MOVING TO WORK ANNUAL REPORT

FY2013

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Mission & Vision

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, with partners contribute to the well-being of the individuals, families and community we serve.

MPHA will continue to be a dynamic and innovative leader in the Minneapolis community with an even greater commitment to promoting, creating, managing and preserving, and delivering quality, affordable housing and supporting vibrant and diverse communities.

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SECTION I: Introduction

In MPHA's 2013 MTW Plan, Section 1 was identified as **'Introduction/Executive Summary'.** The new requirements for MTW Plans and Reports call for 'Short and Long-Term MTW Goals and Objectives, which the Agency identified in its 2014 MTW Plan. As we did not have these goals and objectives in our 2013 MTW Plan, MPHA will summarize the progress on areas identified in this Section of its 2013 MTW Plan.

Housing Stock Information

Minneapolis Public Housing Authority (MPHA) has 6,255 public housing units comprised of 753 scattered site units, 184 family units in its Glendale family development, 5,006 units in its 42 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. These number includes MPHA's newest 48 unit development: Thomas T. Feeney Manor.

Anticipated public housing leased in FY2013:	98%/6,130 units (all MTW units)
Actual Public Housing Units Leased in 2013:	98.6% / 6186 units (all MTW units)
MPHA Public Housing Waiting Lists:	January - 2013 (Family) – 4,182 (Highrise) - 2800
	December-2013 (Family) 5800 (Highrise) - 3400

Planned Capital Fund:

The most recent needs analysis indicates an unmet capital need of approximately $170 million over the next ten years for these public housing units. A comprehensive physical needs assessment was planned for 2013

- In 2013 MPHA conducted a detailed physical needs assessment on building structural components elevators, building mechanical systems and high-rise roofs increasing the estimated unmet capital needs to over $200 million.

MPHA estimates $20,315,000 in planned capital fund expenditures in 2013 including:

- Comprehensive apartment rehab, piping, site work, apartment upgrades, sprinkler systems, Elevator modernization, shower replacements, security systems upgrades and various building improvements. MPHA's 2013 Capital Fund expenditures were approximately $14 million.

Long Term MTW Initiatives:

MPHA adopted a new 5 year Strategic Plan in 2012 and its 7 Strategic Directions serve as the framework for its long term MTW Initiatives:

1. **MPHA's highest priority is to preserve its viable housing portfolio so it remains a resource for affordable, safe, and high quality housing for its residents.**
   In 2013 MPHA:
   - Utilized its flexible fund authority to allocate additional funding to its capital fund program and for support of its public housing operations.
   - Obtained detailed physical needs data on building structural components, elevators, building mechanical systems and high-rise roofs
   - Established Internal Security Planning Team
   - Retained Manager of Security Operations
   - Established Security Contingency funds
   - Enhanced Security Monitoring Capability at Highrises in Resident Council Offices and in all units at small developments
   - Began construction of Security Command Center at Agency Central Office

2. **MPHA will maximize effective use of its Section 8 Housing Choice Voucher Authority and have as a priority to maintain its baseline number of Tenant-Based vouchers and respond to additional critical Minneapolis community affordable housing needs by assessing revenue streams, resource implications, and opportunity costs as it allocates its vouchers.**
   In 2013 MPHA:
   - Limited reductions of turnover vouchers to maintain voucher utilization above MTW baseline – despite significant reductions in funding for MPHA
   - Moved forward with its 'Soft Subsidy Initiative and its Targeted Project Based Voucher Program which increased the overall affordable housing development in Minneapolis
   - Began an intensive study of a significant rent reform initiative that would enable MPHA to preserve approximately 500 vouchers that otherwise may have been lost due to funding reductions

3. **MPHA will seek partnerships with the goal of enhancing services, promoting health and wellness, contributing to safety and supporting residents and participants in their efforts to live independent lives**.
   In 2013 MPHA:
   - Moved forward with its initiative to make the Agency smoke free by 2016
   - Finalized its MTW Interim Housing Initiative with Hennepin County to provide short-term housing with services to homeless individuals coming out of the hospital while still needed services
   - Celebrated its first anniversary of the opening of the Heritage Park Senior Services Health and Wellness Center and Thomas T. Feeney Manor, the first public housing acute assisted living and memory care housing development in the nation.

4. **MPHA will continue to participate and communicate with HUD, the State of Minnesota, the Metropolitan Council, Hennepin County, and the City of Minneapolis to contribute to the development of housing policy and housing policy implementation as well as to ensure that** the **affordable housing needs of Minneapolis residents and the agency's capacity and ability to address these needs will be considered when housing-related decisions are being made.**
   In 2013 MPHA:
   - Worked with Hennepin County and City of Minneapolis to initiate strategies for assisting homeless families coming out of shelter

- Served on the Hennepin County COCC to award funding and respond to housing needs of City's most vulnerable individuals and families
- Adapted its proposed rent reform initiatives to support participant families who lived in Project Based developments which received other HUD funding that conflicted with the Agency's proposed rent reform initiatives

5. MPHA will use its resources in an efficient and accountable manner, in compliance with all laws and regulations, and will seek to maintain an adequate financial reserve to ensure the long term viability of the agency and protect it from unanticipated costs and the consequences of fluctuating federal appropriations.
   In 2013 MPHA:
   - Developed a balanced budget that overcame the threats posed by both Sequestration and HUD funding reductions that focused resources on the highest priorities in the Agency's Strategic Plan
   - Agency Finance Department engaged with the Section 8 Housing Choice Voucher Program in addressing both the budget challenges and elements of the Agency proposed rent reform initiatives.

6. MPHA will update and strengthen its operational policies and practices to ensure: a) that all staff can perform their duties at the highest levels of competency and b) the long-term viability of the agency, including cultivating and attracting the next generation of leadership.
   In 2013 MPHA:
   - Reintroduced the Assistant Property Manager job classification to allow a career path and on the job training for talented entry level staff move toward Management positions.
   - Updated the Property Management Procedures Manual as part of its ongoing efforts to assure staff have the correct and current information for consistent, efficient management.
   - Reviewed it age demographics for management and executive staff, finding that over 62% of managers and executives are over age 55. MPHA began the initial phase of succession planning.

7. MPHA will continue its commitment to promote participation in its operations by women, minority and Section 3 residents and Businesses as well as other Small and Underutilized Business Program (SUBP) participants.

   In 2013 MPHA:
   - Held nine (9) Supplier Diversity Training Sessions involving W/MBE businesses, Section 3 businesses, MPHA Construction Managers and other small businesses. Training included such topics as: Contracting With The Metropolitan Council, High Performance Contracting, Capital Assistance, Planning For Success, Success Strategies and Implementation, Compliance Uncertainty Putting Your Business At Risk, Creating Success Through Time Management, Where Do We Go From Here? The 2013 activities in this area are part of a decade long Agency effort to assist small and minority and women owned business to engage in government procurement.
   - Participated in the Annual SADBOC Government Procurement Fair promoting small business involvement in MPHA contracting opportunities while promoting the MPHA Section 3 program.
   - Accepted Section 3 Certifications for individuals and businesses awarded by other governmental entities in the 13 county Metropolitan Area .
   - Continued to maintain a list of qualified Section 3 individuals and businesses. The listing is included in formal solicitations and available internally for informal solicitations. 2013 listing consists of 147 vendors, the majority of which are also WBE/MBE vendors.

- Was awarded the Midwest Regional NAMC 'Affiliate of the Year' for the 6th time in the past seven years.
- Included information on Section 3 eligibility and opportunities in all solicitation packages.
- Maintained a primary contact in the Procurement Department for serving Section 3 certified individuals and businesses and those seeking information and certification.
- Participated in National Association of Minority Contractors (NAMC) monthly meetings.
- Participated on the Minneapolis Urban League Construction Activity Advisory Committee.
- Participated in the Minnesota National Institute of Governmental Purchasing.

Over the next five years, MPHA is committed to responding proactively and strategically in determining its priorities and actions, including when and how to exert its MTW flexibility. MPHA's decision to take the more 'proactive' approach is not new. Since 1991, when it became an independent agency, MPHA has boldly taken calculated risks, engaged the community, and structured its decisions and actions to take maximum advantage of available opportunities to better serve its residents and program participants as well as contribute to the critical housing needs of some of the most vulnerable in our community.

Section 8 – Housing Choice Voucher Program:

In 2013, MPHA is planning to fund the Housing Choice Voucher Program at a level expected to cover a little over 4,400 vouchers per month. Current voucher usage is above 4,600 and MPHA expects that through attrition, the vouchers in service will decline (See Sources and Uses section for more detail):

- Anticipated MTW Housing Choice vouchers leased in FY2013: 4,423 units
- Actual MTW Housing Choice Vouchers Leased in 2013 (Final 12 month average for 2013): 4,501
- Anticipated non-MTW Housing Choice Vouchers leased in FY2013: 310
- Actual Non MTW Housing Choice Voucher Leased in 2013 (Final 12 month average for 2013): 268 (FUP and VASH Vouchers require referrals from outside Sources –This impacts lease ups)
- The number of applicants remaining on the HCV Waiting List: 10,376
- The Actual number of Applicants on HCV Waiting List at the end of 2013: 9,312

New MTW Initiatives for 2013 and Ongoing Initiatives from prior years:

In MPHA's 2013 Plan, the Agency summarized its proposed 2013 Initiatives and identified its ongoing initiatives. As these items are subject to specific reporting requirements in the body of the 2013 MTW Report, MPHA will defer reporting on these items in this portion of the report.

Sources and Uses of Funding:

MPHA provided a summary of its estimated sources and anticipated uses of funding for 2013:

- $58.6 million in funding for public housing – including $19.7 for Capital Fund program grant resources and anticipated expenditures of $59.9 million leaving a short fall of $1.2 million which would be made up from redirecting $1.2 million in Housing Choice Funding to the Public Housing program

- Actual Expenditures for 2013 totaled $54.4 million. This included $14.8 million in Capital Fund Program expenditures and $39.6 million in Operating Fund Program expenditures. Operating Fund revenues came in at about $38 million, leaving a deficit of about $1.6 million for that program. The gap was partially bridged by transferring $600,000 from current year HCV funding. MTW reserves were utilized to cover the remaining shortfall.
- 2013 Budget anticipated in funding 4496 Housing Choice Vouchers per month. MPHA anticipated the number of non-MTW vouchers would increase in 2013
- Actual number of Housing Choice Vouchers Funded in 2013 were 4,508 per month average
- Non- MTW Vouchers in use increased in 2013 by 40%.

