



Moving to Work FY2009

Annual Plan

October 1, 2008



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Minneapolis Public Housing Authority

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Executive Summary



Cora McCorvey, MPHA Executive Director

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.

Section I

The MPHA Moving To Work Plan is divided into eight sections. Section I comprises an introduction and an overview of the MTW Plan or an Executive Summary.

Section II

This section of the MTW Plan details information about MPHA's operations for its low rent and Section 8 Housing Choice Voucher (HCV) Programs.

Housing Authority Operating Information:

MPHA's mission frames the development of its first ever Moving To Work (MTW) Plan. This Plan provides an overview of the agency's operations, including information about its housing stock and capital initiatives, as well as details about MPHA's leasing activities and waiting lists for its public housing and Section 8 Housing Choice Voucher programs.

- 6,187 Public Housing Units, including 4,958 highrise units, 733 scattered site units, 184 family units and 312 mixed financed developments.
- 4,444 Housing Choice Vouchers under lease including 685 project based vouchers
- The public housing waiting lists consist of 6,970 highrise and family applicants
- The Section 8 waiting list currently totals 500 applications. (Note: MPHA opened its Section 8 HCV waiting list on June 12th and 13th with over 15,000 requests for applications.
- MPHA Capital Initiatives for 2009 total \$11,745,000

 **Section III:**

This section of the MTW Plan offers MPHA's long term vision for itself as an MTW Agency.

Long Term Vision:

The Long Term Vision for MPHA's MTW program establishes the agency as a consistent high performer providing quality services to its residents and program participants. MPHA believes that it is and must remain a good steward of its properties, preserving them for future generations.

MPHA is also committed to enhancing opportunities for its residents and is using its MTW status to create pathways that lead to self-sufficiency through targeted employment programs and avenues to opportunities for homeownership.

MTW positions the agency to make the most of its Section 8 HCV program to establish programs and create partnerships that serve the most vulnerable and expand opportunities for those seeking to break the cycle of poverty.

Residents, program participants and key community constituencies are at the root of MPHA's long term planning. The agency's rich history of partnerships has resulted in innovations that have served the specific needs of residents, establishment of programs and services such as Head Start for the very young, and assisted living for the frail elderly, and creation of a resident self governance system that fuels dialog and challenges making MPHA more responsive and better positioned to meet its mission.

MPHA intends to use the flexibilities under MTW to realize its long term vision and leave a legacy of accomplishment for the next generation.

 **Section IV**

This section of the MTW Plan identifies the specific activities MPHA wishes to pursue under its MTW authority.

MTW Initiatives and Activities:

For Fiscal Year 2009, MPHA has identified 12 MTW initiatives that meet the objectives of the enabling legislation for MTW and positions the agency to respond to challenges posed by funding shortfalls, unfunded mandates and the growing needs of some of the most vulnerable members of its community.

MPHA's MTW initiatives include:

- The block granting and fungible use of funds. This allows MPHA to identify its priorities and target its resources based upon those priorities.
- Recertifications of elderly and disabled residents with a fixed income every three years instead of annually. This lets MPHA reposition its resources and provides relief to elderly and disabled residents who no longer have to go through a burdensome process for determining rents.
- The conversion of 112 Mixed Financed Development Units to Project Based Section 8. Under the terms of the Hollman Consent Decree, numerous public housing units were made part of larger developments throughout the metropolitan area. Operating public housing programs in these developments, some with as few as three units, is costly and burdensome to MPHA and development owners. Converting these units to project based Section 8 benefits MPHA, owners and those families who live in the units.
- New homeownership and foreclosure prevention programs. MPHA will be able to use its Section 8 resources to assist with mortgage payments and assist some families under threat of foreclosure.
- A Rent Reform Initiative to change the Earned Income Disregard requirements. MPHA will extend the full earned income disregard for two years and relieve the agency from cumbersome compliance monitoring.
- A Public Housing Family Self-Sufficiency Program. MPHA will establish a new Family Self-Sufficiency program to provide support for families seeking to become first time homebuyers and others who find employment through MPHA's Energy Savings Conservation (ESCO) initiative.
- A Section 8 Mobility Voucher Program: MPHA intends to offer incentives to families on the Section 8 waiting list who live in areas concentrated by poverty to move into areas of non-concentration.
- An Investment Initiative. This initiative will allow MPHA to invest its resources according to the allowances under Minnesota law instead of the current Federal requirements

- Senior Designation Plan: MPHA established its very successful Senior Designation Plan in 1994. MPHA will include its Senior Designation Plan as part of MTW, but will continue to submit its plan every two years.
- A Resident Empowerment Initiative: This proposal will allow MPHA to work with residents to identify and act on various initiatives between MTW planning cycles.
- A Development Initiative: Permits MPHA to take advantage of development opportunities as they arise and streamlines the approval process.
- Project Base six Housing Choice Vouchers to enable the development of 30 affordable units in a non-concentrated neighborhood in the City of Minneapolis.

Section V:

This section of the MTW plan explains MPHA's ongoing MTW initiatives and identifies other activities and innovations that MPHA wishes to highlight.

Ongoing MTW Activities and Other MPHA Initiatives

MPHA has only one ongoing MTW initiative. The Moving Home program is MPHA's first-in-the-nation Section 8 Homeownership initiative where families have been able to use their HCV voucher toward a mortgage payment in the same way renters have used housing assistance toward paying rent to a landlord.

MPHA has also identified a number of specific on-going activities and innovations currently carried out by MPHA. While MTW is not a part of these programs, MPHA chose to highlight these activities to demonstrate its likely success as it implements new initiatives under MTW.

Assisted Living/Housing with Services Programs

The Minneapolis Public Housing Authority (MPHA) has seven assisted living sites in its senior communities. Through a partnership between MPHA, Hennepin County and the assisted living/housing with services providers program, participants receive on-site staffing two or three shifts per day, nursing services, medication monitoring, at least two meals a day seven days per week, housekeeping and laundry services,

assistance with bathing, social and recreational activities, emotional and personal supports, social work services and other supportive activities as needed.

Change MPHA's Fiscal Year

Change MPHA's fiscal year from beginning October 1st to January 1st. This allows MPHA to better plan for the use of its funding which is increasingly tied to a calendar year.

Energy Savings Company (ESCO)

MPHA is faced with increasing challenges with regard to adequate funding for its operations and for its capital needs. Its most recent physical needs assessment identified in excess of \$225 million of needs that are required to ensure the long term viability of its assets. One of the leading asset management strategies MPHA intends to utilize in order to meet these challenges is to make use of HUD's ESCO program. Through this program, MPHA expects to leverage over \$50 million in funding and also free up other capital improvement dollars that would have gone for work now covered by the ESCO.

Project Based Section 8

MPHA has awarded over 685 Project Based vouchers to more than 20 agencies and organizations for housing assistance funding. These funds not only allow participating families to secure needed housing and services, they also enable the participating agencies to leverage other funds to support the development of housing developments designed for the type of services to be provided.

Publicly Owned Transitional Housing (POTH)

MPHA, as a unit of local government, can utilize its status to serve as a recipient of funds and an ownership entity for collaborative efforts to address specialized needs in the community. MPHA has served in this capacity on at least four occasions.

The State of Minnesota awards funds for target programs, but requires that the entity receiving the funds be a local unit of government and must be the owner if real property is involved. Through these initiatives, MPHA has supported the creation of two women's shelters, one with transitional housing, an emergency housing center for homeless youth and a program that offers transitional housing for chemically dependent women.

Resident Involvement / Resident Services

MPHA has a rich history of promoting resident involvement and fostering the development of services that respond to the needs of residents. MPHA's success at such efforts is exemplified in three areas:

- **Social Services in the highrises:**

The Minneapolis Public Housing Authority (MPHA) has a long-standing agreement with the Volunteers of America of Minnesota (VOAMN) to provide social services to its highrise residents.

- **Minneapolis Highrise Representative Council (MHRC)**

The MHRC is a city-wide (jurisdictional) resident council organization which provides a variety of training, advocacy services to residents, and administration of various resident empowerment programs. Examples of some of these programs include the laundry project which entails maintenance of the laundry facilities in the highrises and offers residents opportunities for employment and volunteerism. Another program is the Project Lookout program which entails training and administration of a voluntary resident patrol program involving residents observing and reporting suspicious and/or crime related activities to MPHA and/or to the police. The MHRC also administers the joint MPHA/MHRC Diversity Initiatives program. MPHA has a very diverse resident population and as such this program addresses residents understanding of cultural differences through training, education, and community activities.

- **Resident Participation**

MPHA has established various venues for resident review, input, and participation in its operations and to foster residents' involvement in their communities. MPHA has two (2) resident members on its Board of Commissioners and continues to partner with 41 resident councils (which includes one jurisdictional council, i.e. the MHRC) providing technical assistance to aid in their operations/programs. In addition, resident participation funds are distributed to the councils, with the assistance of MHRC, to permit them to fund community building activities, train resident leaders, and support coordination of specific resident services to enhance residents' overall quality of life.



Section VI

Sources and Uses of Funding

MPHA's low rent, capital improvements and Section 8 HCV funds are combined into a block grant and able to be used flexibly to meet MPHA needs. MPHA has provided a narrative and accompanying charts detailing the sources of its MTW funds and how it plans to utilize those funds in the coming year. In this section of the MTW plan, MPHA provides detailed information regarding its MTW budget and flexible use of its funds and includes its non-MTW budget. MPHA's combined funds total \$111,134,807 with \$91,293,248 included in its MTW budget.



Section VII

This section of the MTW Plan addresses the administrative requirements associated with the MTW Plan including:

- Board resolutions adopting MTW Plan;
- Documentation of Public Process including at least one public hearing;
- Submissions required for receipt of funds; and
- Any planned or ongoing evaluations

Section II: General Housing Authority Information

A. Housing Stock Information

■ The number of public housing units planned.

Minneapolis Public Housing Authority (MPHA) has 6,187 public housing units comprised of 733 scattered site units, 184 family units in its Glendale family development, 4,958 units in its 41 highrise facilities and 312 public housing units that are part of various mixed financed developments throughout the City of Minneapolis and various neighboring metropolitan jurisdictions.

Under the new Asset Management rule these units have been divided into nine Asset Management Projects (AMPs). MPHA owns and manages units in seven of these AMPs, the other two AMPs are owned and managed by various partnerships and management agents for which MPHA holds the Annual Contributions Contract (ACC) on the 312 mixed financed units.

The **Current Housing Units** chart (A-1) below provides a breakdown of these units by development (AMP) and bedroom size.

Current Housing Units								
Asset Management Project	Bedroom Size							TOTAL
	0	1	2	3	4	5	6	
1 – Glendale		26	70	70	18			184
2 – Scattered Site			129	351	201	43	9	733
3 – North	252	1036	8					1,296
4 – Northeast	190	749	5					944
5 – Hiawathas	398	484	7					886
6 – Cedars	152	736	7					895
7 – Horn	2	929	6					937
8 – Heritage Park			91	76	23	10		200
9 - MHOP			45	42	25			112
TOTAL	674	4,277	368	539	267	53	9	6,187

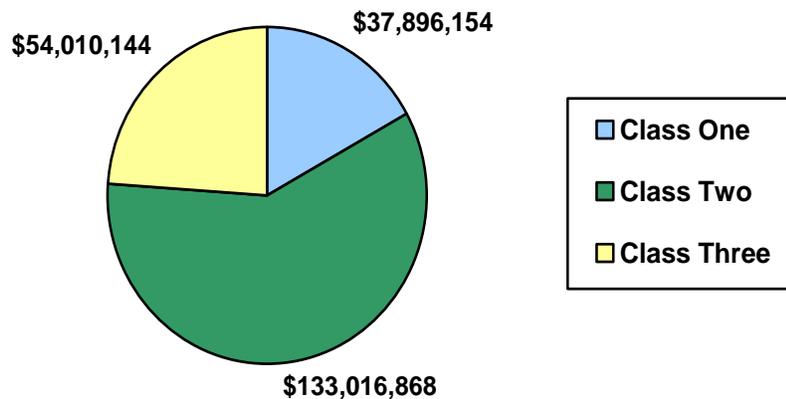
■ **General description of any planned significant capital expenditures by development.**

Minneapolis Public Housing Authority’s (MPHA) housing stock is comprised of 41 highrise buildings, 733 scattered site homes, and 184 rowhouse units. Forty of the forty-one highrise buildings in MPHA’s inventory were built in the 1960’s and early 1970’s; the age range of MPHA’s single-family homes is 2 – 100+ years old, and our single remaining rowhouse development is nearly 60 years old. The most recent comprehensive needs analysis indicates an unmet capital need of approximately \$225 million over the next ten years for these 5,875 public housing units.

To aid in capital planning, MPHA considers two factors in its needs data:

1. The classification of the needs as:
 - Class One: Life, Safety, and Code Compliance (e.g. asbestos abatement, security-related improvements, fire suppression systems)
 - Class Two: Building Systems/Infrastructure (e.g. mechanical systems, plumbing and electrical systems, roofs/façades, windows, elevators, etc.)
 - Class Three: Maintainability/Marketability (apartment kitchen and bath rehab, landscaping/site improvements, building amenities, etc.)
2. The remaining useful life of the need, which can range between 0 – 10 years.

The breakdown by classification of our 10-year \$225 million capital need is illustrated below:



As shown above, a large portion of our capital needs fall into the Class Two classification; due to their age, the infrastructure at many of our buildings is beginning to fail. Further, as building codes have evolved, we need to address increased fire

protection requirements such as retrofitting our highrise buildings with sprinkler systems, which comprises approximately \$20 million of the \$37 million identified in Class One. MPHA has made these items a priority and will target these types of improvements over the next ten years.

Another way MPHA assesses the condition and tracks the performance of our properties is by utilizing an industry-accepted tool known as the Facility Condition Index (FCI). The FCI is a measurement that takes into account the “growing” capital renewal needs year over year and measures it against the replacement value of an asset ($FCI = \text{Need}/\text{Asset Value}$). The building FCI is calculated as a percentage and will fall within one of the following four ranges:

Good: 0% - 5%

Resident complaints are low and manageable; facility benefits from scheduled preventive maintenance, planned capital improvements, an increased level of amenities, and a higher level of customer service.

Fair: 6% - 10%

Manageable equipment or component failure may occur; resident complaints will be higher but still manageable; facility’s staff time may, from time to time, be diverted from regular scheduled maintenance. The level of planned capital improvements, as well as customer satisfaction, decreases slightly.

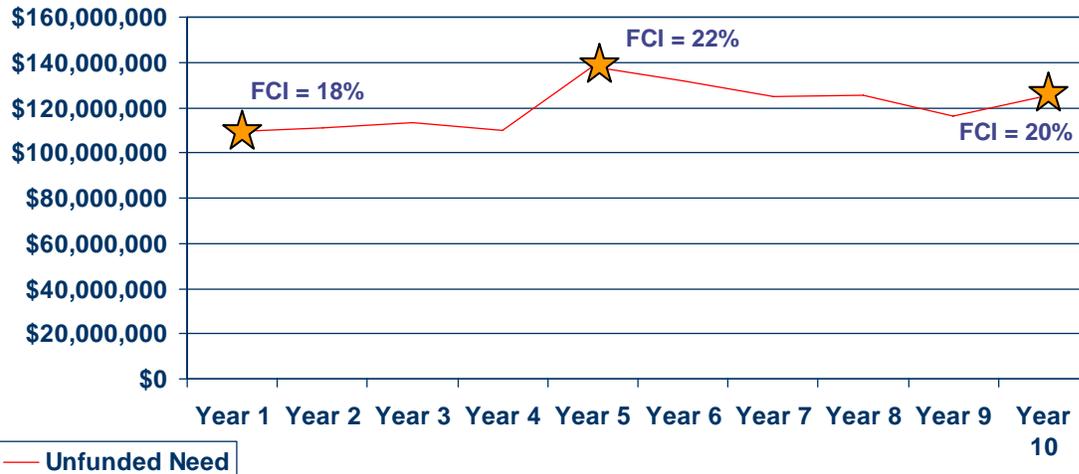
Poor: 11% - 30%

Frequent component and equipment failure may occur, accompanied by possible building system shut downs; resident complaints will be high with increased level of frequency leading to a lower level of customer satisfaction; facility’s staff time will likely be diverted from regular scheduled maintenance and forced into “reactive mode”. Capital improvements planning and implementation will also be reactive and will change frequently as more funds are used to mitigate building systems breakdowns.

Critical: Over 30%

Frequent component and equipment failure will occur accompanied by likely building system shut downs – management risk is high; resident complaints will be very high with an unmanageable level of frequency; staff will not be able to provide regular scheduled maintenance due to high level of “reactive” calls. Capital fund planning is almost 100% reactive with higher level of needs leading to consideration of disposition of assets.

MPHA uses this information to understand the current state of each property, as well as to forecast the building’s future performance based on various funding levels. Based on the growing capital needs of our assets and historic Capital Fund Program (CFP) funding levels, over the next ten years the FCI trend for MPHA’s entire portfolio is illustrated on the next page:



Under historically insufficient capital funding, MPHA’s facilities have and will continue to have an FCI rating of “Poor”. As our properties age, needs continually surface, and CFP appropriations continue to decline, MPHA is faced with the ongoing and increasingly difficult challenge to preserve its assets and provide dignified housing to the residents we serve. Therefore, over the next ten years, MPHA plans to take a proactive approach in addressing the \$225 million capital need at our properties.

MPHA’s strategy for placing our assets within the “Good” to “Fair” FCI range in the next ten years involves fully utilizing CFP dollars for capital work (i.e. eliminating the CFP transfer to operations and funding for management improvements, thereby dedicating the full CFP allocation to capital projects), implementation of an Energy Performance Contract (EPC), and possible disposition and re-development of targeted scattered site housing units where capital costs related to repair are prohibitive.

MPHA procured in early 2007 and has entered into an Energy Performance Contracting Opportunities (ESCO) agreement with Honeywell International, Inc. for the assessment of MPHA’s assets and the production of an Investment Grade Audit (IGA) of Energy Conservation Measures (ECM). The IGA is complete and MPHA is now negotiating an Energy Performance Contract (EPC) with Honeywell for the implementation of the ECMs outlined below with an estimated value of approximately \$50 million:

- ◆ Common area and apartment lighting retrofits
- ◆ High efficiency motors
- ◆ Refrigerator and stove replacement
- ◆ Low flow devices

- ◆ Building envelope repairs (caulking, weather-stripping, etc.)
- ◆ Attic and wall insulation in scattered sites
- ◆ Thermo pane windows in scattered sites
- ◆ Electrical outlets insulation
- ◆ High limit thermostats in scattered sites
- ◆ Boiler and furnace replacement
- ◆ Kitchen exhaust hood replacement
- ◆ Water heater replacement

In addition to extensive capital improvements financed through the energy savings guarantee, MPHA plans to implement a resident employment program through the EPC.

