



# Revised

## FY2010 MOVING TO WORK

## ANNUAL REPORT

*Cora McCorvey, Executive Director/CEO*

*MPHA Administrative Offices  
1001 Washington Avenue North  
Minneapolis, MN 55401  
[www.mphaonline.org](http://www.mphaonline.org)*



**Submitted: December 16, 2011**

## **Cora McCorvey, Executive Director/Chief Executive Officer**

### **Board of Commissioners**

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



### **Executive Staff**

Dennis Goldberg, Deputy Executive Director/Chief Operating Officer  
Emilio Bettaglio, Deputy Executive Director /Facilities and Development  
Tim Durose, Deputy Executive Director/Chief Financial Officer  
Mary Boler, Managing Director Low-Income Public Housing  
Cheryl Borden, Managing Director HCV/Section 8 Programs  
Bob Boyd, Director Policy and Special Initiatives  
Larry Bruckner, Acting Manager of Procurement  
Carol Kubic, General Counsel  
Evelyn LaRue, Director of Resident Initiatives  
Mary Wheeler, Director of ARRA Implementation  
Shabbir Yusufali, Director of Information Technology

*Report prepared by: Bob Boyd and Mary Abrahamson*

## TABLE OF CONTENTS

<b>Section I: Introduction.....</b>	<b>4</b>
<b>Section II: General Housing Authority Information .....</b>	<b>12</b>
Housing Stock Information .....	12
Leasing Information .....	15
Waiting List Information .....	16
<b>Section III: Non-MTW Related Housing Authority Information (Optional).....</b>	<b>19</b>
This section is optional and MPHA has decided not to respond.	
<b>Section IV: Long-term MTW Plan (Optional) .....</b>	<b>20</b>
This section is optional and MPHA has decided not to respond.	
<b>Section V: HUD Approved Activities – Not Implemented .....</b>	<b>21</b>
Minimum Rent .....	21
<b>Section VI: Ongoing MTW Activities: HUD Approval Granted.....</b>	<b>22</b>
Working Family Incentive (Public Housing).....	22
Working Family Incentive (Section 8/HCV).....	23
Rent To Own Initiative .....	26
Foreclosure Stabilization Project Based Voucher Demonstration .....	27
Block Grant and Fungible User of MPHA Funds .....	28
MHOP Conversion.....	28
Replacement of Low-Rent Annual to Three-Year Certifications .....	30
Homeownership and Foreclosure Prevention Programs .....	34
Rent Reform/Earned Income Disregard.....	35
Establishment of a Public Housing Self-Sufficiency Program.....	37
Section 8 HCV Mobility Voucher Program .....	39
MPHA Investment Initiative .....	40
MPHA Resident Empowerment Initiative .....	40
Partnership with Plymouth Church Foundation .....	43
Flexible Development Initiative.....	43
<b>Section VII: Sources and Uses of Funding .....</b>	<b>45</b>
Actual Sources and Uses of State of Local Funds.....	47
Planned vs. Actual Sources and Uses of MPHA’s Central Office Cost Center .....	48

<b>Section VIII: Administrative .....</b>	<b>50</b>
Corrections of Deficiencies .....	50
Agency Directed Evaluations .....	50
MPHA Agency Certification .....	Attachment I
Performance and Evaluation Reports. ....	Attachment II
ARRA Formula Grant.....	Attachment II A
ARRA Scattered Site Green Initiative.....	Attachment II B
ARRA Heritage Park Senior Services Center .....	Attachment II C
ARRA Thomas T. Feeney Memory Care Facility .....	Attachment II D
2010 MPHA Audited Financial Statement	

## **SECTION I: INTRODUCTION**

The Minneapolis Public Housing Authority (MPHA) is reporting on its 2010 Moving To Work Plan initiatives and activities. This report covers a twelve month period from January 1, 2010 through December 31, 2010.

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

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

In 2010, MPHA and its residents continued to face the challenges confronted by a weakened economy, the rise in unemployment and the foreclosure crisis which threatened thousands with loss of housing. The MTW authority granted to MPHA under its Agreement with HUD and the flexibility to combine funding into a single source and waive certain regulations allowed MPHA to respond more effectively to this crisis and better assist its families.