SECTION II: General Housing Authority Operating Information

II. 4 Report: Housing Stock

A. MTW Report: Housing Stock Information

New Housing Choice Vouchers that were Project-Based During the Fiscal Year			
Property Name	Anticipated Number of New Vouchers to be Project Based*	Actual Number of New Vouchers that were Project-Based	Description of Project
Emanuel	6	6	Emanuel Housing provides 101 units of affordable, supportive housing. The target population is individuals experiencing long-term homelessness -- many of whom will be disabled. The 6 Project-Based vouchers are in addition al 11 VASH vouchers warded under separate RFP.
Spirit on Lake	5	5	Spirit on Lake is a 46-unit, new construction project that serves the aging gay, lesbian, bisexual and transgender (GLBT) community as well as other low-income families.
Emerson North Family Housing	10	0	The project is located at 1808 Emerson Avenue North, Minneapolis. It will consist of 48 new construction units of affordable family housing of which 10 units will be Project Based Section 8 Housing Choice Voucher units. Emerson North Family Housing will be a mixed income development with 10 units receiving MPHA Project Based Assistance (25% of the units) and 34 of the units with incomes affordable to households at or below 50% of Area Median Income (75% of the units). The Project Based Assistance units will provide permanent supportive housing for Long Term Homeless Families with Services provided by Families Moving Forward (FMF). The Non-Project Based Assistance units will be leased to working families making around $20,000-$40,000 a year (affordable between 40% and 50% area median income).
South Quarter - Phase IV	15	0	The project will encompass an entire city block, o9r approximately 2.3 acres. It will add 90 new mixed-income, high performance homes; transition Aeon's existing 30 unit Pine Cliff Apartments (7 PBV units) into an operationally efficient and energy-wise property; and add approximately 12,000 square feet for Aeon's new office headquarters. South Quarter IV will be a truly economically integrated development, providing market rate and affordable apartment homes for a variety of household sizes, economic levels and lifestyles. The market rate units will have a strong appeal for reasons related to proximity to downtown, easily available transit options, on-site parking, and project amenities that will include a fitness room and outdoor common areas in an urban community.

			The affordable component will cater to individual families earning between 30%, 50%, and 60% of the area median income (AMI) and will also include 12 apartment homes for individuals and families experiencing long-term homelessness.
The Lonoke	4	0	The Lonoke has withdrawn their request for vouchers because they are pursuing alternate funding. These 4 vouchers will not be allocated to other developments because of funding cuts which include sequestration.
		Anticipated Total Number of Project Based Vouchers Committed at the End of the Fiscal Year*	Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year*
Anticipated Total Number of New Vouchers to be Project-Based*	Actual Total Number of New Vouchers that were Project-Based	722	693
40	11	Actual Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	Actual Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year
		693	693

Other Changes to the Housing Stock that Occurred During the Fiscal Year
MPHA through 2013 held a total of 1,320 units, an average of 110 units per month, off line due to substantial rehab.
MPHA did not develop any new public housing units clustered in 4 to 8 units as it could not find any suitable parcels. MPHA will continue to look for suitable, developable parcels located in non-concentrated areas of the City of Minneapolis. MPHA did not develop any Senior housing or create housing for very large families at risk for homelessness as it could not find any suitable parcels for development. MPHA is continuing to work with the City of Minneapolis and Hennepin County to develop this type of housing. MPHA has not disposed of up to eight single family units from its AMP2 development as it could not find suitable parcels to redevelop new public housing units. MPHA will continue to look for suitable parcels for new development, allowing MPHA to dispose of the costly single family units. MPHA applied to the RAD Demonstration for conversion of 200 of the 312 mixed financed. MPHA's proposal was not in the first 60,000 units to be approved by HUD, but the Agency has been informed that HUD is seeking Congressional approval for an increase in the number of RAD Conversions and that PHAs who have applications pending will be considered for future approvals. Given the possible delay in securing such approval, MPHA and mixed finance development partners are considering a new Voluntary Conversion effort that may include utilizing MTW flexibility to support its proposal.

General Description of Actual Capital Fund Expenditures During the Plan Year
Actual 2013 Capital expenditures totaled approx. $14 Million. Major work – completed or initiated – included: • Apartment renovation, piping replacement, and fire suppression system installation at 315 Lowry • Piping replacement at 600 18th Ave N • Piping replacement at Hiawatha Towers • Apartment renovation, piping replacement, fire suppression system installation, and common spaces modernization at 1707 3rd Ave S • Shower and piping replacement at 630 Cedar Ave S • Piping replacement at 314 Hennepin • Apartment renovation, piping replacement, fire suppression system installation, window replacement, and common spaces modernization at 2533 1st Ave S • Elevator modernization at 1515 Park, 1815 Central, and 630 Cedar Forecasted Capital expenditures in the 2013 plan were $20.3 Million. The variance between forecasted and actual spending is due to a number of factors, specifically: • The estimated Capital funding levels for 2013 were $12.175 Million. Due to Sequestration, actual funding levels were $10.3 Million. MPHA had to defer or cancel projects to account for the funding gap. • MPHA did not receive Capital funds from HUD until September 2013. Some work could not begin until funding became available and seasonal work had to be delayed to the following year. Some of the projects identified in the 2013 Capital plan have been delayed because additional planning and research has been necessary.

Overview of Other Housing Owned and/or Managed by the PHA at Fiscal Year End				
Housing Program*		Total Units		Overview of the Program
N/A		N/A		N/A
Total Other Housing Owned and/or Managed		N/A		
*Select Housing Program from: Tax Credit, State Funded, Locally Funded, Market-Rate, Non-MTW HUD Funded, Managing Developments for other non-MTW Public Housing Authorities, or Other.				
If Other, please describe:				

II. 5 Report: Leasing Information

B. MTW Report: Leasing Information

Actual Number of Households Served at the End of the Fiscal Year			
Housing Program: Federal Housing Choice Voucher Program	**Number of Households Served***		
	Planned		Actual
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs**	X		X
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs**	20		18
Port-In Vouchers (not absorbed)	N/A		461

Total Projected and Actual Households Served	20		479

* Calculated by dividing the planned/actual number of unit months occupied/leased by 12.

** In instances when a Local, Non-Traditional program provides a certain subsidy level but does no0t specify a number of units/Households Served, the PHA should estimate the number of Households served.

Housing Program: Federal Housing Choice Voucher Program	**Unit Months Occupied/Leased********		
	Planned		**Actual**
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs ***	X		X
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant Based Assistance Programs ***	240		90
Port-In Vouchers (not absorbed)	N/A		5,617
Total Projected and Annual Unit Months Occupied/Leased	240		5,527

Explanation for differences between planned and actual households served

The local non-traditional MTW funded Tenant-Based program is the soft subsidy program with Alliance Housing. Alliance Housing began assisting the first families thorough this program in April 2013 and by the end of 2013 was serving 19 families.

*** In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/Households Served, the PHA should estimate the number of households served.

****Unit Months Occupied/Leased is the total number of months the housing PHA has occupied/leased units according to unit category during the year.

	Average Number of Households Served Per Month	**Total Number of Households Served During the Year**
Households Served through Local Non-Traditional Services Only	X	X

Reporting Compliance with Statutory MTW Requirements: 75% of Families Assisted are Very Low-Income								
HUD will verify compliance with the statutory objective of "assuring that at least 75 percent of the families assisted by the Agency are very low-income families" is being achieved by examining public housing and Housing Choice Voucher family characteristic s as submitted into the PIC or its successor system utilizing current resident data at the end of the agency's fiscal year. The PHA will provide information on local, non-traditional families provided with housing assistance at the end of the PHA fiscal year, not reported in PIC or its successor system, in the following format:								
Fiscal Year:	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**
Total Number of Local, Non-Traditional MTW Households Assisted	**X**	**X**	**20**	**X**	**X**	**X**	**X**	**X**
Number of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	**X**	**X**	**20**	**X**	**X**	**X**	**X**	**X**
Percentage of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	**X**	**X**	**100%**	**X**	**X**	**X**	**X**	**X**

Reporting Compliance with Statutory MTW Requirements Maintain Comparable Mix					
In order to demonstrate that the statutory objective of "maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration" is being achieved, the PHA will provide information in the following formats:					
Baseline for the Mix of Family Sizes Served					
Family Size	**Occupied Number of Public Housing units by Household Size when PHA Entered MTW (2008)**	**Utilized Number of Section 8 Vouchers by Household Size when PHA Entered MTW**	**Non-MTW Adjustments to the Distribution of Household Sizes***	**Baseline Number of Household Sizes to be Maintained**	**Baseline Percentage of Family Sizes to be Maintained**
1 Person	**4,485**	**1,575**	**X**	**6,060**	**60%**
2 Person	**497**	**783**	**X**	**1,280**	**13%**
3 Person	**216**	**696**	**X**	**912**	**9%**
4 Person	**170**	**586**	**X**	**756**	**7%**
5 Person	**112**	**350**	**X**	**462**	**5%**
6+ Person	**204**	**410**	**X**	**614**	**6%**
Totals	**5,684**	**4,400**	**X**	**10,084**	**100%**
Explanation for Baseline Adjustments to the Distribution of Household Sizes Utilized					

Mix of Family Sizes Served							
	1 Person	**2 Person**	**3 Person**	**4 person**	**5 Person**	**6+ Person**	**Totals**
Baseline Percentages of Household Sizes to be Maintained **	60%	13%	9%	7.50%	5%	6%	100%
Number of Households Served by Family Size this Fiscal Year ***	6,445	1,453	1,086	831	533	721	11,069
Percentages of Households Served by Household Size this Fiscal Year ****	58%	13%	10%	7.51%	5%	7%	100%
Percentage Change	-3.1%	3.4%	8.5%	0.1%	5.1%	7.0%	0%
Justification and Explanation for Family Size Variations of Over 5% from the Baseline Percentages	MPHA is serving more families than the baseline requires and the families who came to the top of the waiting list were larger than the baseline average for 3, 5, and 6 person households.						