Capital Projects and Estimated Costs to Reduce MPHA's FCI

MPHA's ten-year strategy for addressing capital needs covers FY 09 through FY 18. Approximately \$170 million in capital work will be implemented over this ten-year period; the plan addresses many of the building systems (Class Two), as well as other high priority items such as retrofitting our highrises with sprinkler systems, all of which are critical to the fluid operation of our facilities.

During the first five years, FY 09 – FY 13, MPHA plans on dedicating \$58 million of HUD funds to capital improvement projects. The total planned work of \$110 million during this period will use the aforementioned HUD resources, implementation of an EPC valued at \$52 million, and \$500,000 in State of Minnesota funds.

FY09 Significant Capital Expenditures by Development

The Minneapolis Public Housing Authority (MPHA) has identified \$11,795,640 in capital expenditures for FY 09 (see attached chart) targeted at specific projects in each of its seven Asset Management Projects (AMPs) and its executive offices at 1001 Washington Avenue North.

ESCO Related Improvements: \$300,000

MPHA has set aside \$300,000 to be spent for capital improvements related to its Energy Service Company (ESCO) activities in each of its AMPs. For example, MPHA intends to install new toilets in each apartment unit, some units will require floor replacement as new toilets are installed others will not. In developments where new boilers are being installed, the boiler rooms will need to be painted and refurbished to accommodate the new boilers. ESCO funds can only be used for specific

improvements that contribute to energy savings, related repairs will need to be financed as capital expenditures. MPHA has allocated funds that allow it to flexibly respond to capital needs related to ESCO improvements.

AMP 2 (MPHA Scattered Site Units): \$600,000

MPHA owns and manages 736 scattered site units. These units require a variety of specific work items, including roof repairs, sidewalks, structural improvements and other miscellaneous capital needs. MPHA has identified specific work items at various residences that encompass the scheduled improvements. MPHA has also received a Housing Preservation Grant from the State of Minnesota to make improvements at 14 of its scattered site units in this AMP. These funds will be used in conjunction with ESCO and other capital funds that will enable MPHA to make comprehensive improvements at these specific sites.

AMP 3 (North): \$1,750,100

MPHA will be making elevator enhancements at its 2415 North 3rd Street development estimated to cost \$97,000. In addition it will begin initial phasing of a comprehensive rehab of apartments with piping replacement and a new trash management system at its 600 18th Avenue North site.

AMP 4 (Northeast): \$2,601,465

MPHA has targeted 3 of the developments (710 2nd Street NE, 1900 3rd Street NE and 809 Spring Street NE) in this AMP for elevator enhancements totaling \$291,000. Its 311 University Avenue site is slated for work including storm water separation, green roof, parking lot refurbishing and elevator modernization with estimated expenses of \$165,000. MPHA's 1815 Central facility is targeted with improvements including comprehensive apartment rehab and installation of a fire suppression sprinkler system with estimated costs of \$2,145,465.

AMP 5 (Hiawatha): \$3,116,039

MPHA intends to install a new trash management system at its Hiawatha Towers development with estimated costs of \$88,500 and engage in comprehensive apartment upgrades, piping replacement and new fire suppression sprinkler installations for a total estimated cost of \$3,027,539.

AMP 6 (Cedars): \$3,150,246

At its Cedar’s Development, MPHA will make site upgrades, replace closet doors, refurbish showers and install a new trash management system at an estimated cost of \$641,600. MPHA will also conduct significant apartment rehab, replace piping, install fire suppression sprinklers and make improvements to common areas. These activities are estimated to cost \$2,508,046.

AMP 7 (Horn): \$88,500

MPHA plans to replace its current trash management system with a new system at Horn Towers. This system is estimated to cost \$88,500.

MPHA Administrative Offices: \$138,650

MPHA expects to spend \$138,650 in capital funds to reconfigure its first floor lobby / reception area. This will provide better customer service for its public housing applicants and Section 8 applicants.

PLANNED CAPITAL EXPENDITURES FY 09

\$11,795,640

AMP	PROJ #	ADDRESS	WORK ITEMS	BUDGET
1 – 7	Varies	Area-Wide	ESCO-related improvements	\$300,000
2	Varies	Scattered Sites	Comprehensive rehab	\$600,000
3	2-20.4	2415 North 3rd Street	Elevator modernization	\$97,000
3	2-25	600 18th Avenue North	Apartment rehab, piping replacement, trash management (Phase 1 of 2)	\$1,653,100
4	2-10	311 University Avenue NE	Storm water separation, green roof, parking lot, elevator mod (Phase 2 of 2)	\$445,000
4	2-15.4	710 2nd Street NE	Elevator modernization	\$97,000
4	2-21.5	1900 3rd Street NE	Elevator modernization	\$97,000
4	2-21.6	809 Spring Street NE	Elevator modernization	\$97,000
4	2-35	1815 Central Avenue NE	Comprehensive apartment rehab, sprinklers (Phase 2 of 3)	\$1,865,465
5	2-9	Hiawatha Towers	Trash management	\$88,500
5	2-34	Fifth Avenue Highrises	Comprehensive apartment rehab, piping replacement, sprinklers (Phase 2 of 3)	\$3,078,179
6	2-6/30	Cedars Community	Site upgrades, apt closet doors, showers, trash management (Phase 1 of 2)	\$641,600
6	2-16	1515 Park Avenue South	Apartment rehab, piping replacement, sprinklers, common areas (Phase 2 of 2)	\$2,508,646
7	2-31	Horn Towers	Trash management	\$88,500
Central Office	2-96	1001 Washington Avenue N	First floor lobby/reception reconfiguration (Phase 2 of 2)	\$138,650
TOTAL				\$11,795,640

MPHA's \$52 million EPC will allow it to address projects that were not able to be previously funded. The work items being funded under the EPC include many of the Class Two needs such as boilers/heating systems, major HVAC system components, lighting, etc. that were previously funded in MPHA's five-year CFP plan. The EPC will be implemented over the first two years (FY 09 – 10) of the five-year work plan (see chart below) and will require some supplemental funding from the MTW allocation to pay for miscellaneous repairs (e.g. bathroom floors as toilets get replaced) during the construction period.

Minneapolis Public Housing Authority

2009 Capital Fund Five-Year Action Plan

	FY09	FY10	FY11	FY12	FY13
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**AMP 1 -
Rowhouses**

11,745,000 11,745,000 12,745,000 12,745,000 10,008,000

AMP	Project	Address	Bldgs	Units					
1	1	Glendale	28	184	0	0	0	460,200	0
Total AMP 1			28	184	0	0	0	460,200	0

AMP 2 - Scattered Site/Single Family

AMP	Project	Address	Bldgs	Units					
2	Varies	Various	741	741	600,000	600,000	600,000	600,000	600,000
Total AMP 2			741	741	600,000	600,000	600,000	600,000	600,000

AMP 3 - North

AMP	Project	Address	Bldgs	Units					
3	AW	ESCO Supplementary Budget	9	1,296	60,000	100,000	0	0	0
3	3	800 North Fifth Avenue	1	66	0	0	2,385,960	0	0
3	20.4	2415 North Third Street	1	62	97,000	171,100	0	0	0
3	20.5	3116 North Oliver Avenue	1	31	0	436,895	0	0	0
3	23	315 North Lowry Avenue	1	193	0	437,496	0	0	1,134,947
3	25	600 North 18th Avenue	1	239	1,653,100	3,115,398	0	0	1,074,390

Minneapolis Public Housing Authority

2009 Capital Fund Five-Year Action Plan

					FY09	FY10	FY11	FY12	FY13
3	26	1710 North Plymouth Avenue	1	84	0	29,500	0	0	663,160
3	37	1314 North 44th Avenue	1	220	0	0	0	1,639,610	0
3	42	314 Hennepin Avenue	1	299	0	0	0	0	1,416,000
3	50	350 Van White Memorial Boulevard	1	102	0	0	0	0	0
Total AMP 3			9	1,296	1,810,100	4,290,389	2,385,960	1,639,610	4,288,497

**AMP 4 -
Northeast**

AMP	Project	Address	Bldgs	Units					
4	AW	ESCO Supplementary Budget	9	944	60,000	100,000	0	0	0
4	10	311 NE University Avenue	1	49	445,000	0	0	0	427,160
4	15.4	710 NE Second Street	1	35	97,000	0	864,350	0	0
4	15.5	616 NE Washington Avenue	1	35	0	0	457,840	651,301	0
4	21.4	1206 NE Second Street	1	57	0	29,500	0	510,527	0
4	21.5	1900 NE Third Street	1	32	97,000	0	29,500	0	543,980
4	21.6	809 NE Spring Street	1	32	97,000	0	29,500	456,247	0
4	32	1717 NE Washington Street	1	182	0	0	0	0	1,280,064
4	33	828 NE Spring Street	1	189	0	1,500,000	2,023,747	0	166,498
4	35	1815 NE Central Avenue	1	333	1,865,465	780,000	0	0	0
Total AMP 4			9	944	2,661,465	2,409,500	3,404,937	1,618,075	2,417,702

**AMP 5 -
Hiawatha**

AMP	Project	Address	Bldgs	Units					
5	AW	ESCO Supplementary Budget	8	886	60,000	100,000	0	0	0
5	9	Hiawatha Towers	3	281	88,500	0	4,290,584	850,000	0
5	18.5	2533 South First Avenue	1	42	0	0	29,500	0	0

Minneapolis Public Housing Authority

2009 Capital Fund Five-Year Action Plan

					FY09	FY10	FY11	FY12	FY13
5	19	1920 South Fourth Avenue	1	110	0	500,000	1,059,318	0	126,260
5	24	1707 South Third Street	1	199	0	0	925,898	0	0
5	34	2419/33 South Fifth Avenue	2	254	3,078,179	2,000,000	0	0	873,141
Total AMP 5			8	886	3,226,679	2,600,000	6,305,300	850,000	999,401

AMP 6 - Cedars

AMP	Project	Address	Bldgs	Units					
6	AW	ESCO Supplementary Budget	7	895	60,000	100,000	0	0	0
6	6/30	Cedars Community	4	539	641,600	1,665,890	0	1,682,680	0
6	8	Elliot Twins	2	174	0	59,000	0	0	512,710
6	16	1515 South Park Avenue	1	182	2,508,646	0	0	0	0
Total AMP 6			7	895	3,210,246	1,824,890	0	1,682,680	512,710

AMP 7 - Horn

AMP	Project	Address	Bldgs	Units					
7	AW	ESCO Supplementary Budget	8	937	60,000	100,000	0	0	0
7	14	1415 East 22nd Street	1	129	0	0	0	756,262	0
7	17	2728 East Franklin Avenue	1	151	0	0	0	0	783,756
7	18.4	3755 South Snelling Avenue	1	28	0	0	29,500	355,770	0
7	22	3205 East 37th Street	1	28	0	0	29,500	234,230	0
7	31	Horn Towers	3	491	88,500	0	0	3,523,244	478,726
7	36	2121 South Minnehaha Avenue	1	110	0	0	0	688,079	0
Total AMP 7			8	937	148,500	100,000	59,000	5,557,585	1,262,482

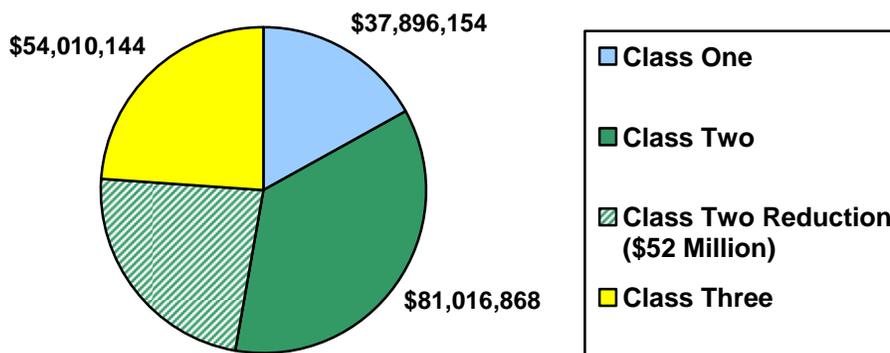
Management, Maintenance, and Special Facilities

Minneapolis Public Housing Authority
2009 Capital Fund Five-Year Action Plan

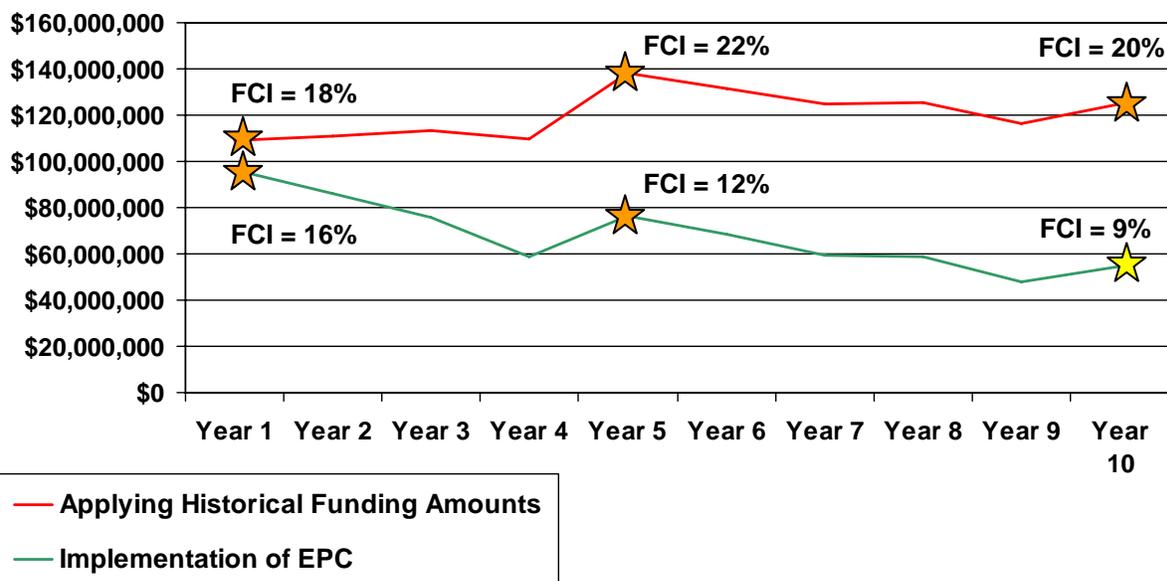
FY09	FY10	FY11	FY12	FY13
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Project	Location	Bldgs	Units					
93	1301 Bryant Maintenance Office	1		0	0	0	266,680	0
96	1001 Washington Main Office	1		138,650	0	0	0	0
Total MM & S		2		138,650	0	0	266,680	0
GRAND TOTAL		810	5,883	11,795,640	11,824,779	12,755,197	12,674,830	10,080,792

With the implementation of a \$52 million EPC, MPHA is able to address more needs with its MTW allocation and significantly reduce the Class Two needs at our buildings after five years:



By implementing this strategy, MPHA is able to reduce its overall capital needs by almost 50% within the next five years and by approximately 75% within the next ten years, which results in a greatly improved FCI rating for our assets:



A 9% FCI projected at the end of the 10-year investment strategy will indicate that MPHA has achieved its goal of strategically planning, leveraging non-HUD funds, and implementing comprehensive capital improvements that ensure the long-term viability of its assets.

MPHA considers the outcome of the aforementioned investment strategy consistent with the MTW statutory objectives of:

- (a) Reducing costs and achieving greater cost effectiveness in Federal expenditures.
- (b) Providing incentives to families with children whose heads of household are working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.
- (c) Increasing housing choices for low-income families.

■ **Description of any new public housing units to be added during the year by development (specifying bedroom size).**

MPHA is planning on developing six to eight family units to be part of AMP 2, its Scattered Site AMP. The current proposal under consideration involves the development of 6 units, 2 three-bedroom and 4 four-bedroom units at a site identified by a turnkey developer, through MPHA’s ongoing Developer RFP process.

HUD had previously approved a disposition application that included replacement for eight scattered site units all of which have been successfully disposed of to date.

MPHA is also converting 3 highrise caretaker two-bedroom units into one- bedroom units to be returned to the rent rolls. These conversions are also included in the count for *‘number of units to be removed from the inventory’*.

The new family units and the 3 caretaker conversions are included in the attached **Proposed New Units** chart (A-2).

Project	Bedroom Size						Total
	1	2	3	4	5	6	
38th Ave & 35th St			2	4			6
Caretaker Conversions	3						3
Total	3	-	2	4	-	-	9
Caretaker Units	Current size						
3- 600 18th Ave N #121	2	Unit to be converted from a 2 to a 1 bedroom unit					
6- 1212 S 9th St #206	2	Unit to be converted from a 2 to a 1 bedroom unit					
6- 1225 S 8th St #206	2	Unit to be converted from a 2 to a 1 bedroom unit					

■ **Number of units to be removed from the inventory during the year by development specifying the justification for the removal.**

MPHA is not removing any units from its inventory during FY 2009, but it is removing three two-bedroom caretaker units and converting them to three one-bedroom tenant units. MPHA is taking this action to create more low-income housing choices. The decision to reduce these units in size allows MPHA to create additional space for other uses. In addition, MPHA highrises, where these units are located, generally consist exclusively of one-bedroom units and the living environment at these facilities does not accommodate children who would likely be housed in two-bedroom units.

Units for conversion are located in the following AMPs and specific developments:

- ▶ AMP 3 (600 18th Avenue N) Unit #121 will be converted to a one bedroom
- ▶ AMP 6 (1212 South 9th St.) Unit #206 will be converted to a one bedroom
- ▶ AMP 6 (1212 South 6th St.) Unit #206 will be converted to a one bedroom

Under its MTW Agreement with HUD, MPHA is authorized to convert 112 units of its mixed financed public housing units to project based Section 8. However, this conversion is only valid through the demonstration and is not a permanent authorization. In addition, HUD is continuing funding for these units as public housing units as it has not provided additional funding for the conversion. These units will not be removed from the public housing inventory until HUD would authorize a permanent conversion and provide MPHA with additional voucher resources to support the costs related to project basing of these units.

These units and their bedroom sizes are identified under AMP 9 in the **Current Housing Units** chart (A -1).

■ **Number of Housing Choice Voucher Units (HCV) units authorized:**

As of March 1, 2008, MPHA had 4,444 Housing Choice Vouchers under lease and intends to continue utilizing the same number of vouchers in FY09.

