,000	508,574	457,320	
	Dwelling Structures siding, roofing, window replacement	1460	86 units		610,000	603,647	412,410	
TBD	Development Activities purchase and rehab of 20-unit complex	1499	20 units	2,600,000	2,600,000	2,359,895	2,359,895	95% complete
AMP 3								
NORTH								
All Sites	Area-Wide Building Systems security & mechanical systems	1460	9 bldgs	200,000	0	0	0	
MN 2-3	Fees & Costs architects & engineers	1430	1 bldg	2,446	141	141	141	
	Dwelling Structures trash management system	1460	1 bldg	16,130	19,889	19,748	17,166	99% complete
MN 2-37	Dwelling Structures security & mechanical systems	1460	1 bldg		431	431	431	100% complete
MN 2-20.4	Fees & Costs architects & engineers	1430	1 bldg	27,474	11,964	11,964	2,464	

	Dwelling Structures	1460	1 bldg	337,298	365,000	364,208	257,905	75% complete
	roof & corridor window replacement, elevator modernization, trash management system							
	Relocation	1495	1 bldg		2,114	2,114	2,114	100% complete
MN 2-23	Fees & Costs	1430	1 bldg	96,927	29,825	29,825	28,263	99% complete
	architects & engineers							
	Site Improvements	1450	1 bldg	50,000	55,000	52,785	0	75% complete
	parking lot improvements							
	Dwelling Structures	1460	1 bldg	433,110	665,000	663,074	360,961	50% complete
	roof replacement, shower bases, trash management system							
	Non-Dwelling Structures	1470	1 bldg	62,000	5,123	5,123	5,123	50% complete
	garage construction							
MN 2-25	Fees & Costs	1430	1 bldg	50,000	58,218	58,218	30,055	50% complete
	architects & engineers							
	Site Improvements	1450	1 bldg	10,000	0	0	0	
	parking lot improvements							
	Dwelling Structures	1460	1 bldg	1,226,390	1,269,000	1,267,927	497,381	40% complete
	roof replacement, SCRIV valves, trash management system							
	Non-Dwelling Structures	1470	1 bldg	50,000	0	0	0	Complete Spring 2010
	storage shed construction							
MN 2-26	Fees & Costs	1430	1 bldg	13,795	449	449	449	
	architects & engineers							
	Dwelling Structures	1460	1 bldg	87,168	103,376	102,928	30,375	30% complete
	trash management system							
AMP 4								
NORTHEAST								
All Sites	Area-Wide Building Systems	1450	9 bldgs	100,000	0	0		100% complete
	security & mechanical systems							
All Sites	Area-Wide Building Systems	1460	9 bldgs	100,000	0	0	0	
	security & mechanical systems							
	Area-Wide Building Systems	1475	1 bldg	0	0	0		100% complete
	security & mechanical systems							
MN 2-10	Fees & Costs	1430	1 bldg	3,571	42	42	42	
	architects & engineers							
	Dwelling Structures	1460	1 bldg	22,380	27,957	27,915	4,274	20% complete
	trash management system							

MN 2-15.4	Fees & Costs	1430	1 bldg	1,926	2,151	2,151	2,151	
	architects & engineers							
	Dwelling Structures	1460	1 bldg	214,049	241,191	239,041	218,688	95% complete
	roof replacement, balcony upgrades, comprehensive apartment rehab, elevator modernization, trash management system, sanitary waste piping replacement							
MN 2-15.5	Fees & Costs	1430	1 bldg	1,926	207	207	207	
	architects & engineers							
	Site Improvements	1450	1 bldg		5,521	5,521	5,521	
	Security & mechanical systems							
	Dwelling Structures	1460	1 bldg	13,245	34,841	32,650	19,917	60% complete
	roof replacement, comprehensive apartment rehab, trash management system, sanitary waste piping replacement							
MN 2-21.4	Fees & Costs	1430	1 bldg	2,718	0	0	0	
	architects & engineers							
	Dwelling Structures	1460	1 bldg	17,643	22,421	22,421	3,481	20% complete
	trash management system							
MN 2-21.5	Fees & Costs	1430	1 bldg	2,071	2,093	2,093	2,093	
	architects & engineers							
	Site Improvements	1450	1 bldg		3,788	3,788	3,788	
	Security & mechanical systems							
	Dwelling Structures	1460	1 bldg	185,150	198,000	196,482	178,206	95% complete
	elevator modernization, trash management system							
	Relocation	1495	1 bldg		698	698	698	100% complete
MN 2-21.6	Fees & Costs	1430	1 bldg	2,071	1,143	1,143	1,143	
	architects & engineers							
	Dwelling Structures	1460	1 bldg	186,080	198,470	198,470	178,559	95% complete
	elevator modernization, trash management system							
	Relocation	1495	1 bldg		650	650	650	100% complete

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.