*Non-MTW adjustments to the distribution of family sizes" are defined as factors that are outside the control of the PHA. Acceptable "non-MTW adjustments" include, but are not limited to, demographic changes in the community's population. If the PHA includes non-MTW adjustments, HUD expects the explanations of the factors to be thorough and to include information substantiating the numbers used.

**The numbers in this row will be the same numbers in the chart above listed under the column "Baseline percentages of family sizes to be maintained."

***The methodology used to obtain these figures will be the same methodology used to determine the "Occupied number of Public Housing units by family size when PHA entered MTW" and "Utilized number of Section 8 Vouchers by family size when PHA entered MTW" in the table immediately above.

****The "Percentages of families served by family size this fiscal year" will reflect adjustments to the mix of families served that are directly due to decisions the PHA has made. HUD expects that in the course of the demonstration, PHAs will make decisions that may alter the number of families served.

Description of any Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions at Fiscal Year End	
Housing Program	**Description of Leasing Issues and Solutions**
Federal MTW Public Housing Units	None
Federal MTW Housing Choice Voucher Units	None

Number of Households Transitioned To Self-Sufficiency by Fiscal Year End		
Activity Name/#	**Number of Households Transitioned***	**Agency Definition of Self Sufficiency**
Working Family Incentive/FY2010-Activity 1 - Public Housing	20	Rent increased to flat rate amount
Earned Income Disallowance/FY2009 - Activity 4 - Public Housing	99	Current or past participants employed at end of 2013
Soft Subsidy Initiative/FY2011 - Activity 2 - HCV Program	0	
Working Family Incentive/FY2010 - Activity 1 - HCV Program	14	Households going off program for having a $0 HAP portion.
Households Duplicated Across Activities/Definitions		* The number provided here should match the outcome reported where metric SS #8 is used.
0	0	
ANNUAL TOTAL NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF-SUFFICENCY	133	

II. 6 Report: Leasing Information

C. MTW Report: Wait List Information

Wait List Information at Fiscal Year End				
Housing Program(s) *	**Wait List Type****	**Number of Households on Wait List**	**Wait List Open, Partially Open or Closed *****	**Was the Wait List Opened During the Fiscal Year**
Federal MTW Public Housing Units	Elderly/Disabled	4,172	Open	Yes
Federal MTW Public Housing Units	Family	5,955	Partially Open 3,4, & 5 Bedrooms	Yes
Federal MTW Housing Choice Voucher Program	Community-Wide	9,312	Closed	No
Federal MTW Public Housing Units - Rent To Own Initiative	Site Based	1	Open	Yes

Select Housing Program: Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant Based Local, Non-Traditional MTW Housing Assistance Program; Project Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

Select Wait List Types: Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (if the Program is a New Wait List, Not an Existing Wait List) or Other (Please Provide a Brief Description of this Wait List Type).

*For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

Housing Program and Description of the Populations for which the Wait List is Open
Federal MTW Public Housing Elderly/disabled Waitlist - Open for ages 55 and older and disabled.
Federal MTW Public Housing Family waitlist closed for 2 bedroom units but open for families needing 3, 4, and 5 bedrooms. Open one day once per month.
Federal MTW Public Housing Rent To Own wait list open for families that qualify for public housing to rent and eventually purchase the unit.
If Local, Non-Traditional Program, Please describe:
If Other Wait List Type, please describe:
If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

SECTION III: Proposed MTW Activities

All proposed activities that are granted approval by HUD are reported on in Section IV as "Approved Activities".

SECTION IV: Approved MTW Activities

A. IMPLEMENTED ACTITIVIES

FY 2013 Activity 2: Alternate Income Verifications (Approved and Implemented in 2013)

Description: MPHA faces a dilemma regarding verification requirements in Notice PIH 2008-44 (HA) and the successful operation of its Housing with Services / Assisted Living public housing programs regarding verification of incomes. There are instances where a potential HWS / Assisted Living public housing resident must be quickly approved for public housing or otherwise have to remain in hospital, sent home or to a relative without appropriate care or transferred to a nursing home or other non-public housing assisted living provider. These actions potentially put vulnerable persons at risk, cost additional local, state and/or federal dollars, and threaten the stability of MPHA's Assisted Living programs in that apparently eligible persons are delayed from moving in due to HUD's income verification and asset verification requirements. For example, Social Security verification can take 10 days, and are only sent to the requestors address, not to MPHA. Potential residents with vulnerabilities may not be at their home to get the verifications, may forget to open them, etc. and the placement into assisted living can be delayed. This results in a loss of a placement and threatens the viability of assisted living at a PHA development. Loss of this vital resource then puts vulnerable residents at risk, results in others having to go to nursing homes, emergency rooms, hospitals etc. and results in significantly higher taxpayer costs.

These clients often come from a situation where the person may be homeless, has no family etc. many times they cannot find or access verifications of income or assets or because of physical or mental state cannot access this information timely.

MPHA believes that if an applicant is eligible and has income information, such as SSI income with another unit of government, e.g. State/County Medicaid, Food Stamp program etc. that clearly demonstrates eligibility for public housing, MPHA should be able to utilize this information to sign a lease and move the tenant into housing. If there is a small discrepancy in actual income, for example an increase in SSI or SSA since the county last verified income, that can be taken care of with a correction, in the same manner as a mistake in rent calculation.

This initiative went into effect in January of 2013 and due to low turnover in this program, MPHA is revising its benchmarks to reflect the most likely utilization.

Anticipated Impacts:
The primary purpose of this activity is to enable low-income persons in need of assisted living to receive housing with services that would not be available to them with the current regulatory requirements for verification of income in public housing. This activity will permit extremely vulnerable persons who are in desperate need of both public housing and Assisted Living and/or Housing with Services to be admitted to public housing without delay. It will also support service providers with continuity of placement that will allow them to meet their

operations costs that are continually threatened by program vacancies. It is a win for potential residents, MPHA and Assisted Living/Housing with Services providers.

Baseline and Benchmarks

Baseline: Zero – MPHA is currently unable to use alternate income verifications.
Benchmarks: Five (5) admissions per year utilizing alternate income verifications. MPHA has seven Assisted Living and Housing with Services programs that are licensed to provide care for those at a vulnerability level where delays in placement would threaten their ability to be housed in these programs. The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics.

Data Collection & Metrics

1. MPHA and Assisted Living service providers will collaborate in identifying resident/participants, on gathering the alternate income verifications and documenting assignment of units and simultaneous admittance into the Assisted Living program.
2. MPHA will track the start date of the application verification process to the approval date for all highrise assisted living applicants and compare that time period to the start date of the application verification process to the approval date for those highrise assisted living applicants where MPHA utilized the alternative income verification.

HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase housing choice (increase).	Zero. At the time of adoption, MPHA was unable to use income verifications.	Five per year.	Zero (0)	The outcome did not meet the benchmark. Due to low vacancy, MPHA does not have available units for those with immediate need. Applicants who are on the waiting list for a unit have been able to provide required information without this initiative.

FY2012 Activity 1: Biennial Housing Quality Standards Inspections for Multifamily Complexes (Approved and Implemented in 2012)

1. **Status of Activity**

   This activity was approved in 2012 and implemented beginning in February 2012.

2. **Description of Activity**

   The HCV Program modified its annual inspection process to allow for biennial Housing Quality Standards (HQS) inspections of qualifying HCV units that are in multifamily complexes of 6 units or more. MPHA identified complexes of 6 units or more as the threshold for this initiative as these developments are typically managed by professional management companies, which tend to have more experienced maintenance staff and more resources to draw on to perform any needed repairs.

   MPHA inspects these units every two years as long as the following is true:

   - 80% of units in the complex passed HQS inspection in the last two years, excluding units that fail solely for tenant-caused violations.
   - The complex is managed by a professional residential property management company.
   - In the year that MPHA does not inspect their property, owners self-certify that each unit meets HQS.

   Participants and owners are always able to request a special inspection pursuant to the allowances provided by MPHA's Administrative Plan. Owners have the same time period to cure defects as under current regulations (24 hours for life-threatening conditions and 30 days for other defects).

   In 2013, there were 716 Self-Certified Inspections of multifamily units through this initiative, directly saving 358 hours of staff time.

3. **Challenges**

   Since 2013 was the second year of this activity, properties in the second batch were offered the opportunity to complete Self-Certified Inspections and properties in the first batch were inspected in-person by an MPHA inspector. The first batch consists of the properties whose owners self-certified their HQS compliance in 2012. As 2013 progressed, we realized that batch two was smaller than batch one, because when we rolled out the program initially we invited our largest apartment complexes to participate first. The smaller size of batch two led to a lower number of self-certified inspections in 2013. However, we will address this issue by adjusting the batches to make them more even. We are planning to convert to a different software system and we are including some custom programming in that system that will make identifying the SCI-eligible units easier and assist us in successfully managing this initiative.

4. **Revisions to Metrics, Baselines, and Benchmarks**

   The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics.

5. Data Collection Methods

MPHA collected data on inspections from its VisualHomes database system for this MTW activity. No changes have been made to the data collection methodology.

Authorizations: This provision invokes certain provisions of Attachment C generally and including Section B1b.iv; Section D 5 and waives certain provision of Section 8(o)(8) of the 1937 Act and 24C.F.R. 982 Subpart I (See Attachment III for MPHA's Inspection Self-Certification Overview and Form).

CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
MPHA has added this metric, however as this metric has not been used in previous annual plans or reports and the information is not currently available, MPHA will begin tracking this metric in 2014.				

CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
It takes 30 minutes of staff time to complete an in-person annual inspection and 15 minutes of staff time to complete an in-person annual re-inspection.	1,643 hours of staff time were dedicated to annual inspections and re-inspections of multifamily complexes.[1]	1,000 hours of staff time will be dedicated to annual inspections and re-inspections of multifamily complexes.	1,459 hours of staff time were dedicated to annual inspections and re-inspections of multi-family complexes.[1]	Whether the outcome meets or exceeds the benchmark.