■ **Number of Housing Choice Voucher Units (HCV) units to be Project Based:**

- ▶ MPHA has received authorization from HUD to convert 112 units of its mixed financed public housing units to project based Section 8. These units are in various jurisdictions throughout the metropolitan area with two developments within the City of Minneapolis. MPHA does not own or manage these units and the asset management requirements for public housing which is neither owned nor managed by MPHA does not provide sufficient authority for compliance with and overseeing agency asset management responsibilities.
- ▶ This conversion is only valid through the demonstration period and is not a permanent authorization. In addition, HUD is continuing funding for these units under the public housing program as it has not provided additional voucher funding for the conversion. MPHA intends to use its MTW authority to negotiate a special Housing Assistance Payment (HAP) with the ownership entities.
- ▶ MPHA is giving consideration to a partnership with Plymouth Church Foundation for project basing six vouchers at its Creekside Commons development. Project based funding for this development would allow the Foundation to develop and operate an additional 24 units of affordable family housing. The project based units for this development would consist of five three- bedroom units and one four-bedroom unit including an accessible unit. This initiative is included as part of the 14 MTW Initiatives for FY 09.
- ▶ 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

PROJECT NAME	# of UNITS	Owner / Mgmt
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
WEST RIVER GATEWAY- - PB	12	Gateway Real Estate

685

NOTE	685-587=98	98 formerly Cedar Square West (CSW)
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- **General description of other housing planned to be managed by the Agency, specifying location, number of units, and type of non-public housing/non-HCV assistance (to include tax credit, state funded, project based Section 8, and market rate).**

MPHA does not plan to manage any other housing.

■ **Description of other properties owned or managed by the Agency.**

MPHA owns and manages 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, Resident Initiatives offices, 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 Scattered Sites AMP.

B. Lease Up Information

■ **Anticipated number of public housing units planned to be leased.**

MPHA expects to have 6,001 units to be leased. This number of units will result in a 97% overall occupancy rate for MPHA.

■ **Anticipated number of HCV planned to be leased.**

The Section 8 HCV program expects to lease up 4,444 vouchers each month and an additional 112 additional project based vouchers that are part of the MTW conversion of public housing mixed financed units to project based Section 8.

MPHA has also dedicated an additional ten HCV vouchers to be added to its MTW Section 8 Homeownership program in the next year. While these vouchers are not technically 'under lease' they will be available to contribute to a mortgage payment in the same manner that housing assistance payments are available to a landlord.

■ **Description of anticipated issues relating to any potential difficulties in leasing units (HCV or public housing).**

Section 8 / HCV:

- Fair Market Rents and Payment Standards impact where families can move.
- Families' poor credit histories impact who will rent to them (hence, many of the same "recycled" landlords with marginal properties in concentrated communities rent to our families).
- Community perception that Sec 8/HCV participants are responsible for neighborhood crime. MPHA has implemented criminal background checks, developed collaborations with police, and maintains statistics and other data that show annually the number and percentage of families terminated for committing criminal offenses.
- The foreclosure crisis has resulted in loss of housing for HCV participants as significant numbers of foreclosures are on homes leased to renters.
- Community perceptions and misinformation about HCV participants impact some landlords' willingness to participate in the program. This limits choices for families and creates challenges in meeting deconcentration goals.

Public Housing:

- MPHA has experienced difficulty leasing units in North Minneapolis. This is true for one-bedroom highrise units and family units. These issues are related to neighborhood crime, and high foreclosure rates in that area, leaving potential residents fearful and feeling isolated.
- MPHA studio and efficiency units are more difficult to lease. Many applicants hold out for one-bedroom units making it more challenging to get these units leased.

C. Waiting List Information

■ Description of anticipated changes in waiting lists (site-based, community-wide, HCV, merged).

MPHA has three waiting lists:

Public Housing Highrise: No changes are proposed for this list.
Public Housing Family: No changes are proposed for this list.
Section 8 / HCV: No changes are proposed for this list.

Description of Current waiting lists:

Public Housing Highrise: There are 2,210 on the public housing waiting list. This list is limited to one-bedroom applicants. The highrise waiting list is currently open for seniors 50 plus years of age for MPHA's senior developments and for disabled applicants 18-49 years of age for general occupancy developments. Both waiting lists are open weekly Monday, Wednesday and Friday, 8:00 a.m. to 3:00 p.m. These lists are for one or two person households.

Public Housing Family: The family waiting list has: 4,760 applicants.
2,307 families seeking two-bedroom units;
1,806 families seeking three-bedroom units
504 families seeking four-bedroom units
143 families seeking five plus-bedroom units.
This list is closed as of June 20, 2007 due to the high number of families on the waiting list,

Section 8 / HCV: The Section 8/ HCV waiting list has been purged and updated, leaving approximately 500 pending applications. The Section 8/HCV waitlist was opened for two days, June 12 and 13, 2008. MPHA received approximately 15,000 applications.

■ **Date the waiting list was last purged.**

Public Housing Highrise: This waiting list was purged in June, 2008

Public Housing Family: This waiting list was purged in May 2005

Section 8 / HCV: This waiting list was purged in April 2008

Section III: Long Term Vision

The Mission of the Minneapolis Public Housing Authority 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.

MPHA's Long Term MTW vision integrates the mission of the Agency with the purposes of the MTW Statute by identifying long term initiatives that can be realized under the flexibility of MTW.

1. 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.

2. 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 \$225 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 Service Company (ESCO) program in excess of \$50 million, and use of our MTW authority to dedicate funds to capital needs.

3. 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.

4. 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 5,000 people, including significant numbers of children, who are homeless on any given night in our area. MPHA intends to maintain its current use of vouchers, 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.

5. 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 home owners 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.

6. Rent Reform/Simplification

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

7. 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 city-wide Minneapolis Highrise Representative Council and two family based resident organizations. There are two resident members on the MPHA Board of Commissioners. MPHA also works with the Tenant Advisory Committee (TAC) that meets prior to each board meeting and comments on issues presented to the MPHA Board. In addition, the MPHA Board of Commissioners appoints a Resident Advisory Board (RAB) that has helped to develop MPHA's annual 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 to improve these collaborations under MTW.

8. Community Partnerships

MPHA has a unique and special collaboration with the City of Minneapolis which 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.



Section IV: Proposed MTW Activities

The Minneapolis Public Housing Authority (MPHA) is proposing 14 MTW initiatives under the Amended and Restated Moving To Work Agreement signed by HUD and MPHA in January 2008. Each initiative meets at least one of the statutory purposes listed below:

- ▶ Reduce costs and achieve greater cost effectiveness in federal expenditures;
- ▶ Give incentives to families with children whose heads of household 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; and
- ▶ Increase housing choices for low-income families

For each MTW initiative identified, MPHA has attached a “Table of Required Elements” as prescribed in Attachment B to the MTW Agreement. (Attachment VI-A-1, A-2 & A-3)

1. Block Grant and Fungible Use of MPHA Resources

MPHA proposes 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.

The Amended and Restated Moving To Work Agreement authorizes MPHA to block grant and make fungible this use of its funds. MPHA intends to make use of this allowance. Section VI, Sources and Uses of Funding, of the MTW plan illustrates how MPHA intends to allocate its resources in the next fiscal year.

This initiative supports numerous activities planned by MPHA, addresses the three statutory purposes of the Act and positions the Agency to meet its mission “to promote and deliver quality well-managed homes to a diverse population and as a valued partner, contribute to the well-being of the individuals, families and community we serve.”

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

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

This measure will reduce costs and enable MPHA to focus staff resources on other critical needs. Elderly and disabled residents have already favorably commented on this initiative. Many have difficulty gathering the yearly documentation in a timely manner and are relieved that they will only have to go through this process once every three years.

MPHA plans to phase in this initiative over a three year period allowing the agency to recertify one third of the residents covered by this initiative every year. It is estimated that 3,300 residents will benefit from this MTW activity.

MPHA is presenting changes to the ACOP (MPHA's Statement of Policies) in this year's MTW Plan. MPHA is moving forward with changes necessary to track and evaluate this program so it can be implemented upon HUD's approval of the MTW Plan.

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

deconcentration of poverty as required by the Hollman Consent Decree which established these units.

MPHA is working with Legal Aid, the metropolitan jurisdictions and the ownership entities to move this program forward. Because MPHA has already paid for the development costs related to these units and HUD is not offering additional funding for this initiative, MPHA's goal is limit HAP payments to the owners to an amount comparable to the funding under the ACC.

MPHA will consult with the local HUD office as MHOP conversion progresses.

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) will be revised and combined with a new Foreclosure Prevention Initiative that will assist some low-income families in avoiding foreclosure.

MPHA has assisted over 171 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 will combine 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 will be an appendix to the Section 8 Administrative Plan. MPHA will also include in the appendix, revisions to the Section 8 component of the revised MTW Homeownership program.

MPHA does not intend to convert any public housing units to homeownership. If MPHA takes such action it will comply with Section 18 Disposition Requirements.

5. Rent Reform: MPHA Will Revise its Earned Income Policy to Allow Eligible 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 will create a full two year income disregard for eligible families and eliminate the administrative hardship and time consuming monitoring.

This MTW initiative will enable MPHA to reduce costs and achieve greater cost effectiveness. In addition, it will provide an incentive for families to maintain employment because the program will be 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's MTW Plan has proposed changes to the ACOP and will implement this initiative upon HUD's approval of the plan. 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.

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

MPHA proposes to implement a new public housing Family Self-Sufficiency (FSS) program targeted for families who seek to become home owners. This program will be limited to 50 families and have 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 Service Company (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 will develop an appendix to its ACOP (Statement of Policies) to detail this specialized MTW approach to family self-sufficiency.

7. Section 8 HCV Mobility Voucher Program

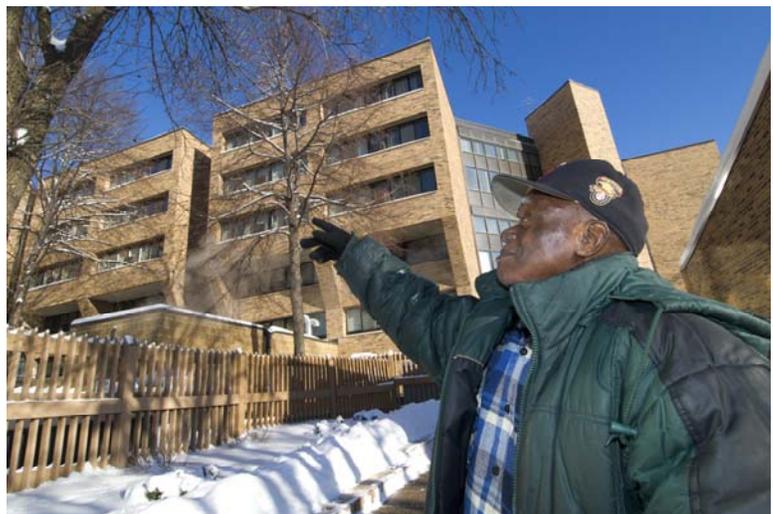
MPHA is proposing to use its MTW authority to create a Mobility Voucher program to encourage low-income families to move to non-concentrated areas to find safe, decent and affordable housing in an environment conducive to breaking the cycle of poverty. This initiative responds to HUD's goal of deconcentrating families who live in poverty.

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

MPHA will create an appendix to its Section 8 Administrative Plan to detail the specific elements of this initiative.

8. Senior Designation Plan

MPHA proposes to make its Senior Designation Plan part of its MTW Initiative. MPHA's Senior Designation Plan identifies appropriate policies for developments limited to elderly and near elderly residents. Under this initiative, MPHA will include its Senior Designation Plan as part of the MTW Agreement and if needed, make amendments to the Plan as part of the Annual MTW Plan process. MPHA will continue to submit its Senior Designation Plan every two years as part of the MPHA MTW Plan.



The Senior Designation Plan (See Attachment IV-B – Page 87) is attached as part of the MPHA MTW Plan and remains available for review and comment. This plan provides seniors with the opportunity to live and share their life's experiences with their peers. Designation of senior sites allows MPHA to consolidate services for the elderly

and provide more efficient use of its staff. This cost and time savings provides opportunities for MPHA to make more efficient use of its staff resources and provides more housing choices for seniors.

MPHA has 1,863 units designated for senior living. Senior living has enabled MPHA to partner with community entities to establish seven assisted living/housing with services programs and other congregate services for the elderly.

9. 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 which 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.

10. 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.

11. Flexible Development Initiative

MPHA's Flexible Development Initiative will allow the agency to respond to development opportunities in a timely manner. On occasion, properties become available or opportunities arise that have critical windows that require

more immediate action than is available under current policies. MPHA's initiative is designed in a manner that will allow MPHA to respond to and take advantage of opportunities as they arise.

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.

If needed for a specific development, MPHA will comply with HUD development regulations, seek waivers and/or amend its MTW Plan as appropriate.

This initiative will increase housing opportunities for families on our waiting list, will reduce costs and create efficiencies as the agency responds to development opportunities.

12. Plymouth Church Initiative

MPHA is proposing a partnership 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 the MPHA's contribution. The project based units would allow for five three-bedroom units and one four-bedroom unit including an accessible unit. MPHA is utilizing its MTW authority under attachment C 7. c. that allows MPHA to determine the location and subsidy for such developments if the criteria under this section are met. MPHA will require the developer to demonstrate that all such criteria are met prior to the start of the project.

Section IV – Proposed Moving To Work Activities – HUD Approval Requested

Table of Required Elements

MTW Activity	Statutory Objective	Impact on Statutory Objective	Baseline	Benchmarks	Measurement	Authorization	Hardship Exception
1. Block grant and fungible use of MPHA funds	Addresses all three statutory objectives	Will use fungibility to reduce costs and achieve greater cost effectiveness, pay for self sufficiency services and increase housing choices	Low-rent subsidy, Capital, HAP, HCV administrative funds, tenant rents, Replacement Housing Factor Funds and reserves	<ul style="list-style-type: none"> Develop agency wide budget Public review process Board approval Allocate resources Develop report 	Completion of benchmarks within timelines required by MTW Plan and MPHA budget approval policies	<p>Attachment C</p> <p>B. Authorizations related to both public housing and Section 8 HCV</p>	Not applicable
2. Replace annual with three year re-certifications in low-rent program for elderly and/or disabled residents	* Reduce costs and achieve greater cost effectiveness	Will reduce costs and focus staff resources on other agency needs	MPHA estimates that 3300 residents are impacted	<ul style="list-style-type: none"> Change ACOP to reflect policy change Identify residents who meet criteria Phase in over 3 years (1/3 of eligible residents every year) Set up computer diaries to track scheduling every three years & to integrate new move ins 	<ul style="list-style-type: none"> When Board approved Run computerized matrix When assigned When reports run successfully 	<p>Attachment C</p> <p>C. Authorizations related to public housing only</p> <p>4. Initial, Annual and Interim Review Process</p>	Not applicable... but if there is a loss of income family can request interim adjustment
3. Conversion of 112 mixed financed units in 17 developments to Project Based (PB) Section 8	*Reduce costs and achieve greater cost effectiveness * Increase housing choices	Will reduce the administrative burden for MPHA on properties it does not own or manage. Participants may be eligible for a HCV after one year and increase their housing choices	Conversion of 112 units of public housing to PB Section 8	<ul style="list-style-type: none"> Develop conversion plan Secure legal consultation Amend S8 Admin Plan to include changes related to conversion Revise agreements with owners Revise jurisdiction agreements Meet with tenants Revise tenant leases 	<ul style="list-style-type: none"> When final MTW Plan is approved When owner agreements signed When jurisdiction agreements signed When meetings held When leases signed 	<p>Attachment D</p> <p>B. Additional authorizations</p>	MPHA has hardship exemption for minimum rent in Section 8 Administrative Plan that will be available to tenants as part of conversion

Attachment IV-A-2

MTW Activity	Statutory Objective	Impact on Statutory Objective	Baseline	Benchmarks	Measurement	Authorization	Hardship Exception
4. Homeownership programs & foreclosure prevention	*Expand housing choices *Self sufficiency	Will allow public housing residents and Section 8 participants to move into home ownership with Section 8 assistance Provides incentives that support self sufficiency goals	36 total Section 8 slots, including foreclosure prevention. 20 HOME slots	<ul style="list-style-type: none"> Revised ACOP and Section 8 Admin Plan Contract with homeownership counselor Approve lenders Close on up to 30 homes 	<ul style="list-style-type: none"> When Board approved When agreement signed At loan prequalification When homes purchased 	Attachment D A. Continuation of previously authorized activities B. Additional authorizations	Not applicable
5. Rent Reform / Earned Income Disregard	* Reduce costs and achieve greater costs effectiveness * Give incentives to families to obtain employment	*Allows MPHA to reduce costs and focus staff resources on other agency needs * Gives families incentive to work by disregarding the incremental earnings of qualified families	MPHA estimates that 200 families will take advantage of this program	<ul style="list-style-type: none"> Change ACOP to reflect policy change Identify residents who meet criteria Set up computer diaries to track 2 year disallowance period 	<ul style="list-style-type: none"> When Board approved During annual or interim re-exams As annual or interims are completed 	Attachment C C 11 Rent Policies	MPHA has a hardship exemption for public housing residents.
6. Establish Public Housing Self-Sufficiency program with focus on homeownership and residents who participate in MPHA's Energy Savings Contracting Opportunities (ESCO) program	*Self Sufficiency *Increase housing choices	The FSS program positions families to meet FSS purpose of MTW Homeownership focus support housing choices beyond public housing and market rate rental.	MPHA intends to focus on public housing residents who are participating in its Homeownership program and through its ESCO program. Project up to 100 residents (i.e. 50 under each program component) for FY 2009.	<ul style="list-style-type: none"> Develop FSS Action Plan in consultation with MPHA Section 8 HCV staff and other departments as appropriate. Include special incentives to encourage resident savings. Utilize MPHA's Section 8 FSS Action Plan as a model Public/resident review process Board approval as appropriate Hire staff (2 FSS Coordinators) Execute/monitor agreements related to resident employment via ESCO Establish/secure computerized tracking/reporting Create FSS Appendix to MPHA ACOP 	<ul style="list-style-type: none"> When FSS Action Plan is approved When Savings Match Fund is established When meetings held When staff hired When agreements executed When tracking /reporting system established When Board approves ACOP changes 	Attachment C E.	