Part II: Supporting Pages								
PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program Grant No: MN46S00250109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 ARRA		
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
				Revision #1	Revision #2	Funds Obligated ²	Funds Expended ²	
MN 2-33	Fees & Costs architects & engineers	1430	1 bldg	5,125	5,629	5,629	5,629	
	Dwelling Structures comprehensive apartment rehab, trash management system	1460	1 bldg	31,016	39,437	33,808	7,162	50% complete
MN 2-35	Non-Dwelling Equipment Security & mechanical systems	1475	1 bldg		775	775	775	
AMP 5								
HIAWATHA								
All Sites	Area-Wide Building Systems security & mechanical systems	1460	8 bldgs	200,000	0	0	0	
	Area-Wide Building Systems security & mechanical systems	1475	1 bldg	0	0	0	0	100% complete
MN 2-9	Fees & Costs architects & engineers	1430	3 bldgs	20,279	0	0	0	
	Dwelling Structures trash management system	1460	3 bldgs	120,294	183,467	183,467	8,952	10% complete
	Non-Dwelling Equipment trash management system	1475	3 bldgs	0	22,675	22,675	0	
MN 2-16	Non-Dwelling Equipment security & mechanical systems	1475			775	775	775	
MN 2-18.5	Fees & Costs architects & engineers	1430	1 bldg	33,559	31,888	31,888	31,888	100% complete
	Dwelling Structures	1460	1 bldg	186,441	166,741	165,783	156,201	95% complete

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.

Part II: Supporting Pages								
PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program Grant No: MN46S00250109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 ARRA		
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
				Revision #1	Revision #2	Funds Obligated ²	Funds Expended ²	
MN 2-34	Fees & Costs	1430	2 bldgs	311,100	28,401	28,401	22,663	85% complete
	architects & engineers							
	Site Work	1450	1 bldg	181,484	310,866	310,866	123,024	50% complete
	parking lot, concrete replacement							
	Dwelling Structures	1460	2 bldgs	3,562,950	3,800,000	3,789,720	1,114,677	30% complete
	comprehensive apartment rehab, waste							
	Piping replacement, sprinkler system							
	Dwelling Equipment	1465	167 units		20,456	20,456	9,546	50% complete
	appliances							
	Relocation	1495	167 units	88,900	10,855	10,855	10,855	15% complete
AMP 6								
CEDARS								
All Sites	Area-Wide Building Systems	1460	7 bldgs	200,000	0	0	0	
	security & mechanical systems							
	Area-Wide Building Systems	1475	1 bldg	0	0	0	0	
	security & mechanical systems							
MN 2-6 & 2-30	Fees & Costs	1430	4 bldgs	763,175	47,268	47,268	40,283	90% complete
	architects & engineers							
	Site Work	1450	4 bldgs	2,361,384	3,350,000	3,309,604	2,087,169	70% complete
	reconfiguration, concrete, landscaping,							
	storm water mgmt, breezeways,							
	Lighting							
	Dwelling Structures	1460	3 bldgs	186,148	525,000	524,892	87,761	5% complete
	overhang insulation, showers, closet							

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.

Part II: Supporting Pages								
PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program Grant No: MN46S00250109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 ARRA		
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
				Revision #1	Revision #2	Funds Obligated ²	Funds Expended ²	
	doors, trash management system, security & mechanical systems							
	Non-Dwelling Structures	1470	4 bldgs	100,000	100,000	0	0	
	maintenance garage construction							
MN 2-8	Fees & Costs	1430	2 bldgs	0	2,685	2,685	2,685	
	architects & engineers							
	Dwelling Structures	1460	2 bldgs	411,514	403,333	403,333	295,915	80% complete
AMP 7	trash management system, piping							
HORN	replacement							
All Sites	Area-Wide Building Systems	1460	8 bldgs	200,000	0	0	0	
	security & mechanical systems							
MN 2-18.4	Fees & Costs	1430	1 bldg	2,937	24	24	24	
	architects & engineers							
	Dwelling Structures	1460	1 bldg	18,864	24,083	24,059	1,808	10% complete
	trash management system							
MN 2-22	Fees & Costs	1430	1 bldg	2,977	0	0	0	
	architects & engineers							
	Dwelling Structures	1460	1 bldg	19,084	22,377	22,377	0	
	trash management system							
MN 2-31	Fees & Costs	1430	3 bldgs	4,575	31	31	31	
	architects & engineers							
	Dwelling Structures	1460	3 bldgs	33,051	38,605	38,574	0	5% complete
	trash management system							

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.

Part II: Supporting Pages								
PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program Grant No: MN46S00250109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 ARRA		
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
				Revision #1	Revision #2	Funds Obligated ²	Funds Expended ²	
MN 2-36	Fees & Costs architects & engineers	1430	1 bldg	34,744	15,623	15,623	14,754	95% complete
	Dwelling Structures roof replacement, lighting, showers, trash management system, sanitary waste piping replacement	1460	1 bldg	195,567	407,861	407,796	174,011	45% complete
MN 2-14	Dwelling Structures security & mechanical systems	1460	1 bldg	0	14,000	14,000		
MN 2-17	Dwelling Structures security & mechanical systems	1460	1 bldg	0	14,000	14,000		
CENTRAL OFFICE								
COST CENTER								
MN 2-93	Fees & Costs architects & engineers	1430	1 bldg	0	595	595	595	
	Non-Dwelling Structures tuckpointing, rooftop HVAC units, office improvements	1470	1 bldg	325,917	355,673	355,079	254,994	70% complete
MN 2-96	Fees & Costs architects & engineers	1430	1 bldg	0	4,059	4,059	4,059	100% complete
	Non-Dwelling Structures elevator mod, jack replacement, security & mechanical systems	1470	1 bldg	211,980	217,224	214,515	194,012	95% complete

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.