[1] 2,895 in-person annual inspections and 783 in-person re-inspections of multifamily complexes were conducted in 2011.
[1] 2,562 in-person annual inspections and 714 in-person re-inspections of multifamily complexes were conducted in 2013.

FY2012 - Activity 2: Earned Income Disallowance Simplification - HCV Program (Approved and Implemented in 2012)

1. **Status of Activity**
   This activity was approved and implemented in 2012.

2. **Description of Activity**
   In the Housing Choice Voucher Program, Federal Regulations allow families whose Head of households are disabled 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 has created a two-year full income disregard for eligible families and eliminated the administrative hardship and time consuming monitoring.

SS #3 : Increase in Positive Outcomes in Employment Status				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Report the following information separately for each category:	Head of households with earned income prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households with earned income after implementation of the activity (number).	Actual head(s) of households with earned income after implementation of the activity (number)	Whether the outcome meets or exceeds the benchmark.
(6) Other - With Earned Income	23	26	29	Yes

All EID recipients are disabled, so they are not considered work-able and thus EID households as a percentage of work-able households cannot be calculated.

3. **Challenges**
   No challenges have been experienced in enrolling families in EID.

4. **Revisions to Metrics, Baselines, and Benchmarks**
   The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics.

5. **Data Collection Methods**
   MPHA collected data on inspections from its VisualHomes database system for this MTW activity. No changes have been made to the data collection methodology.

Authorization: This provision invokes certain provisions of Attachment C generally and including Section D 3 a, and b. and waives certain provision of Section 8(o)(4) of the 1937 Act and 24C.F.R. 5.603, 5.609, 5.611, 5.628 and 982.201, 516 and 982 Subpart E as necessary to implement the Agency's MTW Plan.

FY2011 - Activity 1: Targeted Project Base Initiative (Approved in 2011 and phased in implementation with last two project to be implemented in 2014)

Description of the Activity:

MPHA issued an RFP to allocate a limited number of vouchers for Project Basing for the specific purpose of creating additional, non-project based, affordable housing for low-income families in the City of Minneapolis. MPHA used the MTW waiver to expand location of PBV programs and to limit voucher awards relative to a proration impact that required creation of additional non-PBV affordable housing.

Under this initiative, the MPHA Project Based Vouchers will foster development of additional affordable housing beyond the number of units to be project based. MPHA has a goal of 120 new affordable units to come from this project.

These vouchers were awarded to programs and organizations that proposed developments where there is a high ratio of new affordable units to those subsidized through MPHA's project based initiatives. To facilitate this goal, MPHA limited the number of vouchers that were awarded to be project based to any development from a low of five vouchers to a high of twenty vouchers.

MPHA awarded vouchers under this initiative in early 2012. All voucher awards are subject to HUD subsidy layering requirements and the specific Targeted Project Base Initiative benchmarks. This initiative will be complete when all developments are under contract and participants lease up their units.

As part of their agreements with MPHA, all families seeking affordable housing will be assisted 'offered services' making appropriate housing choices related to those types of housing offered by the agencies overseeing the development

Impact of the Activity: This activity initially would provide a total of 40 Project Based Vouchers "regular" HCVs and 11 VASH Vouchers. MPHA was committed to provide five (5) housing developers' commitments to create an additional 315 non-project based affordable housing units for low-income families in the City of Minneapolis. However, in 2013 the developer for The Lonoke notified MPHA they were withdrawing their request of four (4) project based units because they determined using other available funding would be more advantageous to their project. Upon full implementation of this activity, MPHA will have provided 36 Project Based Vouchers "regular" HCVs and 11 VASH vouchers, which will allow the housing developers to create an additional 307 non-project based affordable housing units for low-income families in the City of Minneapolis.

Status of the Activity: MPHA's targeted project based initiative created a total of 307 units, which, includes the 36 PBV units. The total number of units without housing assistance that MPHA leveraged using the 36 project based vouchers is 260. MPHA has not allocated any funding for the development of the units; the monies MPHA allocated are for voucher assistance when a qualified participant is residing in the PBV unit.

Project	Total Number of Units	PBV Units	Unassisted Units
Emanuel Housing	101	6	84* (also has 11 VASH PBV)
Emerson North Family Housing	48	10	38
South Quarter Phase IV	101	15	86
Spirit on Lake	46	5	41

At the end of the 2013 calendar year, MPHA had approved subsidy layering reviews and signed HAP contracts for two of the awarded projects. The projects are Emanuel (6 PBV and 11 VASH PBV) and Spirit on lake (5 PDV). The Emanuel PBV HAP that was signed on August 13, 2013 has an effective date of August 15, 2013 and the Emanuel VASH HAP that was signed on August 15, 2013 also has an effective date of August 15, 2013. The Spirit on Lake PBV HAP was effective September 15, 2013 and signed on September 12, 2013.

A challenge is that the remaining projects (Emerson North Family Housing, South Quarter Phase IV) have not yet submitted the subsidy layering reviews to MPHA and are in various stages of finalizing funding for development and operating budgets; it is unknown at this time when Subsidy Layering Reviews will be available for MPHA review and submittal to HUD.

Baseline: MPHA established a goal of creating 120 new affordable units beyond the 40 (+ 11 VASH) units subsidized by the Project Based Vouchers. Instead, 307 new affordable units for low income families are going to be created.

Benchmarks: In total, MPHA will issue 47 ‘Targeted Project Based Vouchers’ to these developments. These 47 vouchers will create an additional 307 unassisted affordable housing units in Minneapolis. We have notified Developers and Owners who responded to the RFP of the awards as well as of the requirements for completion of the Subsidy Layering Review. Two Subsidy Layering Reviews are complete along with the two signed HAPs. MPHA anticipates having all HAPs signed by close of MPHA’s 2014 Fiscal Year. The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics

Data Collection Methods : No changes were made to data collection or methodology. Data was collected manually and from MPHA’s administrative data system.

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

CE #4: Increase in Resources Leveraged				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Amount of funds leveraged in dollars (increase).	MPHA anticipated a per unit cost for PBV units to be $330,000 TDC . For the 36 vouchers awarded baseline dollars are $11,880,000	MPHA required a 3 to 1 ratio and the benchmark of additional leveraged dollars was $35.6 million.	Actual amount leveraged after implementation of the activity (in dollars) = $330,000 x 22 = $7,260,000.00 (Emanuel - 11 VASH, 6 PBV "regular" and Spirit on Lake 5 "regular" PBV)	The outcome does not meet the benchmark. See explanation below.

During 2013, the housing developers of The Lonoke notified MPHA they were withdrawing their request of four (4) Project Based Vouchers because they determined that other available funding would be more advantageous to their project. This decreased the Project Based Vouchers from 40 to 36 and the additional non-project based affordable housing from 315 units to 307 units.

HC #1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Zero. No housing units of this type existed prior to implementation.	36 project based voucher units and 108 additional affordable tax credit units.	11 "regular" HCV PBV and 11 VASH PBV and 152 additional affordable tax credit units.	The outcome does not meet the benchmark. See explanation below.

The benchmark of forty PBV units has not been achieved in 2013 because two projects, Emerson North Family Housing and South Quarter Phase IV, have not yet submitted subsidy layering review to MPHA. Also, The Lonoke development of 19 units (4 PBV units and 15 additional affordable housing units) has withdrawn their request for Project Based Vouchers.

HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase housing choice (increase).	Zero. No households receiving this type of service prior to implementation.	144 households will be offered services in making an affordable housing choice.	147 households.	The outcome meets the benchmark. See explanation below.

The benchmark of 144 households has been exceeded by three households in 2013. We expect to further exceed this benchmark with the two additional projects, Emerson North Family Housing and South Quarter Phase IV, which have not yet submitted subsidy layering reviews to MPHA. Also, The Lonoke development of 19 units (four PBV units and 15 additional affordable housing units) has withdrawn their request for Project Based Vouchers.

FY2011 - Activity 2: Soft Subsidy Initiative (Approved in 2011 and Implemented 2013)

1. **Status of Activity**

   This initiative was approved in 2011 and implemented in 2013. MPHA's partner for this initiative, Alliance Housing, rehabbed 20 units for use in this initiative and all of them passed HQS inspections. The first families entered the program in April 2013 and by the end of the year 20 families were assisted.

2. **Description of Activity**

   In traditional housing assistance programs, whenever a participant increases their income by getting a job, their rent portion increases. The goal of this initiative is to reverse that relationship so that when a participant starts working or attending job training their rent portion actually decreases – as much as $300 a month. In this way this initiative is structured to incentivize work, and the subsidy amount that MPHA provides increases for households that are working. Alliance Housing expects each participating family to commit to moving off government assistance and into the workforce. To this end, Alliance Housing is providing intensive weekly coaching on setting and achieving goals. The participating families come from multi-generational poverty, with poor rental histories and little to no work experience, so the support provided by Alliance staff is crucial.

   Once participants start working, Alliance staff work with them on furthering their education or training so they can move beyond entry level jobs. Some participants are pursuing GEDs. Two-thirds of the participants have high school diplomas, so Alliance is identifying those who may need remedial classes in order to enter a program at a community or technical college. The families that moved into the units that opened in 2013 are all making progress on at least one goal. Despite the tough job market, almost all of the families are employed.

   Because this is a soft subsidy initiative, MPHA provides subsidy payments to Alliance Housing twice a year out of MTW flexible funds. Therefore, this program has not reduced the number of HCV vouchers in use. MPHA will oversee the administration of the subsidy payments and program activity through requiring twice per year reports from Alliance Housing.

SS #1: Increase in Household Income				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average earned income of households affected by this policy in dollars (increase).	0	$13,195		Yes

SS #3: Increase in Positive Outcomes in Employment Status				
Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
(1) Employed Full- Time	0	6	7	Yes
(2) Employed Part- Time	0	6	10	Yes
(3) Enrolled in an Educational Program	0	2	2	Yes
(4) Enrolled in Job Training Program	0	5	1	No
(5) Unemployed	0	0	2	No
(6) Other: Percentage of Households with Earned Income	0	75%	89%	Yes

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving TANF cash assistance (decrease).	15	5	9	No

SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase self-sufficiency (increase)	0	20	20	Yes

SS #6: Reducing Per Unit Subsidy Costs for Participating Households				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease).				