Attachment IV-A-3

MTW Activity	Statutory Objective	Impact on Statutory Objective	Baseline	Benchmarks	Measurement	Authorization	Hardship Exception
7. Section 8 – Mobility Voucher	* Increase housing choices	Provides incentive for waiting list families to move into non poverty concentrated areas	Up to 220 Mobility Vouchers	<ul style="list-style-type: none"> Add Mobility Voucher appendix to Section 8 Admin Plan Establish preference for families living in poverty concentrated areas Establish preference for employed families Conduct special briefings Lease up units 	<ul style="list-style-type: none"> When approved by Board When families issued vouchers When leases signed 	Attachment C Section D including #4 Waiting List Policies	Not Applicable
8. MPHA investment initiative	* Reduce costs and achieve greater costs effectiveness	Allows MPHA to fund its investments consistent with state law without additional federal limitations	HUD investment Index	<ul style="list-style-type: none"> Design and adopt new investment for MPHA Inform Brokers of new policy Monitor income from investments 	<ul style="list-style-type: none"> When new policy is approved When Brokers receive formal notification Compare earnings to 90 day T- Bills 	Attachment D B. Additional Authorizations #3	Not Applicable
9. Senior Designation Plan	* Reduce costs and achieve greater costs effectiveness	*Allows MPHA to reduce costs and focus staff resources on other agency needs	There are currently 1870 designated units	<ul style="list-style-type: none"> Change ACOP to reflect policy Identify designated buildings Propose additional building designation 	<ul style="list-style-type: none"> When approved by Board As approved by Board As demand provides for successful implementation 	Attachment C C. Authorizations for public housing only 10. Special Admissions and Occupancy Policies	Not Applicable
10. Resident Empowerment Initiative	* Self Sufficiency Increase Housing Choices	MPHA may implement resident empowerment initiatives that contribute to self sufficiency and improve the lives of its residents	Baselines to be developed as part of empowerment proposals	Benchmarks to be developed as part of empowerment proposals	Measurements to be developed as part of empowerment proposals	Attachment C General Conditions	Included as appropriate

Attachment IV-A-4

MTW Activity	Statutory Objective	Impact on Statutory Objective	Baseline	Benchmarks	Measurement	Authorization	Hardship Exception
11. Flexible Development Initiative	* Increase housing choices	Allows MPHA to replace or develop housing that would otherwise be eliminated or delayed	Not to exceed 50 units during MTW Agreement Term	<ul style="list-style-type: none"> • Identify potential development opportunities • Secure approvals necessary prior to action • Initiate Development • Complete Development 	<ul style="list-style-type: none"> • When development proposals are submitted and reviewed • When approvals are secured at appropriate levels • When developments are issued a Certificate of Occupancy 	<p>Attachment C</p> <p>B. 1. b. ii C. 7. ; 8. ; 13.; 14.; 15.; and 16.</p>	Not applicable
12. Partnership with Plymouth Church Foundation to project base six housing choice vouchers to support development of a 30-unit affordable development in non-concentrated area of Minneapolis.	* Increase Housing Choices and Self-Sufficiency Services	Will allow for six families including one in need of an accessible unit to be housed and also enable 24 other families in need of an affordable unit to be housed. There will also be an on-site computer resource center which will be targeted at self-sufficiency of the families living in the development.	Six Section 8 HCV families, including a family in need of an accessible unit will be housed.	<ul style="list-style-type: none"> • Complete financing package and secure funding for the project. • Draft an agreement with and sign project base contract with Plymouth Church Foundation. • The construction of the development. • House six families off the MPHA Section 8 waiting list in the new development. 	<ul style="list-style-type: none"> • When Finance plan has been approved and funding secured by all parties. • When project based contract is signed • When construction is complete • When families move from waiting list into the new development. 	<p>Attachment</p> <p>C7 ci, ii, iii, iv and d</p>	Project based contract will allow participating families to waive any rent reform initiative that is part of the Section 8 HCV Project Based Voucher Program if they meet the hardship exemptions allowed as part of that program.

Section V: Ongoing MTW Activities and Other Ongoing Agency Activities

MPHA is engaged in numerous activities and innovations that emanate from its mission and are responsive to the needs of the local community. From its first in the nation, MTW Section 8 homeownership demonstration program, Moving Home, to its current Energy Service Company (ESCO) initiative, MPHA implemented programs and developed services have become an ongoing legacy of the agency.

1. Moving Home (MPHA's MTW Section 8 Homeownership Initiative):

In 1998, MPHA entered into an Agreement with HUD to establish the Moving Home Program. Under this MTW program, MPHA provided homeownership assistance to a total of 50 families. For each family that purchased a home, MPHA made housing assistance payments to or on behalf of the homeowner for a period of up to five years. In hardship situations, the MPHA could grant an extension of up to one year.

a. Statutory Objective

This Moving Home program met two of the MTW Statutory Objectives:

- Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training... And becoming economically self-sufficient; and
- Increase housing choices for low income families

Participants in the program had to be employed, have a base income and be able to qualify for a mortgage with Section 8 assistance as part of the consideration. In addition, all participating families were required to be part of MPHA's Family Self-Sufficiency (FSS) program. In meeting the minimum requirements for the program, the family was able to increase their housing choices to include homeownership.

b. Anticipated and Actual Impact

MPHA anticipated that 50 families would purchase homes under this program. MPHA established the program and secured technical assistance from HUD. However, MPHA renegotiated its agreement with HUD because of the inability to secure loans that would extend beyond the MTW end date and a housing market with increased valuations made many homes unaffordable. As a result, the number

of participating families was reduced to 25. To date, 21 families have purchased a home with five families moving off program. Currently, 16 families remain on program.

This program was extended in 2007 and has been incorporated into the new Standard MTW Agreement between MPHA and HUD signed in January 2008. MPHA anticipates that many of the 16 families remaining on the program will ask for a hardship extension but all will complete their MTW support by the end of 2009.

c. Data Collection Process

MPHA tracks families through its Visual Homes Section 8 software systems and maintains individual files on each participating family. In addition, MPHA's contracted homeownership counselor provides one-on-one pre-purchase counseling which includes mortgage readiness assistance, support for completing paperwork needed to qualify for a mortgage and attendance at all closings. This contractor provides MPHA with monthly reports, conducts an annual survey and provides one-on-one counseling for families who need post purchase assistance.

d. Authorizations

MPHA is authorized to continue this program under Attachment D under the Legacy and Specific Authorizations to the Amended and Restated Moving To Work Agreement.

Non-Moving To Work Activities:

2. Assisted Living and Housing with Services Programs

The MPHA has assisted living and Housing with Services (HWS) programs in seven of its senior buildings. Through a partnership between MPHA, Hennepin County and the assisted living providers, program participants receive on site staffing two to three shifts per day, nursing services, medication monitoring, at least two meals a day



seven days per week, housekeeping and laundry services, assistance with bathing, social and recreational activities, emotional and personal supports, social work services and other supportive activities as needed.

MPHA has partnerships with the Assisted Living and HWS providers at the buildings listed below:

- **Ecumen** at Signe Burckhardt Manor, 2533 1st Ave. South
- **Rainbow Terrace Highrise** at 1710 Plymouth Ave North
- **Volunteers of America** at Lyndale Manor, 600 18th Ave N and Parker Skyview, 1815 Central Ave N.E
- **Korean Service Center (Grace Place)** at 630 Cedar Ave S
- **Augustana Community Partners** at Heritage Commons at Pond's Edge, 350 Van White Memorial Blvd
- **Best Care** at Horn Towers, 115 W 31st/3100 Blaisdell

MPHA's assisted living and HWS programs increase housing choices. Without these programs frail elderly residents and applicants would not have public housing as a housing option. It also reduces costs and achieves greater cost effectiveness. Assisted living clients avoid nursing home placements, remain in units longer, receive supportive services and enjoy independent living.

Assignment of assisted living by slot as opposed to hard unit, allows residents to remain in their own apartment instead of having to move to receive needed services.

Eighty percent of assisted living clients remain in the program for at least six months, 64% remain for at least one year. This saves the State of Minnesota about \$3,000 to \$6,000 per month per assisted living client depending on the needs of the client.

Other assisted living benefits include:

- Fewer and delayed nursing home placements
- Reduced turnover of units
- Opportunity to market public housing
- Enhances the quality of life for participants

- Accessibility to assisted living services by other residents
- Enhanced security and reduced need for additional security with the second and third shift assisted living and HWS staff

MPHA has determined that assisted living programs are better managed with outside service providers rather than MPHA staff. MPHA provides the property management services and the service providers the assisted living component.

Assisted living programs require a minimum of 25 participants to sustain the program and participation may be limited depending upon the size of the highrise. Currently, MPHA does not have an assisted living program in excess of 40 resident participants.

MPHA provides support to assisted living services and HWS at our facilities, such as office space, use of community kitchen and laundry facilities. However, the assisted living and HWS programs and support services must be self-sustaining.

There are a variety of assisted living and HWS providers who want to make their services available to public housing residents. Through negotiations with Hennepin County, MPHA has issued RFPs for proposals. To monitor the needs and progress of residents/clients, assisted living and HWS vendors provide quarterly reports to MPHA and meet with MPHA staff on a regular basis.

3. Change MPHA Fiscal Year from October 1st to January 1st

MPHA's fiscal year conflicts with the receipt of funds from various sources creating administrative and operational burdens as the agency has to plan and budget in different years. MPHA proposes to move its fiscal year from October 1 to January 1 effective January 1, 2010.

This action will enable MPHA to better plan and coordinate. In addition, MPHA and its various partners who receive funding and report to MPHA will have uniform budget years. MPHA will save time and resources as it monitors compliance and reviews financial statements.

MPHA will submit a letter to the local HUD office requesting this change.

4. Energy Service Company (ESCO):

MPHA is faced with increasing challenges with regards to adequate funding for its operations and for its capital needs. Its most recent physical needs assessment identified in excess of \$225 million of needs that are required to ensure the long term viability of its assets. With an average annual funding available from HUD for capital improvements of around \$10 million and funding for Agency operations at less than 85% of the subsidy formula, MPHA has experienced a 'funding to need gap' that continues to grow at an alarming rate. MPHA has had to engage in intense strategic planning on how to deal with these challenges.

One of the leading asset management strategies MPHA intends to utilize in order to meet these challenges is to make use of HUD's ESCO program which is expected to make a significant dent in the \$225 million dollars physical needs of our properties.

MPHA issued a Request For Proposals asking industry leaders in energy conservation to submit a plan that would enable MPHA to reduce energy cost and leverage the savings to purchase equipment and make adaptations to make us more efficient and effective in the use of our resources.

Honeywell International responded with a proposal that identified large dollar needs such as boilers in MPHA highrises, which are the age of the buildings; some of them dating back to the late 50s and early 60s; energy efficient appliances, water conservation measures, etc. as high priority improvements that MPHA could make in positioning its resources.

MPHA is also interested in focusing on renewable energy and green building technology. This focus, along with the extent of the scope of energy improvements proposed by Honeywell and their commitment to involving and providing employment opportunities for MPHA residents under a proposed ESCO agreement resulted in a score that paves the way for MPHA to enter into a long term Agreement with Honeywell International.

This project and MPHA's partnership with Honeywell could forge a relationship for up to 20 years. This agreement could leverage over \$50 million in funding and also free up other capital improvement dollars that would have gone for work now covered by the ESCO.

4. Project Based Section 8

MPHA's mission calls for the agency to "as a valued partner, contribute to the well-being of the individuals, families and community we serve." In the operation of its public housing and its Housing Choice Voucher (HCV) programs, the Agency recognized that there were distinct populations who needed not only housing, but supportive services to successfully participate in the life of the community. MPHA did not have the capacity or the resources to support these populations; however, the agency could make a significant contribution to the men, women and children who comprised these groups. MPHA could provide funding that would offer stable housing and provide a venue where families could receive the needed supportive services.

MPHA issued an RFP for service providers to offer a limited number of HCVs that could be project based. This strategy allowed for service providers to have a stream of income that supported the costs of housing while utilizing their limited resources to provide critical support to individuals and families.

To date, MPHA has awarded 685 vouchers to more than 20 agencies and organizations for housing assistance funding. These funds not only allowed participating families to secure needed housing and services, they also enable the participating agencies to leverage other funds to support the development of housing developments designed for the type of services to be provided.

MPHA's project based Section 8 program funds an array of supportive housing initiatives including:



- Homeless drug abusing pregnant women and women with children
- Low-income single parents with below functioning education and communications skills
- Women and children who are victims of family violence
- Homeless families, children and single adults
- Families with multiple issues including chemical dependency, mental health and criminal behavior
- Native populations who have drug and alcohol dependency issues
- MFIP (Welfare Families) with more than four children
- Seniors who can not live independently
- Individuals with severe mental illness
- Youths and runaways whose families are unable or unwilling to provide housing

MPHA's project based initiatives have helped fill a huge gap in the continuum of care needs for families in the Minneapolis community. Prior to this program, there would be opportunities for services, but lack of affordable housing would limit and often undermine the ability to receive consistent and ongoing services. In other instances, families would qualify for housing assistance, but with the supportive services, the family would lose their housing and be in even more dire situations as their rental histories undermined future opportunities for housing.

MPHA's project based programs help bridge the housing service gap and creates opportunities for those participating in the supportive services programs. Last year MPHA adopted a policy that sets aside up to 20% of unallocated vouchers to be available for those who participate in project based voucher programs for one year. This allows families to who are successful in their programs to move out into other housing options and subsequently frees up space for another person or family needing housing and services to find an opening.

5. Publicly Owned Transitional Housing (POTH)

MPHA, as a unit of local government, can utilize its status to serve as a recipient of funds and ownership entity for collaborative efforts to address specialized needs in the community. MPHA has served in this capacity on at least four occasions.

The State of Minnesota awards funds for target programs, but requires that the entity receiving the funds be a local unit of government and must be the owner if real property is involved. Through these initiatives, MPHA has supported the creation of two women's shelters, one with transitional housing, an emergency housing center for homeless youth and a program which offers transitional housing for chemically dependent women.

These POTH programs do not require MPHA to make vouchers available or contribute other scarce resources. Participation does require a considerable amount of time and in-kind contributions from the Agency as these various POTH agreements are negotiated and the properties developed. Once the programs are developed and in place, MPHA must still meet minimum requirements for reporting and ensuring compliance by the partner organizations.

However, the increase in shelter opportunities and the supportive services that can lead to self-sufficiency are compatible with MPHA's mission and have prompted the Agency on occasion to take on this responsibility as a POTH program owner.

6. Resident Involvement / Resident Services:

MPHA has a rich history of promoting resident involvement and fostering the development of services that respond to the needs of residents. MPHA's success at such efforts is exemplified in three areas:

• Social Services in the highrises

The Minneapolis Public Housing Authority (MPHA) has a long-standing agreement with the Volunteers of America of Minnesota (VOAMN) to provide social services to its highrise residents. Funding for the VOAMN social services is provided primarily through a separate contract between VOAMN and Hennepin County Human Services Division. MPHA provides in-kind services consisting of free, on-site office space as well as service coordinator funds which permit services to both elderly and non-elderly disabled residents. In return for the support provided by MPHA, VOAMN provides individual social services to highrise residents which include operation of congregate dining programs, case management, group activities, and support to the resident councils. In addition, services provided by VOAMN are very critical to MPHA's successful senior only housing programs.



• Minneapolis Highrise Representative Council



The Minneapolis Public Housing Authority (MPHA) and Minneapolis Highrise Representative Council (MHRC) have an on-going partnership in supporting resident involvement in various aspects of MPHA's operations. The MHRC is a city-wide (jurisdictional) resident council organization which provides a variety of training, advocacy services to residents, and

administration of various resident empowerment programs. Examples of some of these programs include the laundry project which entails maintaining of the laundry facilities in the highrises and offers residents opportunities for employment and volunteerism. Another program is the Project Lookout program which entails training and administration of a voluntary resident patrol program involving residents observing and reporting suspicious and/or crime related activities to MPHA and/or to the police. The MHRC also administers the joint MPHA/MHRC Diversity Initiatives program. MPHA has a very diverse resident population and as such this program addresses residents understanding of cultural differences through training, education, and community activities.



● Resident Participation

MPHA has established various venues for resident review, input, and participation in its operations and to foster residents' involvement in their communities. MPHA has two (2) resident members on its Board of Commissioners and continues to partner with 41 resident councils (which includes one jurisdictional council, i.e. the MHRC) providing technical assistance to aid in their operations/programs. In addition, resident participation funds are distributed to the councils, with the assistance of MHRC, to permit them to fund community building activities, train resident leaders, and support coordination specific resident services to enhance residents' overall quality of life.

MPHA residents and program participants have engaged the Agency and continually challenge it to deliver the highest quality services; MPHA has responded by being a high performer for the eleventh consecutive year. Resident dialog with MPHA in both formal and informal environments and through these communication venues allows the Agency to learn what residents need and value and together innovations and changes occur. MPHA residents and program participants take great pride with MPHA staff on what has been accomplished with the strictures of the funding shortfalls, federal and state mandates and a regulated environment. The MTW statutory objectives will be a springboard for new opportunities and MPHA and residents look to the future of MPHA with MTW as a new tool.

Section VI: Sources and Uses of Funding

Fiscal Year 2009 MTW Budget

MPHA is committed to the long-term preservation of public housing. Over the last several years, HUD has not provided the adequate resources needed to fund public housing operations and capital improvements. This budget contemplates that HUD would only fund 84% of the operating subsidy formula in 2009; an amount insufficient to maintain quality and safe public housing. In response to operational needs, this budget proposes to fund public housing operations at a level equivalent to 94.5% of the subsidy formula. MPHA believes this level of funding will allow for the continued operational excellence of the program and the recognition of a HUD “High Performer” status.

The funding gap created between the operating subsidy funding and the budgeted operating needs is expected to result in approximately a \$2.35 million deficit. The deficit amount would be much greater if MPHA funded public housing operations at 100% of the subsidy formula. Historically, the gap between what HUD has been funding and what MPHA has needed for operations was made up by transferring Capital Funds into the Operating Program. Given, the large backlog of capital needs in the housing stock, this strategy was less than ideal.

Under MTW, MPHA has greater flexibility in the use of HUD funding than what has previously existed and this budget proposes to use excess Housing Choice Voucher (HCV) funding to make up for the public housing operations funding deficit instead of Capital Funds. In complete contrast to the under-funding of public housing, over the last few years, HUD has provided over \$8 million more in Housing Choice Voucher funding than what MPHA was able to utilize. The use of these reserves to fund public housing deficits not only helps MPHA maintain operating standards, but also helps with the long-term preservation of public housing by dedicating more funding to capital improvements than what has been available in previous years. The 2009 Budget proposes to fund \$11.7 million in capital improvements; an amount not reduced to cover operating deficits and \$1.8 million more than what was expended in 2007.

The 2009 Budget also proposes to fund the Housing Choice Voucher program at a level expected to cover 4,454 vouchers per month plus cover 112 units of Section 8 project-based vouchers resulting from conversion of MHOP public housing units to vouchers. This level of funding will allow MPHA to maintain the number of vouchers currently under lease.

Additionally, HUD has under-funded the costs associated with administering the HCV Program. This budget proposes to fund HCV administration at \$2.9 million; \$300,000 more than what is expected to be funded. MPHA proposes to utilize HCV reserves to cover this funding shortfall.

MPHA is also proposing to increase funding for homeownership activities and self-sufficiency programs. This modest funding increase for these programs is also proposed to be funded from HCV reserves.

This is the first MTW budget MPHA has prepared and so it cannot be compared to the previous years. However, it continues to provide resources aimed at preserving public housing by funding public housing operations at amounts similar to 2008 despite insufficient HUD operating subsidy. In contrast to recent years, this budget provides more public housing capital improvement funding. The availability of more capital improvement funding is made possible by utilizing HCV reserves rather than Capital Funds to make up for operating funding shortfalls. Additionally, as MPHA has modestly increased funding targeted toward homeownership and self-sufficiency.

Fiscal Year 2009 Non-MTW Budget

Also presented is the funding that MPHA plans on utilizing in 2009 that is outside of the MTW Agreement. The primary activities funded by Non-MTW funds in 2009 include the Section 8 Moderate Rehabilitation Program, HOPE VI Community and Supportive Services funding, and the MPHA's Central Office Cost Center. These programs are funded at levels consistent with 2008.