MPHA's 2010 MTW report consists of the following elements:

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

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

- **High Performer Status**

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

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

- **Preserve MPHA Properties**

MPHA has conducted a comprehensive needs assessment of its 41 highrise developments, 184 unit town home development, 753 scattered site units and two administrative buildings. The capital needs in the next ten years are estimated to be in excess of \$200 million. The Facility Condition Index (FCI) analysis of our properties has identified significant needs that if unaddressed, would in 10 years leave our properties in the “poor to critical” range. MPHA has a number of strategies that if fully implemented could move our properties into the fair to good range. These strategies include an energy savings contracting (ESCO) program in excess of \$33.6 million. MPHA has secured over \$50 million in ARRA funds to enhance capital work at our properties, implement energy related ‘green’ initiatives at scattered site developments and develop a new Heritage Park Senior Services Center and the Thomas T. Feeney 48-unit memory care and assisted living facility. MPHA also takes advantage of its MTW authority to increase funding for our ongoing capital needs.

- **Self Sufficiency Initiatives**

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

- **Housing Choice Voucher Initiatives**

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

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

- **Promote Home Ownership / Foreclosure Prevention**

Over 192 families have purchased homes through MPHA's various homeownership programs. Under MTW, MPHA has combined its homeownership initiatives and added a Foreclosure Prevention component. MPHA partners with, and will seek new opportunities to build relationships with, community agencies to help low-income families become first time home owners and to avoid foreclosure.

- **Rent Reform/Simplification**

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

- **Resident/ Participant Involvement and Collaboration**

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

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

- **Community Partnerships**

MPHA has a unique and special collaboration with the City of Minneapolis that helps the City respond to critical affordable housing needs. In addition, the agency has established partnerships with numerous key community agencies and organizations that have resulted in increased services for its residents and contributed to the betterment of the community. MPHA sees MTW as a vehicle for enhancing those partnerships and increasing opportunities for collaboration.

### **Overview of MPHA's 'Ongoing' MTW Initiatives**

MPHA's 2010 MTW Plan identified five new initiatives and the continuation of eleven ongoing initiatives. Below you will find a summary of these initiatives, updating progress on their implementation.

*\*\*Note: Activity numbers listed in Sections V and VI of this report will correspond to the activities as listed below.*

#### **2010 Moving To Work Initiatives**

**Activity 1: A Working Family Incentive** for both public housing and Section 8 HCV families

MPHA began implementing this program in 2010 and adapted its software systems for the new calculations.

**Activity 2: Phased in Minimum Rent** increases for both Public Housing residents and Section 8 HCV participants. This program was delayed due to software problems related to the MTW 50058 and current agency systems.

**Activity 3: An Expanded Voluntary Conversion** or Disposition program to secure new Section 8 vouchers for its mixed-financed developments. This would involve a total of 312 units of which MPHA does not own nor manage.

MPHA is currently in negotiations with HUD to develop a 'Transforming Rental Assistance (TRA) like program to convert 312 mixed financed public housing units to a project base Section 8 MTW initiative.

**Activity 4: A Rent-To-Own initiative** where the twenty townhome condominiums purchased by MPHA in Heritage Park would be marketed and eventually sold to selected MPHA residents, Section 8 HCV participants, MPHA staff and City of Minneapolis employees who otherwise are eligible for public housing.



MPHA has purchased and rehabbed the townhome developments utilizing ARRA funds, petitioned the Court for appropriate title changes and has developed its program elements, as well as, revised its public housing and Section 8 policies and began recruiting eligible residents for its Rent To Own initiative. It expects to have its first tenants in the summer of 2011.

**Activity 5: Foreclosure Stabilization Project Base up to 21 Housing Choice Vouchers** in partnership with the City's Neighborhood Stabilization Initiative that will purchase and rehab foreclosed apartments and make them available to low-income families seeking affordable housing.

#### ***Initiatives Identified as 'On Going' in the 2010 Plan***

##### **Activity 6: Block Grant and Fungible Use of MPHA Resources**

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

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

MPHA has successfully utilized this initiative to bring additional resources to support its newly created Family Self Sufficiency program its MTW Homeownership initiatives and contribute to its over \$225 million backlog in unmet capital needs, as well as to support its various MTW initiatives. The agency also used RHF funds for its ARRA funded Senior Services Center.