This metric is not applicable to the Soft Subsidy initiative because the subsidy amounts are in a fixed range of up to $500 and nothing about this initiative is intended to decrease that fixed range.

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self sufficiency (increase). Self Sufficiency is defined as the participant is off of government financial assistance.	0	2	0	No, the program was only partially implemented in 2013.

3. Challenges

This is a five-year initiative currently in its first year, and the families were only receiving services for part of 2013. Many of the benchmarks were intended to be achieved at the end of five years.

4. Revisions to Metrics, Baselines, and Benchmarks

The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics.

5. Data Collection Methods

Alliance Housing will interview families at the time of move-in and collect data for the metrics listed above. Alliance Housing will continually monitor progress with individual families. This will include:

- examining pay stubs and work verifications to document employment
- obtaining monthly benefit figures from Hennepin County
- obtaining school certificates to document completion of GED or post secondary training
- tracking progress on additional tenant goals agreed upon through service plan
- tracking progress in education for children, including requesting copies of report cards with grades and number of absences

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

1937 Act and 24 C.F.R. 982.303, 308, 309, 451, 503, 508 and 518 and 983 subparts E and F as necessary to implement the Agency's Annual MTW Plan and utilizes the authority allowed in the amendment to Attachment D approved by HUD in late 2011. This provision allows MPHA to create affordable housing opportunities outside of Section 8 and Section 9 of the Act. It also permits the agency to fund subsidies based on a flat calculation as agreed between the property owner and MPHA.

FY2011 - Activity 3 Absence from Unit Initiative (Approved and Implemented in 2011)

Status of the Activity: This activity was fully implemented in June of 2011 for Low Income Public Housing residents. Even though in previous Plans this activity included Section 8 participants, this activity was never fully implemented in the Section 8 HCV Program. The policy about limiting absences from the unit to 90 days was implemented as a change to the Section 8 HCV Administrative Plan. In 2014, MPHA will evaluate the relevance of the policy on not changing income during the absence from the unit for Section 8 Participants and if it is found unneeded, will exclude Section 8 Participants in the 2015 MTW Plan.

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

Impact of the Activity: MPHA has experienced a marked reduction in tenants reporting an absence from the unit and a reduction of income during the absence. In 2012, 56 residents had requested a hardship exemption and signed repayment agreements; in 2013, 58 residents reported being away from their unit for more than 30 days and 44 of them requested a hardship to pay minimum rent while they were gone and signed a repayment agreement for the difference. Tenants who have the means to pay the rent while they are gone, even though they experience a reduction in income appear not to be reporting their absence even though the lease contains this reporting requirement.

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

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The baseline for this activity prior to implementation:

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

Proposed Benchmark:

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

The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics and data collection methods remained the same.

Authorizations: MTW Amended and Restated Agreement – Attachment C [C11 – Authorizations related to public housing only - Rent Policies and Term Limits] waives certain provisions of Sections 3, 6, 7, 16 and 31 of the 1937 Act and

24 C.F.R. § 945 Subpart C, 960 Subparts B, D, E and G as necessary to implement the Agency's Annual MTW Plan. This provision allows MPHA to limit a tenant's absence from the unit below the current allowance and also allows the agency to impute a tenant's income if it was lost due to the tenant's voluntary absence from the unit.

CE #5: Increase in Agency Rental Revenue				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Rental revenue in dollars (increase).	Rental revenue prior to implementation of the activity $11,250	Expected rental revenue after implementation of the activity $32,550	Actual rental revenue after implementation of the activity (in dollars) = $29,090	The outcome meets the benchmark.

FY2010 - Activity 1 Public Housing Working Family Incentive (Approved and Implemented in 2011)

Status of the Activity: MPHA implemented the Working Family Incentive with annual or interim rent redeterminations after January 1, 2010 in an effort to increase the income and asset level of any adult member who is employed.

Description of the Activity: The rent calculation includes an automatic fifteen (15) percent deduction from the gross annual earned income of the family. This deduction provides the Working Family with available money to support work related costs, including but not limited to transportation, uniforms, and health insurance premiums. MPHA estimated that 21.1% of public housing residents met the criteria of a Working Family. Working Family is defined as any family where earned income is part of the rent calculation no matter the amount.

Impact of the Activity: MPHA had mixed results with this initiative during 2013. The average income of those employed increased, while, the number of households employed decreased At the end of 2013, there were 1,349 public housing households with earned income, a decrease of 4% over 2012, while the average earned income of those households increased to$19,905. MPHA had no requests for hardship under this initiative in 2013
For those families who continued work, this activity increased the Working Family's level of income and enhanced the likelihood that the family would achieve a livable wage and move toward self-sufficiency
There is a financial impact on the low-rent program for 2013, because the reduction in Adjusted Gross Income due to the 15% allowance reduces the amount of rent paid; due to a proration in subsidy, MPHA will experience a loss.

Baselines and Benchmarks: The baseline for this activity prior to policy implementation.:

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

The proposed benchmarks for this activity:

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

The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics and data collection methods.

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

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

SS #1: Increase in Household Income				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity $15,970.	Expected average earned income of households affected by this policy prior to implementation of the activity $16,609.	Actual average earned income of households affected by this policy prior to implementation (in dollars) = $19,905	The outcome exceeds the benchmark.

SS #3: Increase in Positive Outcomes in Employment Status				
Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Report the following information separately for each category: (6) Other - Households with earned income.	Households with earned income prior to implementation of the activity - 1,241.	Households with earned income after implementation - 1,253	Actual head(s) of households in <<category name>> after implementation of the activity (number) = 1,349	The outcome exceeds the benchmark.
	Percentage of households with earned income prior to implementation - 21%.	Percentage of households with earned income prior to implementation - 22%.	Actual percentage of total work-able households in <<category name>> after implementation of the activity (percent) = 22%	The outcome meets the benchmark.

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number)	Expected number of households receiving TANF after implementation of the activity (number)	Actual households receiving TANF after implementation of the activity (number)	Whether the outcome meets or exceeds the benchmark.

MPHA has added this metric, however, as this metric has not been used in previous annual plans or reports and the information is not currently available, MPHA will begin tracking this metric in 2014.

SS #6: Reducing Per Unit Subsidy Costs for Participating Households				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars) = $306.00	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars) = $262.00	Whether the outcome meets or exceeds the benchmark.

*This metric was required by HUD, but it does not provide valid information as subsidy proration has significantly changed. Subsidy is provided by AMP, not individual tenant.

SS #7: Increase in Agency Rental Revenue				
Unit of Measurement	**Baseline (2009)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity (in dollars) = $14,437,400	Expected PHA rental revenue after implementation of the activity (in dollars).	Actual PHA rental revenue after implementation of the activity (in dollars) = $17,985,744	Whether the outcome meets or exceeds the benchmark.

While gross rental revenue increased during this period, MPHA also took over utility payments for scattered site residents and the COLA for the 69% of residents who receive SS or SSI income increased over the four years and thus the rent calculation increased.

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self sufficiency (increase). The PHA determined that self-sufficiency for public housing residents whose rent increased to the flat rent amount for their unit.	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero. Families paying Flat Rate Rent 2010: 270	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number) = 20 additional families.	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number) = 291	The outcome meets the benchmark.

FY2010 - Activity 1 Section 8/HCV Working Family Incentive (Approved and Implemented in 2011)

1. Status of the Activity

The Working Family Incentive activity was approved and implemented in 2010.

2. Description of the Activity

The MPHA HCV Program implemented the Working Family Incentive in an effort to increase the income and asset level of families with minor children in which any adult member is employed. In the HCV program, only families with minor children are eligible for this deduction. Before calculating the family's rent portion, we deduct 15% from the gross annual earned income of each wage earner in the family. This deduction provides the working family with available money to support work related costs, including but not limited to transportation, uniforms, and health insurance premiums.

SS #1: Increase in Household Income				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average earned income of households affected by this policy in dollars (increase).	$17,522	Earned income will increase 5%, to $18,398	$19,333	Yes

SS #3 : Increase in Positive Outcomes in Employment Status				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
(6) Other - With Earned Income	1,163 work-able heads of households with children have earned income	Work-able heads of households with children with earned income will increase 3%, to 1,198	1,158 work-able heads of households with children have earned income	No
	55% of work-able heads of households with children have earned income[1]	56% of work-able heads of households with children will have earned income	53% of work-able heads of households with children have earned income[2]	No

[1] In 2009, there were 2,133 work-able families with children.
[2] In 2013, there were 2,196 work-able families with children.

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving TANF assistance (decrease)	948 households were receiving TANF cash benefits in 2009	948 households will be receiving TANF cash benefits	777 households are now receiving TANF cash benefits	Yes

This metric was not one of the original goals for this initiative, and thus the benchmark is the same as the baseline. Additionally, we are not convinced that this outcome is a direct result of the WFI initiative.

SS #6: Reducing Per Unit Subsidy Costs for Participating Households				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease)				

This metric is not applicable to the Working Family Incentive because deducting 15% of participants' earned income lowers their rent portion which results in higher subsidies paid by MPHA.

SS #7: Increase in Agency Rental Revenue				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
PHA rental revenue in dollars (increase).				

This metric is not applicable to the Section 8 HCV program because we do not have rental revenue.

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self sufficiency as measured by number of households going off program for having $0 HAP subsidy amount - they are self-sufficient because they are paying the full contract rent	8 households went off program in 2009 for having a $0 HAP portion	8 households will go off program for having a $0 HAP portion	14 households went off program for having a $0 HAP portion in 2013	Yes

This metric was not one of the original goals for this initiative, and thus the benchmark is the same as the baseline.

3. **Challenges**
   While the overall number of work-able households with children who are employed has stayed almost constant, the number of work-able households with children has increased (see footnote to SS #3, Increase in Positive Outcomes in Employment Status). The increase in work-able households is a result of the growth in the number of port-in families, and when a family ports in to Minneapolis, it may take them some time to gain employment. This, coupled with the fact that the economy is still recovering from the recession, led to the decrease in percentage of work-able households with children who are employed.