In addition, MPHA is planning on embarking on a major (approximately \$53 million) energy improvement project in public housing. MPHA plans to borrow funds to pay for these improvements and repay the debt with energy savings. The contractor responsible for implementing these energy savings will guarantee that the savings will cover the debt service. MPHA is expecting to initiate this transaction in 2009 and is planning on expending \$17 million on energy improvements during the year.

**Minneapolis Public Housing Authority
Consolidated MPHA
2009 Proposed Sources & Uses**

SOURCES	MTW	Non-MTW	Elimination	PHA
DWELLING RENT	\$ 13,400,000	\$ -	\$ -	\$ 13,400,000
INVESTMENT INCOME	\$ 303,400	\$ 205,000	\$ -	\$ 508,400
OTHER INCOME/ESCO	\$ 514,170	\$ 17,165,996	\$ -	\$ 17,680,167
CITY/STATE FUNDS	\$ 1,529,600	\$ 300,000	\$ -	\$ 1,829,600
HUD SUBSIDY & GRANTS	\$ 75,546,078	\$ 2,170,562	\$ -	\$ 77,716,640
MGMT FEES	\$ -	\$ 7,371,740	\$ (7,371,740)	\$ -
INSURANCE PREMIUMS	\$ -	\$ 200,000	\$ (200,000)	\$ -
TOTAL SOURCES	\$ 91,293,248	\$ 27,413,299	\$ (7,571,740)	\$ 111,134,807

USES	MTW	Non-MTW	Elimination	PHA
ADMINISTRATIVE EXPENSES	\$ 7,255,730	\$ 5,654,576	\$ -	\$ 12,910,305
TENANT SERVICES	\$ 687,325	\$ 290,000	\$ -	\$ 977,325
UTILITIES	\$ 7,831,400	\$ 250,000	\$ -	\$ 8,081,400
MAINTENANCE	\$ 8,703,470	\$ 200,000	\$ -	\$ 8,903,470
PROTECTIVE SERVICES	\$ 2,846,880	\$ 50,000	\$ -	\$ 2,896,880
GENERAL EXPENSES	\$ 6,960,995	\$ 1,575,000	\$ (200,000)	\$ 8,335,995
MANAGEMENT FEES	\$ 7,371,740	\$ -	\$ (7,371,740)	\$ (0)
NONROUTINE COSTS	\$ 438,080	\$ 221,740	\$ -	\$ 659,820
TOTAL OPERATING EXPENSES	\$ 42,095,620	\$ 8,241,316	\$ (7,571,740)	\$ 42,765,196
HOUSING ASSISTANCE PAYMENTS	\$ 39,293,495	\$ 1,690,987	\$ -	\$ 40,984,482
CAPITAL IMPROVEMENTS	\$ 11,795,640	\$ 17,465,996	\$ -	\$ 29,261,636
PUBLIC HSG DEVELOPMENT	\$ 1,462,020	\$ -	\$ -	\$ 1,462,020
TOTAL CAPITAL	\$ 13,257,660	\$ 17,465,996	\$ -	\$ 30,723,656
TOTAL USES	\$ 94,646,775	\$ 27,398,299	\$ (7,571,740)	\$ 114,473,334
NET SOURCES (USES)	\$ (3,353,527)	\$ 15,000	\$ -	\$ (3,338,527)
Beg. Balance PHA Reserves				\$ 37,432,495
Increase (Decrease) of Reserves				\$ (3,338,527)
End Balance PHA Reserves				\$ 34,093,968

1 Housing Choice Vouchers

2 Includes MTW new initiatives (FSS Expansion and MHOP Conversion Activities)

**Minneapolis Public Housing Authority
Moving To Work
2009 Proposed Sources & Uses**

SOURCES	Glendale	Scattered Sites	North	Northeast	Hiawatha	Cedars	Horn	Heritage Park	MHOP	COCC	HCV ¹	Other ²
DWELLING RENT	\$ 230,000	\$ 1,340,000	\$ 3,200,000	\$ 2,400,000	\$ 1,950,000	\$ 1,880,000	\$ 2,400,000	\$ -	\$ -	\$ -	\$ -	\$ -
INVESTMENT INCOME	\$ 10,400	\$ 44,000	\$ 71,000	\$ 42,000	\$ 42,000	\$ 47,000	\$ 47,000	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER INCOME	\$ 26,160	\$ 11,730	\$ 179,270	\$ 95,610	\$ 61,450	\$ 54,300	\$ 85,650	\$ -	\$ -	\$ -	\$ -	\$ -
CITY/STATE FUNDS	\$ 19,900	\$ 228,000	\$ 334,000	\$ 18,700	\$ 430,000	\$ 312,000	\$ 187,000	\$ -	\$ -	\$ -	\$ -	\$ -
HUD OPERATING SUBSIDY	\$ 827,425	\$ 3,431,870	\$ 3,461,010	\$ 2,326,540	\$ 2,491,075	\$ 2,741,915	\$ 2,568,350	\$ 609,690	\$ 319,850	\$ -	\$ -	\$ -
HUD HAP SUBSIDY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,183,605	\$ -
HUD CAPITAL/RHF FUNDS	\$ 30,510	\$ 795,576	\$ 2,178,522	\$ 3,075,391	\$ 3,699,948	\$ 3,683,002	\$ 254,667	\$ -	\$ -	\$ 138,650	\$ -	\$ 127,000
HUD HCV ADM. FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,601,480	\$ -
TOTAL MTW SOURCES	\$ 1,144,396	\$ 5,851,176	\$ 9,423,802	\$ 7,958,241	\$ 8,674,473	\$ 8,718,217	\$ 5,542,668	\$ 609,690	\$ 319,850	\$ 138,650	\$ 42,785,085	\$ 127,000

USES	Glendale	Scattered Sites	North	Northeast	Hiawatha	Cedars	Horn	Heritage Park	Sub. MHOP	COCC	HCV ¹	Other ²
ADMINISTRATIVE EXPENSES	\$ 277,700	\$ 791,060	\$ 1,058,690	\$ 700,155	\$ 712,500	\$ 633,715	\$ 728,940	\$ -	\$ -	\$ -	\$ 2,052,410	\$ 300,560
TENANT SERVICES	\$ 23,045	\$ 52,060	\$ 164,185	\$ 94,085	\$ 87,935	\$ 94,375	\$ 94,140	\$ -	\$ -	\$ -	\$ -	\$ 77,500
UTILITIES	\$ 250,045	\$ 952,720	\$ 1,782,895	\$ 1,258,960	\$ 1,133,785	\$ 1,182,615	\$ 1,270,380	\$ -	\$ -	\$ -	\$ -	\$ -
MAINTENANCE	\$ 519,540	\$ 1,977,170	\$ 1,520,270	\$ 1,179,445	\$ 1,212,735	\$ 1,104,135	\$ 1,190,175	\$ -	\$ -	\$ -	\$ -	\$ -
PROTECTIVE SERVICES	\$ 91,710	\$ 65,940	\$ 755,805	\$ 192,740	\$ 675,310	\$ 594,010	\$ 471,365	\$ -	\$ -	\$ -	\$ -	\$ -
GENERAL EXPENSES	\$ 292,720	\$ 495,640	\$ 1,127,330	\$ 992,580	\$ 1,035,120	\$ 1,318,575	\$ 962,340	\$ 609,690	\$ -	\$ -	\$ -	\$ 127,000
MANAGEMENT FEES	\$ 134,795	\$ 722,275	\$ 1,352,890	\$ 1,101,805	\$ 1,101,705	\$ 1,187,930	\$ 805,095	\$ -	\$ -	\$ -	\$ 965,245	\$ -
NONROUTINE COSTS	\$ 14,030	\$ 57,650	\$ 85,630	\$ 44,685	\$ 68,990	\$ 89,595	\$ 77,500	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OPERATING EXPENSES	\$ 1,603,585	\$ 5,114,515	\$ 7,847,695	\$ 5,564,455	\$ 6,028,080	\$ 6,204,950	\$ 5,599,935	\$ 609,690	\$ -	\$ -	\$ 3,017,655	\$ 505,060
HOUSING ASSISTANCE PAYMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 436,800	\$ -	\$ 38,856,695	\$ -
CAPITAL IMPROVEMENTS	\$ 9,388	\$ 637,653	\$ 1,816,222	\$ 2,649,628	\$ 3,211,883	\$ 3,195,909	\$ 136,306	\$ -	\$ -	\$ 138,650	\$ -	\$ -
PUBLIC HSG DEVELOPMENT	\$ -	\$ 1,462,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL CAPITAL	\$ 9,388	\$ 2,099,673	\$ 1,816,222	\$ 2,649,628	\$ 3,211,883	\$ 3,195,909	\$ 136,306	\$ -	\$ -	\$ 138,650	\$ -	\$ -
TOTAL MTW USES	\$ 1,612,973	\$ 7,214,188	\$ 9,663,918	\$ 8,214,083	\$ 9,239,963	\$ 9,400,859	\$ 5,736,241	\$ 609,690	\$ 436,800	\$ 138,650	\$ 41,874,350	\$ 505,060
MTW NET SOURCES (USES)	\$ (468,577)	\$ (1,363,012)	\$ (240,116)	\$ (255,842)	\$ (565,490)	\$ (682,642)	\$ (193,573)	\$ -	\$ (116,950)	\$ -	\$ 910,735	\$ (378,060)

Beg. Balance MTW Reserves
Increase (Decrease) of Reserves
End Balance MTW Reserves

¹ Housing Choice Vouchers

² Includes MTW Initiatives (MHOP Conversion, FSS Expansion) and RHF loan repayment

SOURCES		Total MTW
DWELLING RENT	\$	13,400,000
INVESTMENT INCOME	\$	303,400
OTHER INCOME	\$	514,170
CITY/STATE FUNDS	\$	1,529,600
HUD OPERATING SUBSIDY	\$	18,777,725
HUD HAP SUBSIDY	\$	40,183,605
HUD CAPITAL/RHF FUNDS	\$	13,983,267
HUD HCV ADM. FEE	\$	2,601,480
TOTAL MTW SOURCES	\$	91,293,248

USES		Total MTW
ADMINISTRATIVE EXPENSES	\$	7,255,730
TENANT SERVICES	\$	687,325
UTILITIES	\$	7,831,400
MAINTENANCE	\$	8,703,470
PROTECTIVE SERVICES	\$	2,846,880
GENERAL EXPENSES	\$	6,960,995
MANAGEMENT FEES	\$	7,371,740
NONROUTINE COSTS	\$	438,080
TOTAL OPERATING EXPENSES	\$	42,095,620
HOUSING ASSISTANCE PAYMENTS	\$	39,293,495
CAPITAL IMPROVEMENTS	\$	11,795,640
PUBLIC HSG DEVELOPMENT	\$	1,462,020
TOTAL CAPITAL	\$	13,257,660
TOTAL MTW USES	\$	94,646,775
MTW NET SOURCES (USES)	\$	(3,353,527)
Beg. Balance MTW Reserves	\$	29,152,889
Increase (Decrease) of Reserves	\$	(3,353,527)
End Balance MTW Reserves	\$	25,799,362

¹ Housing Choice Vouchers

² Includes MTW Initiatives (MHOP Conversion, FSS Expansion) and RI

Minneapolis Public Housing Authority
 Non - Moving To Work
 2009 Proposed Sources & Uses

SOURCES	Glendale	Scattered Sites	North	Northeast	Hiawatha	Cedars	Horn	Heritage Park	MHOP	COCC	Section 8	Other	Total Non-MTW
INVESTMENT INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 40,000	\$ 15,000	\$ 205,000
OTHER INCOME/ESCO	\$ 235,283	\$ 4,785,207	\$ 3,161,083	\$ 3,185,055	\$ 2,162,602	\$ 1,399,508	\$ 2,237,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,165,996
CITY/STATE FUNDS	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
FEDERAL SUBSIDY & GRANTS	\$ 20,000	\$ -	\$ 214,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ -	\$ -	\$ 1,880,562	\$ -	\$ 2,170,562
MGMT FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,371,740	\$ -	\$ -	\$ 7,371,740
INSURANCE PREMIUMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
TOTAL NON-MTW SOURCES	\$ 255,283	\$ 5,085,207	\$ 3,375,083	\$ 3,199,055	\$ 2,176,602	\$ 1,413,508	\$ 2,251,259	\$ -	\$ -	\$ 7,521,740	\$ 1,920,562	\$ 215,000	\$ 27,413,299

USES	Glendale	Scattered Sites	North	Northeast	Hiawatha	Cedars	Horn	Heritage Park	Sub. MHOP	COCC	Section 8	Other	Total Non-MTW
ADMINISTRATIVE EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400,000	\$ 229,576	\$ 25,000	\$ 5,654,576
TENANT SERVICES	\$ 20,000	\$ -	\$ 214,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290,000
UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000
PROTECTIVE SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
GENERAL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ -	\$ 175,000	\$ 1,575,000
MANAGEMENT FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NONROUTINE COSTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 221,740	\$ -	\$ -	\$ 221,740
TOTAL OPERATING EXPENSES	\$ 20,000	\$ -	\$ 214,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ -	\$ 7,521,740	\$ 229,576	\$ 200,000	\$ 8,241,316
HOUSING ASSISTANCE PAYMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,690,987	\$ -	\$ 1,690,987
CAPITAL IMPROVEMENTS	\$ 235,283	\$ 5,085,207	\$ 3,161,083	\$ 3,185,055	\$ 2,162,602	\$ 1,399,508	\$ 2,237,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,465,996
PUBLIC HSG DEVELOPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL CAPITAL	\$ 235,283	\$ 5,085,207	\$ 3,161,083	\$ 3,185,055	\$ 2,162,602	\$ 1,399,508	\$ 2,237,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,465,996
TOTAL NON-MTW USES	\$ 255,283	\$ 5,085,207	\$ 3,375,083	\$ 3,199,055	\$ 2,176,602	\$ 1,413,508	\$ 2,251,259	\$ -	\$ -	\$ 7,521,740	\$ 1,920,562	\$ 200,000	\$ 27,398,299
NON-MTW NET SOURCES (USES)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
Beg. Balance Non-MTW Reserves													\$ 8,279,606
Increase (Decrease) of Reserves													\$ 15,000
End Balance Non-MTW Reserves													\$ 8,294,606

1 Housing Choice Vouchers
 2 Includes MTW new initiatives (FSS Expansion and MHOP Conversion Activities)

Section VII: Administrative

MPHA Public Process

MPHA used extraordinary efforts to solicit input in its development of its MTW Plan. The MPHA Board of Commissioners appointed the Moving To Work (MTW) Resident Advisory Board (RAB). The RAB consisted of resident representatives from MPHA public housing highrises, scattered site units and its family development as well as participants from MPHA's Section 8 Housing Choice Voucher program. RAB met on a regular basis working with Agency staff to consider proposals for the Draft MTW Plan.



*MPHA's Moving to Work
Resident Advisory Board*

The MTW RAB developed and distributed hundreds of surveys to residents and Section 8 participants and used the results of the 95 returned surveys to assist in developing its priorities.

MTW RAB adopted a set of Guiding Principles against which to evaluate proposed MTW Initiatives.

- Preserve MPHA's housing stock
- Set aside funding for Resident Self-Sufficiency
- Support Activities that leverage other funding
- One for one replacement of public housing units proposed for disposition
- Support revenue generating ideas
- Engage in collaborations that promote affordable housing and/or services for residents
- Advocate for activities that provide incentives for resident participation
- Focus on the most needy

In addition, MPHA and MTW RAB representatives participated in MTW Plan information gathering with highrise residents, family and scattered site residents, Section 8 participants and their respective councils and organizations as well as meetings with community constituencies. Information gathered from these meetings along with needs and issues identified by staff was utilized in developing the draft

agency plan. MPHA in partnership with the MTW RAB hosted additional meetings with these same groups and reviewed the Draft Agency Plan. The MPHA Board of Commissioners conducted a public hearing on June 25, 2008 as part of the MTW Plan Review process. In total, including the public hearing, there were 17 MTW Plan meetings involving over 500 participants.

In May 2008, MPHA published its quarterly newsletter ‘The Communicator’. This issue was distributed to over 6,000 public housing residents and over 7,000 Section 8 participants and owners. This issue focused on MPHA’s Moving To Work initiatives, including an invitation to attend the public hearing held on June 25th. The agency also published an Employee newsletter detailing MPHA’s Moving To Work initiatives.

The MTW Plan lists the comments by the MTW RAB, attendees at the public hearing, as well as comments from various resident organizations, key constituencies and individual residents and includes MPHA responses and changes to the Draft MTW Plan based upon the comments raised.



MPHA Moving to Work Plan Public Hearing on June 25, 2008

Comments & Responses

Proposed Initiatives

1. With the MTW focus on families for housing, homeownership and employment, how will that benefit me a single, 50+, low-income female on Section 8?

RESPONSE: In creating the new MTW Section 8 Homeownership initiative, MPHA will look for opportunities on how to include singles and disabled persons as part of the program. All participants will still need to qualify for a mortgage and this can pose challenges for single individuals especially if their only income is from a fixed income source.

2. Is MTW not Section 8? Will MPHA public housing and Section 8 all be the same now?

RESPONSE: MTW does not replace Public Housing or Section 8. It allows MPHA to make changes in both programs to meet the statutory objectives of MTW: increase efficiencies, create opportunities for self sufficiency and increase housing choices. For example in Section 8, MPHA is proposing a new Section 8 Homeownership program that will allow participants to use their Section 8 Housing Assistance Payments toward a mortgage and in Public Housing MPHA is proposing to allow elderly and disabled residents on a fixed income to recertify their income and assets to determine their rent every three years instead of annually as is now required.

3. Is there an overview manual that outlines MTW policies? Because this effort is new it would have been nice for MPHA/Section 8 participants to view the manual at this first open meeting.

RESPONSE: MPHA has an MTW Agreement with HUD that was made available to all resident organizations and the specific MTW Draft Plan was published on line at www.mphaonline.org and copies were provided to all resident organizations.

4. What about MHRC? Will they be serving Section 8 participants and families?

RESPONSE: MHRC is a jurisdictional resident council primarily working with public housing residents in highrises and Glendale. The MHRC partners with all MPHA resident councils (i.e. family and highrises) in implementing various resident initiatives and programs. MHRC has a long-standing history of partnership and contracts with MPHA and has given its support to MPHA's MTW plans. For example, MHRC worked with MPHA to coordinate the MTW Advance Meeting which included highrise residents, family and Section 8 HCV participants.

5. How can interested parties keep informed about this process?

RESPONSE: MPHA publishes the Communicator, a resident focused newsletter, and posts information about MTW on the MPHA website, www.mphaonline.org. MPHA staff regularly attends various resident organization meetings to talk about issues of importance to residents, including MTW. You can read these publications, attend resident meetings and ask to be part of the MTW Resident Advisory Board (RAB) which assists MPHA with development of its Annual MTW Plan.

Statement of Policies

6. Will a track exist for individuals toward homeownership or will this be limited/restricted to families only?

RESPONSE: MPHA is considering strategies for including individuals as participants in its homeownership programs. All participants will still need to qualify for a mortgage and this can pose challenges single individuals especially if their only income is from a fixed income source.

7. Regarding Part X Leasing, the proposed policy change requiring residents to give MPHA a 30-day advance notice of absence from their apartments, we recommend this policy specifically state that it is pertaining to absences of 30 days or more.

RESPONSE: MPHA will clarify that the notice pertains to absences of 30 consecutive days or more.

8. Part X Leasing: Proposed change does not stipulate the minimum absence time that must advise MPHA of absence. If under 30 days, I think the tenant's discretion should suffice. If I have to go help a family member, or go on a two week vacation, nobody needs to know where I'm going. It

should be at my discretion (and privacy/security) to come and go and be responsible for my unit. Neighbors can be informed of how to contact me if different from info on file in case of emergency. Things come up and don't always allow 30 days notice.

RESPONSE: MPHA will clarify that the notice pertains to absences of 30 consecutive days or more. MPHA may make exceptions for emergencies.

9. One month's notice prior to being gone for 30 days or more is very hard for people. Who do you give notice to? In writing or verbally? What is the maximum length of time you can be absent? Why can't you be gone longer than 90 days if you continue to pay your rent?

RESPONSE: Notice must be given to the Asset Operations Manager (property manager). MPHA recommends notice in writing as MPHA's Statement of Policies Section X 9. requires that the Manager must pre-approve in writing an absence from the unit for more than 30 days. MPHA's Statement of Policies Section X 9. states that MPHA will not authorize an absence for longer than 90 days. MPHA has a long waiting list of people needing affordable housing and federal law and regulation requires an MPHA unit to be the tenant's sole and principle unit.

10. Will a tenant be terminated if they are gone longer than 90 days? What if there is an emergency (i.e., hospital stay and rehab) and you cannot notify management of your absence 30 days prior and you are gone longer than 90 days?

RESPONSE: MPHA's Statement of Policies Section X 9. states that MPHA may terminate the lease of any family absent for longer than 30 days without a pre-approved written authorization. Also, MPHA will not authorize an absence for longer than 90 days and that MPHA may terminate a tenant's lease if the tenant is gone longer than 90 days. MPHA advises that tenants keep the Asset Operations Manager (property manager) apprised of the reason for the delayed return.

What if highrise resident wants to take a 6-month trip?

RESPONSE: MPHA's Statement of Policies Section X 9. states MPHA will not authorize an absence for longer than 90 days and that MPHA may terminate a tenant's lease if the tenant is gone longer than 90 days.

11. If recertifications are done every three years does that mean that my rent will triple every three years?

RESPONSE: Generally, Public Housing rents are calculated at 30% of the adjusted income. If a tenant is on a fixed income such as SS or SSI, the tenant will recertify the tenant's income every three years. During the three years, the tenant's rent will not increase. In the third year, MPHA will recalculate rent based on the current income. As such the rent increase will be 30% of the increase in the income.

12. If you are on a fixed income such as social security, but have a small savings account can you still qualify to get recertified every three years?

RESPONSE: Yes.

13. MPHA allows four people in a one bedroom unit. The State says only three are allowed in a one bedroom unit. Why does the MPHA policy differ?

RESPONSE: MPHA is unaware of a state law regarding occupancy levels. Currently, MPHA permits two persons in a one bedroom unit. However, MPHA may add two dependents to the lease in certain circumstances for a total of four in a one bedroom if a suitable family unit is available within a reasonable time.

14. If a tenant is over housed or under housed, how long does it take to find appropriate housing?

RESPONSE: A transfer to an appropriate sized unit may take time depending upon the bedroom size and the number of vacate units. Also, MPHA may permit a family that is under housed by one bedroom size, to remain in that unit if they would like to.

15. Do residents who request a transfer get preference over applicants?

RESPONSE: Depending upon the type of transfer such as an emergency or reasonable accommodation, a transfer may have a preference over an applicant. MPHA Statement of Policies Part IX identifies the types of transfers and their priority.

16. Why are residents required to put their birth date when signing in at a building?

RESPONSE: Visitors are required to provide the Date of Birth when entering the buildings as verification of who they are and to compare with the trespass list. Many visitors have the same name by using the DOB we are able to distinguish between visitors. Residents do not have to provide that information for the building in which they live, but should be required if they visit another building. See Part XVI Post Orders of the Statement of Policies.

17. The Statement of Policies already stated that the head-of-household must remain for three years. What is the proposed change to this?

RESPONSE: The proposed change was to allow adult lease additions for only a spouse or domestic partner, MPHA is retracting that change and will clarify the occupancy standards as follows:

MPHA will permit a maximum of two adults in a highrise unit.

Also after initial occupancy: a one bedroom unit may house a maximum of two adults and two minor dependents; or one adult and three minor dependents;

A studio highrise unit may house a maximum of two adults and one minor dependent or one adult and two minor dependents.

18. Can you add a relative (i.e., grandchild) to the lease in case of an emergency?

RESPONSE: To add a child or grandchild to your lease you must comply with the occupancy standards. Also, you must:

- be lease compliant for one year, and
- must have custody of the child for at least 75% of the time, and
- provide third party verification granting custody (a court order, legal document, or legal proof of adoption), and
- MPHA must determine that you are not circumventing the family wait list, and
- if necessary, a suitable family unit must be available in a reasonable time. Please see the SOP at Part VI, 3.

19. What caused PHA to change the policy regarding lease add-ons?

RESPONSE: MPHA has many concerns including the administration of the screening and verification of applicant for lease add-ons, the maintenance of the buildings, over crowding and the provision of a healthy and safe environment.

20. A major concern was expressed by residents at the Southeast/Southwest Area meeting regarding Part X of the Statement of Policies pertaining to lease add-ons. Many residents strongly objected to the proposed change that only spouses or registered domestic partners be allowed to be added to a lease. Currently, a resident may add any adult to his/her lease, within established MPHA and HUD leasing guidelines. Many residents feel that this new restriction would be a hardship to a resident who may need to add someone to his/her lease other than a spouse or domestic partner, for example an aging parent. Many residents also believe that this proposed new policy would have a disproportionate negative impact on residents who are immigrants or refugees who may need to allow an adult child, parent or other relative, who is newly arriving to Minnesota, to live with them, often times on a temporary basis.

We disagree with the argument that this proposed policy would prevent circumvention of the waiting list. Lease add-ons do not take vacant units and there is already a policy in place stating that someone added to the lease would have to vacate the apartment if the original tenant moved out prior to three years after the add-on. Residents further pointed out that lease add-ons bring more rental income to MPHA and that by so severely limiting who can be added to a lease, there will be a greater problem with residents not reporting additional household members. What is the reasoning for the changes to the lease add-in policy?

RESPONSE: Please see the response to #17 & #19.

21. Regarding the lease add-on policy, we have family members, refugees, who come from overseas and have no place to stay. If this policy is approved, it will discriminate and we will not be able to help our family members.

RESPONSE: Please see the response to #17 & 18.

22. What about adding a child to the lease?

RESPONSE: Please see the response to #17 & 18.

23. Can you add an adult (i.e., sister, brother) to the lease if you need assistance?

RESPONSE: Please see the response to #17.

24. What happens if you take an efficiency apartment, but want or need to transfer to a one bedroom unit, would I be able to get a transfer?

RESPONSE: According to the Statement of Policies Transfer Policy Part X: MPHA has eight different kinds of transfers. A tenant's request based solely on the tenant's preference is a management transfer. After residing in the efficiency for three consecutive years, a tenant may request a management transfer to a one bedroom. MPHA may transfer the tenant if the tenant is lease compliant and if occupancy is more than 98%.

25. What are the requirements to move from an efficiency to a one bedroom?

RESPONSE: See response to #24 above.

26. Is there a \$400 dollar transfer fee if you just want to move upstairs in your building?

RESPONSE: MPHA Statement of Policies Part IX allows for Transfer Fees. These fees, if applicable are determined by the type of transfer and the number of years a person has lived in the unit. If a tenant has been a tenant for less than five years, a tenant must pay a \$400 transfer fee before the tenant transfers. The transfer fee is charged for a medical transfer for non-disabled persons, senior designated transfer and a management or preference transfer. The fee helps to pay the cost of making the unit from which the tenant transfers ready to re-rent.

27. If you have been a tenant for a year and then transfer and get married and add that person to the lease, does the year you have lived in public housing prior to getting married count towards the three years the head of household must be living in the unit?

RESPONSE: No. According to the Statement of Policies, the three years starts from the time of the lease addition.

28. Does the rent amount change if you have an efficiency or a one bedroom?

RESPONSE: According to MPHA's policy, generally no, but there are situations where that would be true. In cases where there is a transfer from an efficiency (studio) to a 1-bedroom, a resident paying flat rate rent may pay more because the flat rate rent for a studio apartment is \$416; while the flat rate rent for a 1 bedroom is \$535; and residents who live in studio apartments at 1710 Plymouth pay 20% of their income for rent, if they move to a one bedroom the rent goes to 30% of income.

29. Can a person from highrise transfer to a scattered site home?

RESPONSE: Yes, if they are under housed and have dependents, they are lease compliant and a vacancy occurs.

30. Part II – Requirement for Admission/Applications: should state “including, but not limited to “add people with disabilities.

RESPONSE: This change permits only persons who are eligible for a specific program to apply for housing in that program.

31. Regarding Part XVII which states that all applicants for and tenants in a smoke-free building shall be non-smokers and that a non-smoker is defined as a person who has not smoked for three years. We understand that MPHA plans to have a resident self-certify that he/she is smoke free, but what if a person starts smoking after he or she moves in will MPHA evict them, even if they leave the premises to smoke?

RESPONSE: If appropriate, MPHA will terminate the lease and file an eviction action in court.

32. How are the smoking rules enforced in the highrises?

RESPONSE: MPHA may enforce the lease and if appropriate, terminate the lease.

What if you see residents violating the rules?

RESPONSE: If MPHA sees a resident violating the rules, MPHA will take appropriate action and follow up with the resident. If a resident sees

another resident violating a rule, the tenant may report the incident to the AOM (property manager) and the AOM will follow up as appropriate. MPHA staff would follow up with the resident.

33. Some grandparents take care of or have their grandchildren visit over the summer. Resident doesn't want to add the grandchildren to the lease, but just have them visit for the summer. Is this possible?

RESPONSE: MPHA's lease addresses this matter. Section 7 Guest Policy' states "Before a Tennant Family may house a day or night guest for seven consecutive days, Tenant shall provide to Property Management staff in writing the guests name, address, dates of stay and a picture identification for MPHA to make a copy of. A tenant may house guests in the unit a total of 30 days per calendar year." The lease does allow in Section 7 C. "Upon showing of special circumstances or need, Management in its discretion may extend any time period or make an exception to this Section. MPHA shall pre-approve in writing any extension or exception..."

34. Define registered domestic partner? How does one register?

How can anyone have a "registered domestic partner" when the State doesn't recognize it? I think that housing is getting too nose about some of their new rules.

RESPONSE: Partners can register with the City of Minneapolis the cost is \$20.00 and the following criteria must be met:

The City of Minneapolis defines Domestic Partners as two (2) adults who:
(1) Are not related by blood closer than permitted under marriage laws of the state;

(2) Are not married or related by marriage;

(3) Are competent to enter into a contract;

(4) Have no other domestic partner with whom the household is shared, or with whom the adult person has another domestic partner;

(5) Are jointly responsible to each other for the necessities of life;

(6) Are committed to one another to the same extent as married persons are to each other, except for the traditional marital status and solemnities. (91-

Or-

015, § 1, 1-25-91

35. Does each building have a different parking policy?

RESPONSE: MPHA has an overall parking policy, but buildings may have different rules depending on the number and demand for spots.

36. Regarding the Death of a Resident Vacate Policy: If your contact person is out of state what is a reasonable time frame to clean out the unit?

RESPONSE: A reasonable time may vary depending upon the circumstances.

37. What happens if a tenant dies and has no one; what happens to their property?

RESPONSE: Under state law MPHA holds items of value for 60 days. At the end of 60 days, MPHA may donate items of value to a non-profit organization.

38. Can you file for a Reasonable Accommodation prior to moving into a unit?

RESPONSE: Yes.

39. Resident had a friend who waited two full years to get an extra grab bar in her unit. MPHA was going to refuse to provide it even with a doctor's request.

RESPONSE: MPHA installs grab bars through the regular work order process. Residents who feel there is an undue delay should contact their Asset Operations Manager (property manager)

40. I believe a Reasonable Accommodation is having a roof over my head.

RESPONSE: Thank you for the comment.

41. Where is there a record of the MPHA policies for residents to view?

RESPONSE: MPHA Lease Section 10.J. states that MPHA shall "Post a notice in the Management Office that Management's Statement of Policies, Grievance Procedure, Post Orders, and Building House/Community Rules are available to Tenant upon request from the Property Manager. MPHA

Statement of Policies are also available on the MPHA website www.mphaonline.org and at its administrative offices at 1001 Washington Avenue North, Minneapolis, MN 55401.

Section 8 Administrative Plan

42. How long does the Section 8 Program last if you have a voucher?

RESPONSE: First, the Section 8 Program will last as long as the Federal Government continues funding it. Further, individuals or families may retain their voucher rental subsidy for as long as they are determined to be income eligible and in compliance with the program's Family Obligations.

43. If a family becomes under housed in public housing can they be given a Section 8 voucher?

RESPONSE: Maybe. Our Section 8 Housing Choice Voucher Administrative Plan provides that: "MPHA's Executive Director or Deputy Executive Director may approve a transfer of Public Housing Residents to the Section 8 HCV Program under extraordinary circumstance..." This is considered to be a Special Admission.

44. How will MTW affect the way that Section 8 is managed?

RESPONSE: MTW will not radically change the way the Section 8 HCV Program is managed. We will continue to track our voucher lease ups to assure we do not exceed our adjusted voucher baseline of 4444. And yes, we will administer several new program initiatives including the addition of 112 MHOP units, some set-aside vouchers for homeowners facing foreclosure, new vouchers for homeless veterans, and a Mobility Voucher Program - all of which include development of new procedures, new partnerships, added staff and changes in owner recruitment activities but the Section 8 HCV Program is accustomed to change and adapts appropriately.

45. What is the difference between the policy when the head-of-household relinquishes a voucher and a situation where there is a divorce or family break-up?

RESPONSE: The Head of Household is held responsible for the actions of their family and acts on behalf of their family. When the Head of Household "relinquishes" a voucher he or she has communicated to the

Public Housing Authority that their family is no longer in need of the rental subsidy; it is a voluntary act.

In the situation of a divorce or other family break up, the Head of Household essentially gives up the right to speak on behalf of the entire family and turns those rights over to another entity which in this situation is the Public Housing Authority and which may include the court system. Our Section 8 HCV Administrative Plan addresses “Family Breakup” in Section 3-I.C. which reads in part: “The PHA has discretion to determine which members of an assisted family continue to receive assistance if the family breaks up. However, if a court determines the disposition of property between members of the assisted family in a divorce or separation decree, the PHA is bound by the court’s determination of which family members continue to receive assistance.”

46. Are the MHOP project based and homeownership vouchers part of the 4,444 vouchers?

RESPONSE: The 112 MHOP project based and 10 new Homeownership vouchers are not included in the 4444 vouchers.

47. I assume a person will get a preference if they apply for a mobility voucher. How will MPHA notify people about the mobility vouchers? How long will they have to live there before they can move again?

RESPONSE: MPHA’s proposed Mobility Voucher program envisions a priority for persons living in a poverty concentrated area who are willing to utilize their voucher in a non-concentrated area. MPHA will communicate this opportunity for persons on its Section 8/HCV waiting list. This program is still in the process of being developed. Prior to implementation and approval from its Board, MPHA will have an opportunity for public comment on the specifics of the program.

48. Can “family” mean an individual?

RESPONSE: Yes.

Capital Fund

49. Scattered sites have highest energy costs due to no insulation, etc. Will this be a part of the energy savings program?

RESPONSE: Yes, the Energy Saving Contracting Opportunities (ESCO) program scope includes insulation, new thermo pane windows, new energy efficient furnaces and water heaters at many of MPHA's scattered sites as identified by our most recent comprehensive physical needs assessment. In addition, new Energy Star refrigerators will replace old inefficient ones at most of the scattered sites.

50. 828 Spring has elevator problems every week-end. Can this be resolved?

RESPONSE: Please see the response to #51 below.

51. When can we expect to see a list of highrise elevator work to be done? 630 Cedar must be on the list.

RESPONSE: Answer to both questions: MPHA conducted its most comprehensive physical needs assessment in 2006. It identified in excess of \$225 million in unmet needs. This assessment identified elevator upgrades as a high priority need and we are currently planning improvements at a number of these, plus developing specifications for additional elevators. 630 Cedar and 828 Spring are in the list of high priority elevator improvements to address. A detailed schedule will be produced once we have definition on a scope.

52. The new windows at 2728 Franklin are leaking air. This is cold and wastes energy in the winter.

RESPONSE: Through the ESCO, we're looking at infiltration problems through our high rise inventory and these will be addressed when the work is implemented.

53. Is it MPHA's policy not to replace refrigerators until they completely die? What if they are not working correctly?

RESPONSE: MPHA repairs or replaces refrigerators if they are not functioning properly.

54. If a building is allocated funds for a year, can these funds be allocated to another building if it has needs?

RESPONSE: This happens sometimes when a new need arises that is a higher priority or an existing need that is higher priority increases; then we may take funds from a project that hasn't started and reassign it to the higher priority need. The building whose funds were diverted gets delayed, but normally gets addressed within the 5-Year Action Plan.

Other

55. How will MTW help the programs we have now, i.e., self-help?

RESPONSE: MTW allows MPHA develop priorities and allocate its resources to meet those priorities. In addition, the flexibility under MTW allows MPHA to waive some regulations and take actions that could assist residents and improve current programs.

MPHA has a number of resident initiatives which includes social services and employment opportunities such as the self help program and the VISTA program. MTW will permit the MPHA to have the flexibility to allocate funds to continue these types of programs.

56. Explain what a self sufficiency program is and how a person can participate.

RESPONSE: MPHA is planning to implement a new public housing Family Self-Sufficiency (FSS) program targeted for families who are seeking to become home owners and those working with the ESCO program. The program promotes economic self-sufficiency among participating families and is projected to be limited to up to 50 families in each component for a total of 100 resident participants. Limiting the number of participants is intended to allow a transitional implementation of this new effort and permit a manageable workload. Specific goals and objectives will be developed to address stabilizing the family and assisting them in maximizing their potential for long-term change and self-sufficiency. Examples of some of the activities being proposed include: utilizing the community's social services system as well as the families own support system. Persons participating in one of the referenced programs (Home Ownership and/or working in conjunction with the ESCO program) will be given an opportunity to participate.

57. More security is needed at 1815 Central. People open the side door and let people in who are not tenants and they wander the building.