4. **Revisions to Metrics, Baselines, and Benchmarks**
   The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics. Additionally, the baseline and benchmarks for SS #3, Increase in Positive Outcomes in Employment Status, have been revised to include only work-able families. 3% is the original benchmark for the increase in number of families with earned income.

5. **Data Collection Methods**
   Data was collected manually and from MPHA's VisualHomes database system. In 2013, as part of the customization in preparation for our rent reform initiative, our software vendor modified our system so that it now automatically checks if a family is eligible for the WFI and then automatically excludes 15% of their gross earned income. This has resulted in a reduction of calculation errors and has ensured that all families who meet the criteria to qualify for WFI are receiving the benefit of the deduction.

Authorizations: MPHA is authorized to undertake this initiative through Attachment C [C 11 – Authorizations related to public housing only – Rent Policies and Term Limits]; This authorization waives certain provisions of Sections 3, 6, 7, 16, and 31 of the 1937 Act and 24 CFR 945 Subpart C, 960 Subparts B, D, E and G as necessary to implement the Agency's

Annual MTW Plan and [D2 –Authorizations related to Section 8 only – Rent Policies and Term Limits]. This authorization waives certain provisions of Section 8(0)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 CFR 982.508, 982.503 and 982.518 as necessary to implement the Agency's Annual MTW Plan.

FY2010 - Activity 2 Minimum Rent Initiative for Public Housing Residents (Approved in 2010 and Implemented in 2011)

PUBLIC HOUSING

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

Description of the Activity:
Tenants moving into public housing or the Section 8 Housing Choice Voucher Program would pay the minimum rent that is in effect at the time of lease up. This initiative increased the minimum rent of existing tenants or Section voucher holders at the first annual or interim re-exam.

Impact of this Activity:
As this initiative was phased in over 2011, the number of families paying minimum rent initially increased significantly from 369 families at the end of 2009 to 837 families at the end of 2011, there was a reduction to 760 at the end of 2012 and 726 families at the end of 2013.. . In 2012, 45 residents requested a hardship from paying minimum rent, four (4)were denied and 16 of the 45 had a hardship which ended in 2012. In 2013, nineteen (19) requested a Hardship with nine (9) of those securing income by the end of the year.

Baselines and Benchmarks:
The baseline for this activity prior to implementation in December 2009

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

Benchmarks:

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

MPHA did not meet the benchmarks it identified for this project in 2009. Issues related to the slow economy have hampered residents finding jobs. While rental income increased, the number of minimum renters increased by over 200%. The number of hardship requests also increased from twenty-one in 2010 to thirty-eight in 2011 and 45 in 2012..

The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics

CE #5: Increase in Agency Rental Revenue - Public Housing				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Rental revenue in dollars (increase).	Rental revenue prior to implementation of the activity - $221,400.	Expected rental revenue after implementation of the activity - $325,800.	Actual rental revenue after implementation of the activity (in dollars) = $653, 400	The outcome exceeds the benchmark.

SECTION 8/HCV:

1. **Status of Activity**
   The HCV Program implemented the increase in minimum rent from $50 to $75 beginning in March 2012.

2. **Description of Activity**
   All HCV participants have now been transitioned to the $75 minimum rent. To date, no hardship requests have been received.

3. **Challenges**
   In the original minimum rent initiative, further increases in minimum rent were proposed. However, due to the economic crisis, MPHA decided not to implement the next phase of the minimum rent initiative which would have increased the minimum rent to $100 per month.

4. **Revisions to Metrics, Baselines, and Benchmarks**
   The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics but the 0.13% projected decrease in per-unit-cost is the original benchmark.

5. **Data Collection Methods:** Data was collected from MPHA's VisualHomes database system for this MTW activity.

Authorizations: MTW Amended and Restated Agreement – Attachment C [C11 – Authorizations related to public housing only - Rent Policies and Term Limits]; This authorization waives certain provisions of Sections 3, 6, 7, 16 and 31 of the 1937 Act and 24 CFR 945 Subpart C, 960 Subparts B, D, E and G as necessary to implement the Agency's Annual MTW Plan and [D2 – Authorizations related to Section 8 only – Rent Policies and Term Limits] This authorization waives certain provisions of Section 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 CFR 982.508, 982.503 and 982.518 as necessary to implement the Agency's Annual MTW Plan.

SS #6: Reducing Per Unit Subsidy Costs for Participating Households				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease)	The per-unit-cost was $722 in January 2012	The per-unit-cost will decrease 0.13%, to $721	The per-unit-cost was $714 in December 2013	Yes

FY2010 - Activity 4 Rent-To-Own Initiative (Approved in 2010 and phased in Implementation 2012-2014)

Status of the Activity: This activity was approved by HUD in MPHA's 2010 Plan. The site based wait list for this activity remains open as there is one unit remaining to be filled.

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

Impact of the Activity: MPHA expanded the application process for presumptively eligible families to include not only families on its public housing and Housing Choice Voucher waiting lists, MPHA and City of Minneapolis employees; but, to all others wishing to apply to a waiting list specifically for this homeownership initiative. Priority would still be given to qualifying MPHA residents, HCV participants, MPHA and City of Minneapolis employees. There were four lease signings in 2013 bringing the total number of occupied units to nineteen (19). Each family had established mortgage readiness goals and must demonstrate progress in moving toward successful homeownership.

Baselines and Benchmarks: Issues related to meeting its initial benchmarks continued in 2013. Those are issues related to MN Statutes governing condominium associations and Certificates of Title have prevented MPHA from implementing the operational (for sale) components of its Rent To Own Program. MPHA hired legal counsel to resolve these issues and at the end of 2013, all that has been left to finalize the corrections that were required for the property is the recording of the actions taken on title. This has been completed in March of 2014. The court proceeding has delayed the Agency's benchmarks related to selling the property, but not to lease for the Rent To Own Program.

The benchmarks were revised:
The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics . MPHA changed its initial qualifying income from $20,500 to $25,500. This change was made in consultation with MPHA's homeownership consultant to address changes in lender requirements for qualifying for a mortgage sufficient to purchase the townhomes.

No collection methods have changes and no authorizations have changed.

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

The site based waiting list for this development is currently open and will remain open until all units are sold to program participants.

MPHA has incorporated the new metrics required by the new 50900 Attachment B and are reported on in this 2013 MTW Report.

SS #1: Increase in Household Income				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average earned income of households affected by this policy in dollars (increase).	Average household income for nineteen participants - $38,444.	2% increase in earned income - $39,212.	$34,993 average income based on 3-year re-exam policy. Will adjust program to require all to report income annually.	The outcome did not meet the benchmark. In 2013, participants experienced an average increase of 0.4% in wages due to the downturn in the economy; i.e., job loss, reduction in hours, etc. It is anticipated wages will stabilize or improve as the economy improves.

SS #2: Increase in Household Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average amount of savings/escrow of households affected by this policy in dollars (increase).	2 households in 2011 4 households in 2012 5 households in 2013	Average amount of annual savings/escrow $997.10	Average of $183 per month ($3450 divided by 19)	No, the economy has precluded most from reaching their personal savings goals.

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self sufficiency (increase). MPHA has defined self-sufficiency as income sufficient to purchase a home.	7 households have sufficient income to purchase at time of move in. Debt to income ratio and savings is the issue.	Three households will achieve self-sufficiency (income sufficient to purchase home) within one year.	7 households have met the goal of having sufficient income to purchase and are currently working on mortgage readiness goals, i.e. pay off debt and savings.	Yes the benchmark is achieved for 2013.

HC #6: Increase in Homeownership Opportunities				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households that purchased a home as a result of the activity (increase).	7 households have sufficient income to purchase, but not mortgage ready.	One household will purchase home in one year.	0	The benchmark has not been achieved as households are working on mortgage readiness goals, i.e. pay off debt and savings.

FY2010 - Activity 5 Foreclosure Stabilization Project Based Voucher Demonstration Program (Approved in 2010 and phased in Implementation through 2012)

1. **Status of Activity**
   This activity was approved in 2010. Implementation began in May 2011 and was complete by August of 2012 when all 21 units were occupied. Full occupancy continued throughout 2013 with normal rates of turnover.

2. **Description of Activity**
   This initiative is a partnership with a local non-profit who purchased and rehabbed 4-plex and 6-plex properties that had gone through foreclosure. MPHA has project-based 21 vouchers at these units in order to make them available for rental to low-income families and to contribute to the well-being of the surrounding neighborhoods. Our non-profit partner, PPL, received a Neighborhood Stabilization Program (NSP) grant from the City of Minneapolis for this initiative to be used in designated 'at risk' neighborhoods throughout the City.

   Applicant families are referred to MPHA by PPL, pursuant to funding requirements under the non-profit's CDBG and ARRA funds. Families who are identified to be on MPHA's Section 8 HCV waiting list are prioritized. MPHA's Section 8 HCV waiting list has a 'remains open' clause for specific referrals for this program.

3. **Challenges**
   The construction delays encountered in 2011 and 2012 have all been resolved and no further challenges were encountered in 2013.

4. **Revisions to Metrics, Baselines, and Benchmarks**
   The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics.

5. **Data Collection Methods:**
   Data was collected from MPHA's VisualHomes database system for this MTW activity.

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

CE #4: Increase in Resources Leveraged				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Amount of funds leveraged in dollars (increase).	$0 leveraged prior to implementation of the activity	$2,554,083 leveraged after implementation of the activity.	$2,554,083	Yes

FY2009 - Activity 1 Block Grant and Fungible Use of MPHA Resources (Approved and Implemented in 2009)

This activity is addressed in Section V: Sources and Uses of Funding.

HUD does not require this to be reported in the same format as other initiatives. The MTW Sources and Uses provides the detail of the Combined Fund.

Benchmark was achieved as planned.