RESPONSE: See Security Related comments below

58. 800 – 5th only has Project Lookout for security. Will we be able to have a security guard?

RESPONSE: MPHA addresses security needs in a variety of ways. MPHA has a contract with the Minneapolis Police Department that provides 8 officers assigned specifically to MPHA. We have a security guard program that provides services at specific sites as determined by MPHA. MPHA has established a computerized digital security camera system that monitors MPHA properties from numerous perspectives including, entrances, parking lots, elevators and other key activity areas. MPHA works with MHRC to implement and operate its Project Lookout program where residents take an active role in promoting security at their buildings. MPHA also has a security contingency fund that allows it to target additional police, security guards or take other action for situations that require additional measures. MPHA allocates its security resources based upon hard data regarding criminal, drug or other activities in and around MPHA properties that may pose a threat to the safety of residents. MPHA has established both internal and external Security Advisory Committees where residents, staff, police and contracted guard representatives meet on a regular basis and discuss security issues. While MPHA acknowledges it does not have the resources to provide the level of security that it would like, MPHA believes that the measures it takes in consultation with residents, its police team and contracted security greatly enhances the overall security at MPHA.

59. I think it's great that you have presented us with this information and I would like to see it continue with more open participation from Section 8 individuals and families.

RESPONSE: Thank you. MPHA works to engage residents and Section 8 participants in its planning processes. If you are interested in participating on the MTW Resident Advisory Board or taking part in other related activities, please call Mary Abrahamson at (612) 342-1401.

60. Where other space is not available assign apartments in the highrises for exercise rooms; one for male and one for female due to culturally sensitive issues that do not allow males and females to exercise together.

RESPONSE: With the high demand for housing, MPHA will not deprogram apartments for exercise rooms.

61. I am very grateful for the opportunity for resident comments and the Resident Advisory Board and that they are included in the proposed Capital Fund application and Agency Plan. I feel that communication and the willingness to work with us when possible is an important component to the plan.

RESPONSE: Thank you for your comments.

62. I am very grateful and agreeable for what you all have done thus far and believe that communication is #1 in my book, no matter what the situation. From the top to the bottom. When I listened to Bob Boyd and Emilio Bettaglio's presentation, I kept thinking about communication from the start and what they presented to us. Thank you. My thanks to everyone who worked on the Plan now and in the future.

RESPONSE: Thank you for your comments.

63. Does MPHA have policy documents in different languages? How can a tenant get translation to understand the policies?

RESPONSE: MPHA's Limited English Policy (LEP) states that when 10% of MPHA public housing tenants or Section 8 participants are LEP and speak a specific language, MPHA will translate the public housing lease and selected mass mailings and documents of vital importance in that language. Currently, over 10% of public housing speak Somali. MPHA translated the lease into Somali. Tenants may also use an online translator or contact their property manager for assistance.

64. What does pay rent timely mean? How late can you be and still be timely?

RESPONSE: Rent is due the first of the month. If a tenant is late about two weeks in paying rent, MPHA mails a lease termination notice to a tenant. If the tenant does not pay all rent due by the first week of the next month, MPHA files an eviction action in court. MPHA encourages tenants to pay their rent by the first of each month and at the latest prior to the filing of eviction action.

65. What does bench warrant mean?

RESPONSE: A court issues a bench warrant for the attachment or arrest of a person in case of contempt of court, a criminal indictment or the failure to appear as a witness.

66. MHRC recommends that MPHA increase funding for the Self Help Program by \$10,000. This highly successful program is mutually beneficial to residents and MPHA. With the continued strain on public housing operating funds, the program helps supplement the MPHA's already lean work force and helps to ensure that highrise buildings and grounds remain well-maintained. Residents derive not only economic benefit from Self Help, but also a great sense of community pride through their involvement in the Self Help program. Additional funding for Self Help is especially important now in light of MPHA's recent cut-backs caretaker/maintenance areas. Also, given the increasing economic burden residents currently face in paying for basics such as groceries and medicine; many residents are highly motivated to participate in the program. The MHRC will gladly help publicize the Self Help program and help recruit participants where MPHA staff has been unable to do so.

RESPONSE: MPHA concurs with the benefits noted in comments 1 thru 5 related to Self Help program, Diversity Initiatives, Security, the VISTA program and Resident Participation funding. MPHA received a letter from the MHRC which also supported funding of these areas. MPHA will be forwarding these comments and MHRC's recommended funding areas to the MPHA Budget committee. The Budget Committee will review these requests along with other needs identified.

67. MHRC requests that MPHA allocate \$75,000 in Management Improvement funds for continuation and expansion of the joint MHRC/MPHA Diversity Initiative Program. This program has benefited residents and MPHA by improving the experience of residents moving into and living in public housing. Increasing requests from residents and MPHA staff for assistance with diversity-related issues necessitate that more resources be devoted to this work. Some of the continued activities would include: continued expansion of the Resident Orientation Program where residents (English-speaking and bilingual Somali) are trained to provide information about apartment care, MPHA policies and procedures, onsite services, etc. to new residents; special bilingual on-site presentations on topics of interest to MPHA and residents; translation services for meetings between managers

and residents on lease enforcement matters; on-site training and on-going support of Somali-speaking resident council officers; cultural sensitivity awareness training for MPHA staff from a resident perspective; community dialogs which allow residents to discuss a variety of concerns, including race and racism, in a safe and directed setting; and important multicultural events designed to improve harmony in the highrises by increasing resident knowledge and appreciation of each other's cultural backgrounds.

RESPONSE: See response under comment #66.

68. We recommend that an optimal level of funding be requested for MPHA security programs. With resident and MPHA working in unison we will continue to keep public housing safe for all who live and work in the highrise communities.

RESPONSE: See response under comment #66.

69. We also recommend continued funding for the VISTA Program. The VISTA program offers both a good learning opportunity for highrise residents and an outlet for their skills to assist with many resident projects and initiatives.

RESPONSE: See response under comment #66.

70. We strongly support continuing the Resident Participation funding as it has operated since inception of the program (\$25 per unit adjusted by subsidy proration)

RESPONSE: See response under comment #66.

71. MHRC has and continues to appreciate your recognition and support of our concerns and your continued partnership with residents in keeping MPHA housing among the best in the county.

RESPONSE: Thank you. We appreciate your comments.

MPHA Violence Against Women (VAWA) Policy

72. Does the VAWA Policy apply to two tenants fighting?

RESPONSE: VAWA may apply if one of the tenants is a victim of domestic violence, dating violence or stalking. If the fight involves domestic violence, dating violence or stalking, VAWA may apply.

73. The treatment of women is different in some cultures. Does VAWA apply?

RESPONSE: VAWA is a federal law, applies to all cultures and is intended to protect victims of domestic violence, dating violence or stalking.

74. What pre-lease signing education does/can MPHA do to inform non-English speaking people when there has been a cultural tolerance for violence against a spouse?

RESPONSE: MPHA informs tenants that criminal activity on or off the premises may result in a lease violation with or without an arrest. MPHA will tell tenants during lease orientation that criminal activity includes dating violence, domestic violence and stalking.

75. Resident praised MPHA for allowing so many opportunities for participation including the Tenant Advisory Committee and Moving To Work Resident Advisory Board.

RESPONSE: Thank you for the comment.

76. MHRC would like to acknowledge and thank Cora McCorvey and her staff for their genuine commitment to resident participation in this process and their responsiveness to resident comments, concerns and recommendations.

RESPONSE: Thank you for the comment.

2.0 Mission Statement:

77. Please correct the citations in paragraph 1 to read:
“codified at 42 U.S.C. § 1437d (l) and (u), § 1437f (c), (d) and (o), and § 13925 *et al.*”

RESPONSE: MPHA will make the change.

3.2 Dating Violence:

78. Please correct the citation at the conclusion of the paragraph to read:
42 U.S.C. § 1437d(u)(3)(B); 42 U.S.C. § 13925(a)(8).

RESPONSE: MPHA will make the change

3.3 Domestic Violence:

79. Please correct the citation at the conclusion of this paragraph to read:
42 U.S.C. § 1437d(u)(3)(A); 42 U.S.C. § 13925(a)(6).

RESPONSE: MPHA will make the change

80. The MPHA stated on June 16, 2008 that it intended to include a definition of Domestic Abuse that contains the Minnesota Statute definition. The definition should include both the federal and state definitions. We suggest that the two be subparagraphs (1) and (b).

RESPONSE: MPHA added a definition of domestic abuse under Minnesota law in section 3.3 and of family or household member under Minnesota law in section 3.5.

81. Please correct the citation at the conclusion of the Minnesota Statute definition presented at the June 16, 2008 meeting to read: Minn Stat. § 518B.01.

RESPONSE: MPHA will make the change.

3.4 Homeless, Homeless Individual, and Homeless Person:

82. Please correct subparagraph (f):
Delete "...nighttime resident..."
Replace it with "...nighttime residence..."

RESPONSE: MPHA will make the change

83. Please correct the citation at the conclusion of this paragraph to read:
42 USC § 14043e-2(6).

RESPONSE: MPHA will make the change

3.5 Involuntary Displacement

84. The MPHA presented a definition of Family or Household Member at the June 16, 2008 meeting that was numbered 3.5. This proposed definition is misnumbered unless the MPHA intends to drop Involuntary Displacement from the definitions. We support keeping the definition of Involuntary Displacement and revising it to read:
“...when a victim or immediate family member...”.

RESPONSE: MPHA will make a final check on the numbering and respectfully declines to revise this definition.

3.6 Immediate Family Member:

85. Please correct this paragraph to conform to the statutory language:
Delete “...victim...” and replace it with the word “...person...”
Correct “...parenti;... to “...parentis;...”.

RESPONSE: MPHA will make the change from parenti to parentis and respectfully declines to make the other requested change.

86. Please revise this paragraph so that is clear to the reader that immediate family members in the household who are the victims of domestic violence, dating violence or stalking are also protected by VAWA just as like applicants, residents and participants in MPHA programs. It must be clear that the protections of VAWA are available to these household members just as they are to the head of the household or signer of the lease or they will not know to ask for their statutory rights.

RESPONSE: MPHA respectfully declines to make this change. The Policy defines victim and this request is redundant.

87. At the June 16, 2008 meeting the MPHA presented a definition of Family Member not in the proposed policy posted on the MPHA’s website earlier. Please correct the citation at the end of the proposed definition to read: Minn Stat. § 518B.01.

RESPONSE: MPHA will make the change.

3.9 Stalking:

88. Please revise to conform to statutory language so the text is:
“(a) to follow, pursue or repeatedly commit acts with the intent to kill injure harass or intimidate; or (b) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and (c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of death of, or serious bodily injury to; or (d) to cause substantial emotional harm to that person or a member of the immediate family of that person or the spouse or intimate partner of that person.”

RESPONSE: MPHA respectfully declines to make the change.

4.1 Failure to Provide Certification:

89. Please correct the first citation in the string at the conclusion of the paragraph to read:
42 U.S.C. § 1437d(l)(5)&(6);

Please correct the second citation in the string at the conclusion of the paragraph to read:
42 U.S.C. §1437d(c)(3);

Please correct by adding after the final sentence in the paragraph this missing statutory authority:
42 U.S.C. § 1437d(u)(1)(1)(A)&(B).

RESPONSE: MPHA will make the first two changes and at the end will add
Also please see
42 U.S.C. § 1437d(u)(1).

4.2 Certification:

90. Please revise this section to conform to statutory language by revising this paragraph to:
Delete “A person who is claiming victim status shall provide to the MPHA...”
Correct with the statutory language “An individual may satisfy the certification requirement in section 4.1 by providing the MPHA with...”

RESPONSE: MPHA respectfully declines to make this change.

91. Please add the statutory authority after final sentence in the paragraph:
42 U.S.C. § 1437d(u)(1)(C).

RESPONSE: MPHA will add 42 U.S.C. § 1437d(u)(1).

4.3 Confidentiality:

92. Please correct the citation in part (b)(i) to read:
42 U.S.C. § 1437d(l)(5)&(6).

RESPONSE: MPHA will make this change.

5.4:

93. Please correct the citation to include the Section 8 statutory authority as well:
42 USC § 1437f(c)(9)(C)(ii).

RESPONSE: MPHA will make this change.

5.5:

94. Please correct to include the statutory citation by adding at the conclusion of the paragraph:
42 U.S.C. § 1437d(l)(6)(C); 42 U.S.C. § 1437f(c)(9)(C)(iii).

RESPONSE: MPHA will make this change.

5.6:

95. Please correct to include the statutory citation by adding at the conclusion of the paragraph:
42 U.S.C. § 1437d(l)(6)(D); 42 U.S.C. § 1437f(c)(9)(C)(iv).

RESPONSE: MPHA will make this change.

5.7:

96. This paragraph as written goes beyond the authority granted to the MPHA by Congress in the VAWA statute. To conform to statutory language, this paragraph must be revised to read:

Nothing in Sections 5.1, 5.2, and 5.3 limits MPHA, an owner or manager's authority to evict or terminate from assistance, any tenant if the MPHA, owner or manager can demonstrate an actual or imminent threat to other tenants or those employed at or providing service to the property if that tenant is not evicted or terminated from assistance. 42 USC § 1437d(l)(6)(E); 42 USC § 1437f(c)(9)(C)(v).

RESPONSE: MPHA respectfully declines to revise the text but will add: See 42 USC § 1437d(l)(6)(E); 42 USC § 1437f(c)(9)(C)(v).

5.8:

97. This paragraph misstates the MPHA's statutory authority under VAWA. To conform to VAWA's language, this paragraph of the VAWA policy be revised to read:

“Nothing in Sections 5.1, 5.2 or 5.3 limits MPHA, an owner or manager's authority to terminate assistance to individuals who engage in criminal acts of physical violence against family members or others. 42 U.S.C. § 1437f(o)(20)(D)(i).

RESPONSE: MPHA respectfully declines to change the text but will add: See 42 U.S.C. § 1437f(o)(20)(D)(i).

5.9:

98. Please correct to include the statutory citation by adding at the conclusion of the paragraph:
42 USC § 1437f(r).

RESPONSE: MPHA will add 42 USC § 1437f(r)(5).

6.0 Health, Safety and the Right to Peaceful Enjoyment of the Premises

99. This paragraph imposes obligations on the people protected by the VAWA provisions that are not required by the law. VAWA specifically states that the MPHA is not required to demand that an individual produce official documentation or physical proof that he or she is a victim in order to receive the benefits of VAWA. 42 U.S.C. §1437d (u)(1)(D). VAWA does not require that the victim take any action against her abuser including obtaining court orders. The MPHA leases describe a tenant's obligations. The second and

third sentences of this paragraph propose additional tenant obligations for victims of domestic violence, only because they are victims of abuse, which are more demanding standards than those applied to other tenants. This paragraph seeks to impose unnecessary and punitive burdens upon victims unless the second and third sentences are deleted. This paragraph must be revised by: Delete the second and third sentences in this paragraph from “The victim shall” through “. . . reasonable measures.”

RESPONSE: In compliance with 42 U.S.C. §1437d (u)(1)(D), MPHA does not require official documentation or physical proof of victim status aside from completing the certification process. Also, MPHA is not holding a victim to a more demanding standard than another tenant. Like all tenants, a victim must comply with the lease and act in a manner which will not disturb the peaceful enjoyment of the premises. As such, MPHA respectfully declines to make the requested changes.

7.0 Notice to Applicants, Participants, Tenants and Section 8 Managers and Owners:

100. Please correct to include the citation at the conclusion of this paragraph:
42 USC § 1437d(u)(2).

RESPONSE: MPHA will add 42 USC § 1437d(u)(2)(B).

9.0 Reporting Requirements

101. Policies serving needs of domestic violence victims and services to meet the goals outlined in this paragraph should be developed immediately. The MPHA should join with domestic violence service providers, community members, residents and participants now to develop these policies, activities, services and programs together. Our staff with experience in the area of domestic abuse, the Battered Women’s Legal Advocacy Project, and domestic services providers in our community can assist the MPHA with this. We urge the MPHA to bring these resources together to identify resources and share information so MPHA staff, residents and participants have the information and services needed to develop and maintain safe communities.

RESPONSE: MPHA will contact Legal Aid to set up a meeting.

11.0 Amendment

102. The rights provided by VAWA are essential to the safety of families seeking and living in MPHA housing programs. Changes in the MPHA’s VAWA policy should not be made without the following: (1) notice of proposed changes to the community advocates and MPHA service providers given notice of the MPHA’s MTW Annual Plan; (2) 30 days for input and comments from those stakeholders and the community; and (3) public hearing before the MPHA Board of Commissioners before adoption of the proposed changes.

RESPONSE: MPHA respectfully declines to change this section and believes that it complies with federal law and regulation. MPHA also notes that the public may comment upon any MPHA policy during this annual review process.

Revisions to the MPHA Statement of Policies Necessary to Implement VAWA Protections:

Part I, Definitions:

103. Add definition of “Dating Violence” from the MPHA Violence Against Women (VAWA) Policy. This change will clarify MPHA policies and legal protections for victims of abuse. Although the VAWA Policy is incorporated by reference into the Statement of Policies by Paragraph 2.0 of the VAWA Policy, many applicants, residents and community members will first look to the Statement of Policies for answers to questions about MPHA Public Housing.

RESPONSE: MPHA respectfully declines to make this requested change. Multiple locations for the same definitions make it more difficult to amend. In addition terms under VAWA may be specific to VAWA. Also, VAWA is a separate policy and is listed in the SOP Table of Contents as Appendix J.

104. Replace “19. Domestic Violence” with the text of the definition of “Domestic Violence” or “Domestic Abuse” that is settled upon for the MPHA VAWA Policy. Conflicting definitions are unnecessarily confusing to applicants, residents and community members. This change will clarify MPHA policies and legal protections for victims of abuse. Although the VAWA Policy is incorporated by reference into the Statement of Policies by Paragraph 2.0 of the VAWA Policy, many applicants, residents and community members will

look to the Statement of Policies for answers to questions about MPHA Public Housing

RESPONSE: MPHA will change the SOP definition of “Domestic Violence” to the definition of “Domestic Violence” under VAWA and will replace with the following:

DOMESTIC VIOLENCE: Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws of Minnesota, or committed by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of Minnesota. 42 U.S.C. § 1437d(u)(3)(B). See Minn. Stat. §518B.01

105. Add definition of “Immediate Family Member” settled upon for the MPHA VAWA Policy. This change will clarify MPHA policies and legal protections for victims of abuse. Although the VAWA Policy is incorporated by reference into the Statement of Policies by Paragraph 2.0 of the VAWA Policy, many applicants, residents and community members will look to the Statement of Policies for answers to questions about MPHA Public Housing.

RESPONSE: MPHA respectfully declines to make this requested change. Multiple locations for the same definitions make it more difficult to amend. In addition terms under VAWA may be specific to VAWA. Also, VAWA is a separate policy and is listed in the SOP Table of Contents as Appendix J.