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

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

FY2009 - Activity 2 Recertification of Elderly or Disabled Public Housing Resident Families Every Three Years (Approved in 2009 and phased in Implementation through 2012)

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

Impact of the Activity : MPHA changed its ACOP /Statement of Policies to incorporate this MTW initiative into agency policy. It identified all residents eligible for the MTW exclusion and developed a phase in strategy that recertifies eligible residents over a three-year period. Residents were notified by letter regarding their recertification process. MPHA updated its data systems to reflect the time residents would be recertified and adjusted them to address the every three year recertification process. The MPHA Board approved the changes to MPHA's recertification policies following the resident review process. MPHA has successfully run a report for its 2012 recertification tracking system. (See below)

Scattered Sites

AMP	Building address	2013 3rd yr Ann	# of every yr Ann	Total required w/o MTW Policy	Annuals not done due to MTW	Hours Saved
1	Glendale 1-91	12	56	90	22	
1	Glendale 92-184	14	61	92	17	
2	Project 86 1300-1310	3	8	11	0	
2	Project 38 250-347	9	44	67	14	
2	Project 38 349-444	7	54	80	19	
2	Project 38 445-489	8	26	39	5	
2	Project 39	4	28	37	5	
2	Project 25	1	12	15	2	
2	Project 13 146-242	10	46	67	11	
2	Project 13 2-145	8	49	72	15	
2	Project 53, 58,81	1	13	17	3	
2	Project 48	0	10	11	1	
2	Project 47	1	17	23	5	
2	Project 2,3,5	4	22	38	12	
2	Project 82	3	28	41	10	
2	Project 43 800-903	11	52	78	15	
2	Project 40	3	8	16	5	
2	Project 43 904-934	0	8	8	0	
2	Project 44	3	25	32	4	
2	Project 49, 51, 66,78, 97	4	23	38	11	
2	Project 45	1	16	23	6	
2	Project 52	0	4	5	1	
2	Project 97 1311-1330	0	18	18	0	
	Totals for s/s AMP	**107**	**628**	**918**	**183**	**76**

Highrise

AMP	Building address	2012 3rd yr Ann	# of every yr Ann	Total required w/o MTW Policy	Annuals not done due to MTW	Hours Saved
3	314 Hennepin 201-920	35	46	155	74	
3	314 Hennepin 1001-1620	31	29	119	59	
3	3116 Oliver	8	7	31	16	
3	600 18TH Ave 101E-521E	38	13	119	68	
3	600 18TH Ave 102w-1620w	32	21	115	62	
3	350 Van White	32	9	102	61	
3	315 Lowry	37	25	150	88	
3	2415 N 3rd	14	12	61	35	
3	1710 Plymouth	22	10	82	50	
3	1314 44TH APT 406-638	29	23	108	56	
3	1314 44th Apt 104-405	34	9	111	68	
3	800 5th	19	11	66	36	
3	901 4th Ave N	12	2	48	34	
4	1815 Central 201-1314	47	24	166	95	
4	1815 Central 1401-2514	39	37	165	89	
4	1717 Washington	52	22	181	107	
4	809 Spring St NE	4	12	32	16	
4	1900 3rd	6	7	32	19	
4	1206 2nd	12	18	57	27	
4	828 Spring St NE	51	33	189	105	
4	710 2ND ST NE	10	9	35	16	
4	616 Washington St NE	7	11	35	17	
4	311 University	7	11	46	28	
5	2419 5th	32	31	124	61	
5	2433 5th	38	41	126	47	
5	1707 3rd	39	40	155	76	
5	1700 E 22nd	19	18	69	32	
5	2533 1st	10	2	32	20	
5	1920 4th	25	30	109	54	
5	2121 16th	24	26	92	42	
5	2019 16th	24	23	92	45	
6	1212 S 9th St	21	38	86	27	
6	1225 S 8th St	16	24	84	44	
6	1627 6th	32	21	115	62	

AMP	Building address	2012 3rd yr Ann	# of every yr Ann	Total required w/o MTW Policy	Annuals not done due to MTW	Hours Saved
6	1515 Park	42	51	181	88	
6	620 Cedar	29	28	114	57	
6	630 Cedar	47	40	181	94	
6	1611 6th St	31	12	114	71	
7	3755 Snelling	8	11	28	9	
7	3205 E 37th	8	11	28	9	
7	2728 Franklin	37	39	148	72	
7	1415 E 22nd	26	50	128	52	
7	3121 Pillsbury	34	54	161	73	
7	115 W 31st	40	21	163	102	
7	3310 Blaisdell	48	24	163	91	
7	2121 Minnehaha	19	46	109	44	
	Totals for H/R AMP	**1,227**	**1,082**	**4,807**	**2,498**	**1,041**

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

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

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

In MTW Plan Year2013, MPHA excluded 2,681 households from having an annual recertification under this initiative. In addition, 1,334 households underwent an annual recertification and will not have to be recertified for three years, unless there is a change of circumstance. There are 1,710 households that do not meet the MTW exclusions and will continue to be recertified on an annual basis. MPHA continues interim re-certifications for any household that is required to be recertified or who requests recertification due to a change in circumstances.

MPHA has saved 2,681 hours of staff time in 2013 specifically related to recertification and significant other time related to setting up appointments, reappointments, following through on verifications and other tasks that are not specifically calculated as part of recertification but are related impacts of this process.

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

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

The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics and data collection methods.

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

CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars) = $119,371	Expected cost of task after implementation of the activity (in dollars) = $89,528	Actual cost of task after implementation of the activity (in dollars) $76,754	The outcome exceeds the benchmark.

CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity - 6,240 hours	Expected amount of total staff time dedicated to the task after implementation of the activity - 3,275 hours	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours) = 3,044.	The outcome substantially meets the benchmark.

FY2009 - Activity 4 Public Housing Two Year Income Disregard (Approved in 2009 and Implemented in 2010)

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

Description of the Activity: MPHA changed its ACOP/ Statement of Policies to reflect the agency's MTW strategy for this initiative. MPHA established its implementation date of November 2008. Households receiving an EID prior to that date are governed under the old program rules and households approved for an EID after that date receive the MTW EID. MPHA adapted its data tracking systems to identify and follow households governed by the MTW EID program while continuing to monitor those under the old system.
As this is a rent reform initiative, MPHA's current hardship policy is available to households should a hardship arise. To date, no one has requested a hardship under this provision.

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

Earned Income Disallowance (EID)	MTW 24 Month	Currently Employed
AMP 1	5	4
AMP 2	4	4
AMP 3	7	7
AMP 4	1	1
AMP 5	7	6
AMP 6	13	9
AMP 7	15	44
Totals	**52**	**48**
*****Report indicates active EID's**		

Impact of the Activity: MPHA residents have completed 144 MTW EID's since it was implemented in July 2008. We believe the economy and the higher percentage of elderly and disabled residents has impacted the number of residents on EID's. We hope in future years the impact of EID's will be more substantial once the economy recovers.

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

The outcome of this activity is mixed as of December,2013. Of the 144 participants who have completed the EID, 60 are still employed, 20 are unemployed, 21 are receiving Social Security income and 45 have vacated. For the 52 that have not completed the full two year disregard, 44 are currently employed, 8 are unemployed.

After a resident completes the two full years at 100% disregard, rent would then be based on the adjusted income. Success would be achieved if the resident has found stable employment, understood the two year disregard and staff was able to conduct quality control reviews and other assignments with the time saved.

The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics

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

Families Participating in Earned Income Initiative				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of families (increase)	Total number of families participating in EID prior to implementation - 6	Expected number of families after implementation - 200 over two years	197 over five years.	No

CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars) = $1,166	Expected cost of task after implementation of the activity (in dollars) = $7,772 (100 per year)	Actual cost of task after implementation of the activity (in dollars) = $3,109 (40 per year)	The outcome meets the benchmark.

CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 10 hours per EID	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 4 hours per EID	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours) 4 hours per EID	The outcome meets the benchmark.

CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage) 50%	Expected average error rate of task after implementation of the activity (percentage) - 0%	Actual average error rate of task after implementation of the activity (percentage) = 0%	The outcome meets the benchmark.

SS #1: Increase in Household Income				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars) = $0.00	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars) = $7,540.00	Actual average earned income of households affected by this policy prior to implementation (in dollars) = $8,793.00	The outcome exceeds the benchmark.

SS #3: Increase in Positive Outcomes in Employment Status				
Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Report the following information separately for each category: (6) Other - Employed full or part-time.	Head(s) of households in <<category name>> prior to implementation of the activity (number). = 1	Expected head(s) of households in <<category name>> after implementation of the activity (number) = 200	Actual head(s) of households in <<category name>> after implementation of the activity (number) = 40	The outcome does not meet the benchmark.

SS #6: Reducing Per Unit Subsidy Costs for Participating Households				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars) = $279.00	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars) = $252.00	Whether the outcome meets or exceeds the benchmark.

While this metric was required by HUD, it does not provide valid information because of the significant change in subsidy proration and the fact that subsidy is provided by AMP, not individual tenant.

SS #7: Increase in Agency Rental Revenue				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity (in dollars) = $14,437,400	Expected PHA rental revenue after implementation of the activity (in dollars) =	Actual PHA rental revenue after implementation of the activity (in dollars) = $17,895,744	Whether the outcome meets or exceeds the benchmark.

SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided. Currently Employed.	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). = 0	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number) = 50	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number) = 60	The outcome exceeds the benchmark.

FY2009 - Activity 6 Section 8 HCV Mobility Voucher Program

1. **Status of Activity**
   The Mobility Voucher program was implemented in March of 2010.

2. **Description of Activity**
   On January 1, 2012, due to severe budget constraints, the Minneapolis Public Housing Authority's (MPHA) Housing Choice Voucher (HCV) Program placed a hold on all new admissions to the program from the Waiting List; which included new admissions to the Mobility Voucher Program. Then on April 25, 2012, MPHA submitted to the Board of Commissioners an amendment to its Section 8 HCV Moving to Work Mobility Initiative. The amendment broadened the admission process of the Mobility Program to include current participants, as we could no longer select applicants from the Waiting List.

   The amendment, which was approved by the Board of Commissioners, provided for monetary incentives to interested families, including moving costs of $1,000 per family, and priority admission to the Family Self-Sufficiency (FSS) Program, which would allow Mobility participants to accumulate escrow funds. These incentives, combined with the increased subsidy costs, resulting from higher rent areas, would actually increase Housing Assistance Payments (HAP) costs and increase the strain on the dramatically reduced budget.

   Although our intention in 2013 was to implement the amended Mobility Program, given the budget deficits of 2012 and the additional decrease of funding levels in 2013, MPHA elected to freeze the number of Mobility participants at the current level until funding levels are stabilized, anticipated in 2014. The Mobility Community Services Coordinator continues to provide the Mobility families with case management services, referrals to community resources and employment / educational opportunities, as well as act as the liaison between the tenant family and the property owner.

   The HCV Program will continue to encourage all families to locate and obtain housing in communities of greater opportunity.

HC #5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity	0	25	34	Yes

HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase housing choice	0	25	34	Yes

3. **Challenges**
   Budget constraints limited the expansion of the Mobility Voucher program, however, the program remains intact and participating families are successfully housed in neighborhoods of opportunity.

4. **Revisions to Metrics, Baselines, and Benchmarks**
   The baselines and benchmarks have been adjusted to conform to the Standard HUD Metrics.

5. **Data Collection Methods:** Data was collected from MPHA's VisualHomes database system for this MTW activity.

Authorization: Waiting List Policies: Provided in Attachment C Section D 4. This Section waives certain provisions of Sections 8(o)(6,8(o)(13) (J) and 8 (o) (16) of the 1937 Act and 24 C.F.R. 982
Subpart E, 982.305 and 983 Subpart F, as necessary to implement the Agency's Annual MTW Plan.
This provision permits MPHA to give preferences to families on its Section 8 waiting list that allows them to move to the top of the list and allows MPHA to put restrictions on the use of the voucher that requires participants to find housing in non-concentrated areas.

B. NOT YET IMPLEMENTED ACTITIVIES

FY2013 Activity 1 - MPHA-Hennepin County Transitional Housing Demonstration Initiative (Approved in 2013)

Description of Activity

MPHA is proposing a partnership with Hennepin County to create a 'Transitional Housing with Supportive Services' demonstration program to allow MPHA to set utilize up to eight public housing units for low income individuals who are in need of transitional housing for brief periods from a few days to a few months. . In PIC, MPHA will change the classification of these 8 units to MTW neighborhood services units.

These individuals are low income vulnerable persons who will be exiting the hospital, have no support system and need supportive services to avoid re-hospitalization and who without such services would remain in the hospital costing thousands of dollars which could be significantly mitigated under this initiative. Hennepin County will refer participants to the program and provide MPHA with income verification data to ensure compliance with public housing eligibility criteria. Hennepin County will determine the length of stay based upon the health and support needs of the participants. No stay will exceed four months. Hennepin County will be responsible for identifying housing assistance once the participant completes their temporary stay.

MPHA will provide the housing units, perform work orders and maintain common areas Hennepin County would provide staffing and supportive services, house-keeping and other interventions as needed for participants. Hennepin County would provide a payment to MPHA for use of the housing units.

Update: MPHA and Hennepin County signed contract to begin January 2, 2014

Anticipated Impacts:

The anticipated impact of this proposal is that 20 – 35 extremely vulnerable persons who need transitional housing with services will be provided safe and decent temporary housing and supportive services that will lessen the likelihood of re-hospitalization save thousands of dollars in medical expenses. This number consists of the estimated number of persons who will occupy the eight units over a one year period.

Baseline and Benchmarks:

- **Baseline:**
  - This is a new program and there are no current participants
  - Hennepin County estimates that there are over 100 persons annually who could possibly benefit from this initiative.
  - Estimated Hennepin County hospital cost for 48 persons for ten day average = $288,000.

- **Benchmarks:**
  - This program will serve up to 48 persons in the first year of operation
    Estimated cost savings for 48 participants for ten day average including operational costs of demonstration = $110,000.
  - Receive higher than average rent for each of these eight units.

Data Collection & Metrics:

Hennepin County will provide MPHA with monthly reports on persons served including: name, unit and length of stay. Hennepin County will collect this data as part of its administrative responsibilities for persons who are part of the County's overall program.

Hennepin County will provide estimated costs savings related to the outcomes of this program on a quarterly basis.

Actions taken in 2013:

MPHA and Hennepin County completed all actions necessary to implement this initiative in 2013 with the exception of execution of contract between Hennepin County and MPHA. Approval for execution of the Agreement was provided by the Hennepin County Board in late December 2013 and the Contract was signed in early January 2014. The program has its first participant on site. MPHA and Hennepin County are working together to relocate current tenants in the identified units and ready them for Hennepin County participants.

FY2010 Activity 3 - Conversion of 312 Mixed Financed Public Housing Units to Project Based Section 8 (Approved in 2010)

Status of the Activity: MPHA continues to work on this initiative. It has undertaken negotiations with HUD regarding using a combination of negotiated agreements, MTW authority waivers and other HUD waivers to develop a Transforming rental Assistance (TRA) demonstration program. MPHA has applied to the RAD Demonstration for conversion of the 200 mixed financed units at Heritage Park. It appears the MPHA proposal was not in the first 60,000 units to be approved by HUD, but the agency has been informed that HUD is seeking Congressional approval for an increase in the number of RAD Conversions and that PHAs who have applications in will be considered for future approvals. Given the possible delay in securing such approval, MPHA, Heritage Park and its legal counsel are considering a new Voluntary Conversion effort with utilizing MTW flexibility to support its proposal. This option is continuing to be explored. The Statutory objective was to reduce costs and achieve greater cost effectiveness in Federal expenditures and increase housing choices.

Description of the Activity: MPHA intended to use MTW authority and the voluntary conversion or disposition process to convert 312 mixed-finance public housing units of which MPHA neither owns nor manages to secure new Section 8 Housing Choice Vouchers and then project base these units in the same mixed-finance development.

Impact of the Activity: MPHA anticipated this initiative would significantly reduce its administrative burden and families housed in the new project based units would have access to a Housing Choice Voucher after one year of residency and would be able to increase their housing choices.

Baseline and Benchmarks: The baseline for this activity was 96 hours of MPHA staff time and associated costs in administering units as public housing. The benchmark was to decrease MPHA staff time to 30 hours per week and proportional decrease in associated costs.

There were no revisions to baselines, benchmarks or data collection methods during the plan year.

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

C. ACTIVITIES ON HOLD

MPHA has no activities on hold at this time.

D. CLOSED OUT ACTIVITIES

FY2009 - Activity 3 - Combine MPHA's Current Homeownership Programs into a Single MTW Initiative with a Foreclosure Prevention Component

MPHA discontinued this initiative in 2012 due to funding shortfalls. Program was successfully closed out.

With the phase-out of MPHA's Homeownership Made Easy (HOME) program in June of 2012, two families received homeowner education and mortgage readiness counseling in 2012. Of these, one family closed on their home in Northeast Minneapolis on June 29, 2012.
No families were assisted through the Moving Home program.

No families were referred by Twin Cities Habitat for Humanity or Neighborhood Housing Services of Minneapolis for the Section 8 Mortgage Foreclosure Prevention Program.

FY2009 - Activity 5 - Implement a New Public Housing Self-Sufficiency Program

Status of the Activity: MPHA discontinued this program in 2012 due to federal funding cutbacks in its housing programs. This program was developed to support MPHA's homeownership initiatives which were also discontinue in 2012.

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

SECTION V: Sources and Uses of Funds

A. MTW Report: Sources and Uses of Funds

Actual Sources and Uses of MTW Funding for the Fiscal Year
PHAs shall submit their unaudited and audited information in the prescribed FDS format through the Financial Assessment System - PHA (FASPHA), or its successor system.

Describe the Activities that Used Only MTW Single Fund Flexibility
The funding assigned to these areas are targeted to the respective budgets and incorporated into general areas of the budget and assigned as part of the overall budget allocations, not to a specific function of the budget.

V.4 Report. Local Asset Management Plan

B. MTW Report: Local Asset Management Plan		
Has the PHA allocated costs within statute during the plan year?	**Yes**	
Has the PHA implemented a local asset management plan (LAMP)?		**No**
If the PHA is implementing a LAMP, it shall be described in an appendix year every year beginning with the year it is proposed and approved. It shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.		
Has the PHA provided a LAMP in the appendix?		**No**
In the body of the Report, PHAs should provide a narrative updating the progress of implementing and operating the Local Asset Management Plan during the fiscal year.		

V.5. Report. Unspent MTW Funds - This section is not required until HUD provides guidance.

C. MTW Report: Commitment of Unspent Funds			
In the table below, provide planned commitments or obligations of unspent MTW funds at the end of the PHA's fiscal year.			
Account	**Planned Expenditure**	**Obligated Funds**	**Committed Funds**
Type	Description	$X	$X
Type	Description	$X	$X
Type	Description	$X	$X
Type	Description	$X	$X
Type	Description	$X	$X
Type	Description	$X	$X
Type	Description	$X	$X
Type	Description	$X	$X
	Total Obligated or Committed Funds:	**0**	**0**
In the body of the Report, PHAs shall provide, in as much detail as possible, an explanation of plans for future uses of unspent funds, including what funds have been obligated or committed to specific projects.			
Note: *Written notice of a definition of MTW reserves will be forthcoming. Until HUD issues a methodology for defining reserves, including a definition of obligations and commitments, MTW agencies are not required to complete this section.*			

SECTION VI: Administrative

A. General description of any HUD reviews, audits or physical inspection issues that require the agency to take action to address the issue;

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

B. Results of latest PHA-directed evaluations of the demonstration, as applicable; and

MPHA's MTW Initiatives did not call for specific evaluations for the 2013 Plan Year.

C. MPHA Agency Certification

MPHA has signed a certification pursuant to the requirements of the Amended and Restated Moving to Work Agreement - Attachment B.

Attachment I

Certifications of Compliance

Office of Public and Indian Housing

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

Acting on behalf of the Public Housing Agency (PHA) listed below, as its authorized PHA official, I approve the submission of the Annual Moving to Work Report for the PHA fiscal year ending December 31, 2013, hereinafter referred to as "the Report", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Report and implementation thereof:

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

Minneapolis Public Housing Authority
PHA Name

MN002
PHA Number/HA Code

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

Dennis Goldberg
Name of Authorized Official

Deputy Executive Director/Chief Operating Officer
Title

DAGoldberg
Signature

April 14, 2014
Date