106. Revise the definition of “Involuntary Displacement, D.” As it is written this section violates VAWA, 42 U.S.C. § 1437d(l)(6)(D); 42 U.S.C. § 1437f(c)(9)(C)(iv), by illegally holding a victim of domestic violence to a higher standard than others. The certification requirement in this section should be no more than the certification required by VAWA.

RESPONSE: MPHA will revise definition 50. INVOLUNTRAY DISPLACEMENT D. to state the following:

VAWA: Because of domestic violence, dating domestic violence or stalking against the victim/applicant under MPHA’s VAWA Policy

which is attached to the SOP as Appendix J. The victim must timely complete the certification process under the VAWA Policy.

107. Add definition of “Stalking” from the MPHA VAWA Policy. This change will clarify MPHA policies and legal protections for victims of abuse. Although the VAWA Policy is incorporated by reference into the Statement of Policies by Paragraph 2.0 of the VAWA Policy, many applicants, residents and community members will look to the Statement of Policies for answers to questions about MPHA Public Housing.

RESPONSE: MPHA respectfully declines to make this requested change. Multiple locations for the same definitions make it more difficult to amend. In addition terms under VAWA maybe specific to VAWA. Also, VAWA is a separate policy and is listed in the SOP Appendix.

108. Add the following definition: “#. Violence Against Women Act (VAWA): federal statute enacted January 5, 2006 in which Title VI amends federal housing statutes to protect victims of dating violence, domestic violence and stalking from admission denials and lease terminations as a result of incidents of domestic violence. The MPHA has adopted a VAWA policy for its implementation of the VAWA provisions that can be found at Appendix J of the MPHA Statement of Policies.”

RESPONSE: MPHA will add the following definition:

VIOLENCE AGAINST WOMEN ACT (VAWA): A federal law enacted on January 5, 2006 which amended federal housing statutes to protect victims of dating violence, domestic violence and stalking. Under the law, an incident or incidents of actual or threatened domestic violence, dating violence, or stalking is not a serious or repeated violation of the lease by the victim and is not good cause for denying to a victim admission to a program, terminating Section 8 assistance or occupancy rights, or evicting a tenant. The MPHA’s VAWA Policy is attached as Appendix J to this Statement of Policies.

Part II. 3. B.1) Tenant Selection Criteria:

109. Revise 1) to include VAWA exception: “...utilities, except the applicants for whom this negative information is the consequence of dating violence, domestic violence or talking against the applicant or her immediate family members;”

RESPONSE: MPHA has added a VAWA definition to the SOP and attached the VAWA Policy to the SOP as Appendix J. Also, MPHA will offer persons who are denied admission, the opportunity to certify incidents under VAWA. Only persons who timely and fully complete the certification process are protected under VAWA. As such, MPHA respectfully declines to make the requested change.

Pt. II. 3. B. 2) Tenant Selection Criteria:

110. Revise 2) to include VAWA exception: "...neighbors, except the applicants for whom this negative information is the consequence of dating violence, domestic violence or talking against the applicant or her immediate family members;"

RESPONSE: MPHA has added a VAWA definition to the SOP and attached the VAWA Policy to the SOP as Appendix J. Also, MPHA will offer persons who are denied admission, the opportunity to certify incidents under VAWA. Only persons who timely and fully complete the certification process are protected under VAWA. As such, MPHA respectfully declines to make the requested change.

Pt. II. 3. B. 3) Tenant Selection Criteria:

111. Revise 3) to include VAWA exception: "...subcontractors, except the applicants for whom this negative information is the consequence of dating violence, domestic violence or talking against the applicant or her immediate family members;"

RESPONSE: MPHA has added a VAWA definition to the SOP and attached the VAWA Policy to the SOP as Appendix J. Also, MPHA will offer persons who are denied admission, the opportunity to certify incidents under VAWA. Only persons who timely and fully complete the certification process are protected under VAWA. As such, MPHA respectfully declines to make the requested change.

Pt. II 3. B. 7) Tenant Selection Criteria:

112. Revise 7) to include VAWA exception: "...circumstances) except the applicants for whom this negative information is the consequence of dating violence, domestic violence or talking against the applicant or her immediate family members;"

RESPONSE: MPHA has added a VAWA definition to the SOP and attached the VAWA Policy to the SOP as Appendix J. Also, MPHA will offer persons who are denied admission, the opportunity to certify incidents under VAWA. Only persons who timely and fully complete the certification process are protected under VAWA. As such, MPHA respectfully declines to make the requested change.

Pt. IV. B. Preferences:

113. MPHA's VAWA Policy at Paragraph 8.0 states that "victims under VAWA will receive a preference in MPHA's public housing . . .". However, there is no preference listing in this Paragraph of the Statement of Policies regarding this promised preference. This Paragraph should be revised to add: "5. The applicant head of household or an immediate family member, who is a member of the household, is a victim under the MPHA's VAWA Policy Paragraph 8.0" Applicants and community members will not seek out a separate document to find other preferences that do not appear in this section of the Statement of Policies.

RESPONSE: Certification under VAWA is listed as a preference under PART IV.B.3. as an involuntary displacement.

Revisions to the MPHA Section 8 HCV Administrative Plan Necessary to Implement VAWA Protections:

3-I.C. Family Break-up:

114. A proposed revision presented on June 16, 2008 states that the voluntary relinquishment of a voucher by the head of household will result in the termination of assistance for the entire family. This revision should be amended to include a VAWA exception so that families in which the head of household is the abuser are not further harmed by the abuser's relinquishment of the voucher leading to the family's loss of affordable housing.

RESPONSE: A member of the original household may have rights to the voucher if the alleged perpetrator who is the head of household voluntarily relinquishes the voucher. In addition, a member of the household may apply for VAWA status. As such, MPHA does not believe a change is necessary.

Attachment IV-B

Moving To Work Senior Designation Plan

May - 2008

- (Original plan approved November 8, 1994)
- (Plan extension approved March 27, 2000)
- (2nd plan extension approved April 5, 2002)
- (3rd plan extension approved June 4, 2004)
- (4th plan extension approved September 12, 2006)

The Minneapolis Public Housing Authority (MPHA) received approval for the agency's original Elderly-Only Allocation Plan from HUD on November 8, 1994 and received approval extensions as required with the most recent two-year extension granted September, 2006. Since its initial plan was approved, MPHA has officially designated 10 of the 13 buildings in the original Elderly-Only Designation Plan. Two additional buildings were approved on March 27, 2000. MPHA proceeded deliberately with the implementation of the designation plan to assure its success. In doing so, we have ensured that the populations in each building gradually evolved into being primarily elderly and near-elderly residents, while at the same time, not involuntarily displacing any non-elderly residents in the process. We have officially designated 1,859 of our 4,958-highrise units. The following is a list of buildings approved for designation; the buildings which have been designated are in bold followed by the date of designation and unit count.

MN002035	1815 Central Ave NE	February 8, 1995	332
MN002017	2728 E Franklin Ave	February 8, 1985	150
MN002037	1314 44 th Ave N	February 8, 1995	219
MN002032	1717 Washington St NE	December 14, 1995	181
MN002031	115 W 31 st St	January 27, 1997	162
MN002031	3110 Blaisdell Ave S	January 27, 1997	164
MN002025	600 18 th Ave N	September 9, 1999	237
MN002026	1710 Plymouth Ave N	October 16, 2001	83
MN002018	2533 1 st Ave S	October 23, 2001	41
MN002033	828 Spring Street	May 15, 2003	188
MN002050	350 Van White Mem Blvd	June 30, 2006	102
MN002030	630 Cedar Ave S (Has not been officially designated)		189
Total:			2,048

**MPHA is phasing out employee units and those units will be rented per this MTW Senior Designation Plan.*

Included in this submission is a detailed update of our current residents based on age and disability status and our current applicant pool based on the same. (See Charts Below) The overall number of residents 62 and older has increased by 5% of the total highrise population and the number of non-elderly disabled residents has remained relatively steady over the past two years. The population of near-elderly residents, those ages 50 to 61 years old, has increased during that same time period. This is a shift in the trend from prior to the designation of MPHA buildings when that age group, along with the elderly, was leaving public housing at a rapid pace because of the lack of the seniors housing option they most preferred.

MPHA clients have utilized all 92 mainstream vouchers for non-elderly families with disabilities in support of the designation plan, and 89 of the 200 Disability Vouchers that MPHA received approval for in January 2002. Disabled families have a local preference and along with the Elderly are at the top of the MPHA public housing waiting list.

Based on the number of vacates over the past two years and the steady stream of applicants 62 years and over, MPHA projects the continued success of the program. MPHA vacates have remained stable over the last ten years with the high being 1,082 vacates in 1996, and the low being 885 vacates in 2002. We project that number will remain stable with the trend.

The projections in MPHA's original Elderly-Only Allocation Plan were accurate for the time frame. MPHA initially designated three buildings and immediately had a long waiting list of current residents waiting to transfer. During that time MPHA was working to reverse its high overall vacancy rate. In the ensuing years, MPHA has increased the overall occupancy rate to 98% (from 87%) and increased the pool of applicants wanting a designated building.

MPHA has exhausted the transfer waiting list and reversed the trend of residents, 62 years and older, from leaving public housing. In addition, residents age 50-62. MPHA were able to fill all units in the officially designated buildings with people ages 50 and older as outlined in §945.303(c).

Designating the ten elderly-only buildings has produced a very positive impact. Nearly every aspect of management of those buildings has improved. Elderly-only residents create less wear and tear on the facilities. They stay in place longer, and pay their rent and other charges in a timely manner. They are lease compliant residents.

The residents themselves are enthusiastic about living in a designated building, and neighborhood and community responses have been overwhelmingly supportive and positive.

Staff has received the following comments from residents about the designated facilities:

“I feel safe and secure here...and enjoy living with my own peer group.”

“It was either here or on the street, and the street is not a good place for seniors.”

“Services are more accessible.”

“I do not worry about getting my mail in the evening.”

“I don’t like being alone...I have friends in my own age group here.”

The environment in the non-designated facilities has also improved. The younger residents have a similar lifestyle; they don’t get upset or complain about their neighbors’ lifestyle options. MPHA’s plan has successfully provided more desired housing options for both younger and older residents.

It is still the case that as applicants are approved for housing, they are offered a unit; as such MPHA does not have a waiting list for approved applicants; our turnover rate is such that once an applicant is approved a unit is available. MPHA has not changed its screening policy due to the designation of buildings so there has been no increase in the number of families denied assistance.

MPHA has implemented and updated its Elderly-Only Allocation Plan in a manner that adheres to legislative and regulatory requirements, while also meeting the expectations of residents needing (and preferring) affordable seniors housing options, elected officials, organizations serving seniors and our community.

MPHA is requesting continued approval of its Elderly-Only Highrise Allocation Plan and under the MTW provisions requests to waive the every two year requirement for reauthorization of the Designation Plan. MPHA will continue the Designation Plan for the life of the MTW Agreement. Should MPHA wish to make changes to the Designation Plan it will do so as part of the Annual MTW Plan process or utilize the MTW Plan amendment process.

Development Name	Development Number	Address	2006 Approved Designation		Total Approved 2006	Additional Units Requested	Total	Employee	# Units
			0-BR	1-BR	2-BR	Proposed Designation			
Riverside Apartments	MN002017	2728 E Franklin		150	150	1	151		151
Signe Burckhardt Manor (Snelling Manor)	MN002018	2533 1st Ave S		41	41		41		41
Lyndale Manor	MN002025	600 18th Ave N	15	222	237	1	238	1	239
Rainbow Terrace (Friendship Manor)	MN002026	1710 Plymouth Ave N	23	60	83		83	1	84
Cedar High	MN002030	630 Cedar Ave S		189	189		189	*1	190
Charles Horn Terrace	MN002031	3110 Blaisdell		164	164	1	165		165
Charles Horn Terrace	MN002031	115 W 31st		162	162		162	1	163
Holland Highrise	MN002032	1717 Washington		181	181		181	1	182
Spring Manor	MN002033	828 Spring St		188	188		188	1	189
Parker Skyview	MN002035	1815 Central Ave		332	332		332	1	333
Hamilton Manor	MN002037	1314 44th Ave	143	76	219	1	220		220
Heritage Commons	MN002050	350 Van White		102	102		102		102
		Total	181	1867	2048	4	2052	7	2059

* Will become the Epilepsy Program Office

Elderly Designation MTW Initiative

Elderly Applicants			
	FY 2006	FY 2007	
October	40	38	
November	34	38	
December	32	30	
January	34	29	
February	18	30	
March	38	39	
April	38	37	
May	50	40	
June	60	29	
July	36	40	
August	47	34	
September	34	30	
Total	461	414	

Near Elderly Applicants			
	FY 2006	FY 2007	
October	59	75	
November	48	49	
December	64	49	
January	67	66	
February	41	64	
March	105	82	
April	67	37	
May	73	48	
June	66	73	
July	67	67	
August	91	76	
September	76	69	
Total	824	755	

Active Highrise Applicants					
Status	Under 50	Near-Elderly	Elderly	Total	
Disabled	243			243	
Non-Disabled	2986	757	384	4127	

Highrise Disabled

Project ID	Project Address	Non-Disabled Non-Elderly	Non-Disabled Elderly	Disabled Non-Elderly	Disabled Elderly	Total
31	115 31st St W	21	54	37	50	162
21	1206 2nd St N E	18	6	24	7	55
8	1212 9th St S	26	6	23	5	60
8	1225 8th St S	23	14	39	7	83
37	1314 44th Ave N	36	71	78	31	216
14	1415 22nd St E	42	44	21	21	128
16	1515 Park Ave	66	49	40	12	167
6	1611 6th St S	23	48	26	14	111
6	1627 6th St S	26	52	21	16	115
9	1700 22nd St E	40	24	19	10	93
24	1707 3rd Ave S	54	24	102	12	192
26	1710 Plymouth Ave N	15	18	21	25	79
32	1717 Washington St N E	28	59	55	37	179
35	1815 Central Ave N E	70	102	79	75	326
21	1900 3rd St N E	5	4	20	1	30
19	1920 4th Ave S	39	28	30	8	105
9	2019 16th Ave S	36	20	21	15	92
9	2121 16th Ave S	33	24	23	12	92
36	2121 Minnehaha Ave	49	19	28	11	107
20	2415 3rd St N	15	2	34	5	56
34	2419 5th Ave S	44	19	34	23	120
34	2433 5th Ave S	45	11	22	8	86
18	2533 1st Ave S	0	11	0	23	34
17	2728 Franklin Ave E	16	57	37	38	148
10	311 University Ave N E	9	7	28	3	47
31	3110 Blaisdell Ave S	21	71	33	38	163
20	3116 Oliver Ave N	6	1	21	2	30
31	3121 Pillsbury Ave	65	23	64	9	161
42	314 Hennepin Ave	83	31	143	35	292
23	315 Lowry Ave N	43	3	111	9	166
22	3205 37th St E	12	1	13	2	28
50	350 Van White Memorial Blvd	3	52	10	36	101
18	3755 Snelling Ave	8	2	14	4	28
25	600 18th Ave N	35	66	86	49	236
15	616 Washington St N E	9	5	14	6	34
6	620 Cedar Ave S	34	43	20	17	114
30	630 Cedar Ave S	34	74	52	26	186
15	710 2nd St N E	9	0	19	5	33
3	800 5th Ave N	22	10	21	10	63
21	809 Spring St N E	9	2	18	3	32
33	828 Spring St N E	57	37	70	19	183
	Total	1229	1194	1571	739	4733

Highrise Ages

Project ID	Project Address	Age	0-17	18-29	30-39	40-49	50-61	62-70	71-81	81+	Total
31	115 31st St W		2	7	2	5	54	64	31	10	175
21	1206 2nd St N E		4	11	10	8	15	7	3	3	61
8	1212 9th St S		0	8	8	16	17	7	3	1	60
8	1225 8th St S		5	11	12	17	24	14	4	3	90
37	1314 44th Ave N		1	0	0	2	115	49	35	19	221
14	1415 22nd St E		4	15	18	14	24	32	29	5	141
16	1515 Park Ave		9	29	19	18	43	38	19	4	179
6	1611 6th St S		4	10	9	7	29	28	29	6	122
6	1627 6th St S		3	12	12	4	23	32	35	4	125
9	1700 22nd St E		10	14	9	12	25	25	8	1	104
24	1707 3rd Ave S		4	28	20	56	53	28	6	2	197
26	1710 Plymouth Ave N		0	0	0	2	36	21	19	4	82
32	1717 Washington St N E		0	0	0	2	85	49	40	10	186
35	1815 Central Ave N E		0	0	1	3	146	92	60	30	332
21	1900 3rd St N E		1	3	3	11	10	1	3	1	33
19	1920 4th Ave S		10	25	16	8	21	25	8	3	116
9	2019 16th Ave S		6	18	9	8	28	25	8	3	105
9	2121 16th Ave S		6	17	9	5	26	20	16	0	99
36	2121 Minnehaha Ave		8	25	14	14	26	17	13	1	118
20	2415 3rd St N		6	12	8	19	11	3	4	1	64
34	2419 5th Ave S		7	22	17	20	20	25	17	1	129
34	2433 5th Ave S		9	25	17	11	16	11	7	1	97
18	2533 1st Ave S		0	0	0	0	0	9	17	8	34
17	2728 Franklin Ave E		0	0	0	0	58	48	34	13	153
10	311 University Ave N E		2	9	8	11	12	7	3	0	52
31	3110 Blaisdell Ave S		2	3	1	5	52	56	48	10	177
20	3116 Oliver Ave N		4	10	3	7	7	3	0	0	34
31	3121 Pillsbury Ave		14	36	34	35	36	18	14	1	188
42	314 Hennepin Ave		13	40	34	73	99	40	17	11	327
23	315 Lowry Ave N		13	33	22	63	42	8	4	0	185
22	3205 37th St E		5	7	4	8	7	2	1	0	34
50	350 Van White Memorial Blvd		0	0	0	0	13	49	29	18	109
18	3755 Snelling Ave		1	4	3	5	11	4	1	1	30
25	600 18th Ave N		0	1	4	4	118	72	35	15	249
15	616 Washington St N E		2	7	5	7	6	3	2	6	38
6	620 Cedar Ave S		4	15	9	5	28	32	24	4	121
30	630 Cedar Ave S		3	20	14	20	34	39	42	22	194
15	710 2nd St N E		1	8	3	7	11	2	2	1	35
3	800 5th Ave N		2	19	8	9	11	11	8	1	69
21	809 Spring St N E		0	9	7	3	10	2	0	3	34
33	828 Spring St N E		2	9	7	12	105	38	11	9	193
	Total		167	522	379	536	1507	1056	689	236	5092

FOR MORE INFORMATION ABOUT MPHA's MOVING TO WORK (MTW) FY09 PLAN:

Hard copies of the Minneapolis Public Housing Authority's FY 09 Moving To Work Plan are available for review at the MPHA Administrative offices at 1001 Washington Avenue North, Minneapolis, MN and on MPHA's website www.mphaonline.org.

For further information regarding MPHA's MTW Plan please contact:

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