##### **Activity 7: Recertify Elderly or Disabled Public Housing Resident Families Once Every Three Years Instead of Annually**

MPHA continues to Phase in this initiative in its public housing program, has made the necessary changes to the ACOP (MPHA's Statement of Policies) and has developed mechanisms necessary to track and evaluate this program.

This activity has reduced the number of annuals done per Eligibility Technician (ET) allowing the ET's to follow up on long-term minimum renters and respond more immediately to families who experience changes in income.

**Activity 8: Convert 112 Mixed Financed Units to Project Based Section 8**

MPHA is revamping this initiative to include 200 additional mixed-finance public housing units that were also developed as part of the Hollman Consent Decree. Per HUD request, this initiative was discontinued and revamped as part of a new Initiative approved in MPHA's 2010 Moving To Work Plan.

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

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

**Activity 9: Combine MPHA's Current Homeownership Programs into a Single MTW Initiative with a Foreclosure Prevention Component**

MPHA has completed the changes in policy and budget for its homeownership programs to operate under a singular MTW initiative. MPHA has assisted 192 families to become first time homeowners under its various homeownership programs.

The details of the Foreclosure Prevention component have been included in an appendix to the Section 8 Administrative Plan. MPHA has entered into a Memorandum Of Understanding (MOU) with Twin Cities Habitat for Humanity who will select North Minneapolis families for participation in "Saving Home", where MPHA will provide Section 8 Mortgage Assistance to families facing foreclosure.

**Activity 10: MPHA revised its Earned Income Policy to Allow Eligible Public Housing Families a Full Two Year Income Disregard**

Federal regulations allow certain families a full income disregard for one year and a 50% disregard for the second year.

MPHA has adopted changes to the ACOP and implemented this initiative. MPHA is tracking the families on this program and after two years will evaluate its success.

**Activity 11: Implement a New Public Housing Family Self-Sufficiency Program**

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

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

#### **Activity 12: Section 8 HCV Mobility Voucher Program**

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

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

MPHA has created an appendix to its Section 8 Administrative Plan to detail the specific elements of this initiative. In late 2010, MPHA hired its Mobility Coordinator and began marketing this program to families.

#### **Activity 13: MPHA MTW Investment Initiative**

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

#### **Activity 14: Resident Empowerment Initiative**

MPHA has not developed any specific new empowerment initiatives under this MTW activity.

#### **Activity 15: Flexible Development Initiative**

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

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

HUD has informed MPHA that the 'streamlined' procedures envisioned under MTW may not come to be. If this continues to be the case, MPHA will postpone this initiative.

**Activity 16: Plymouth Church Initiative**

MPHA has partnered with Plymouth Church Neighborhood Foundation for project-basing six Section 8 HCVs as part of a 30-unit housing development, 'Creekside Commons'. The project based vouchers have supported the financing of this development and served as leverage for tax credits and other funds dedicated to this project resulting in an additional twenty-four units of affordable housing that would not be otherwise available without the MPHA's contribution. The project based units allow for five three-bedroom units and one four-bedroom unit including an accessible unit. This project has been built, project based vouchers awarded and will be monitored for success in 2011 with the goal of ending the project in 2012.

**SECTION II: GENERAL HOUSING AUTHORITY INFORMATION****A. Housing Stock Information**

There were no changes over 10% in the number of public housing units at the end of the 2010 plan year.

Current Housing Units: December 31, 2010									
AMP	Project	Bedroom Size							
	#	0	1	2	3	4	5	6	Total
1	1	-	26	70	70	18	-	-	184
2				129	351	201	43	9	733
3		252	1,037	7	-	-	-	-	1,296
4		190	749	5	-	-	-	-	944
5		78	802	6	-	-	-	-	886
6		152	738	5	-	-	-	-	895
7		2	929	6	-	-	-	-	937
8				91	76	23	10	-	200
9				45	42	25	-	-	112
*10				20					20
Total		674	4,280	385	539	267	53	9	6,207

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

In 2010, MPHA initiated or completed the following capital improvements. There were no significant expenditures that exceeded 30% of the Capital Fund budget. Below is a summary of MPHA's capital fund expenditures in 2010:

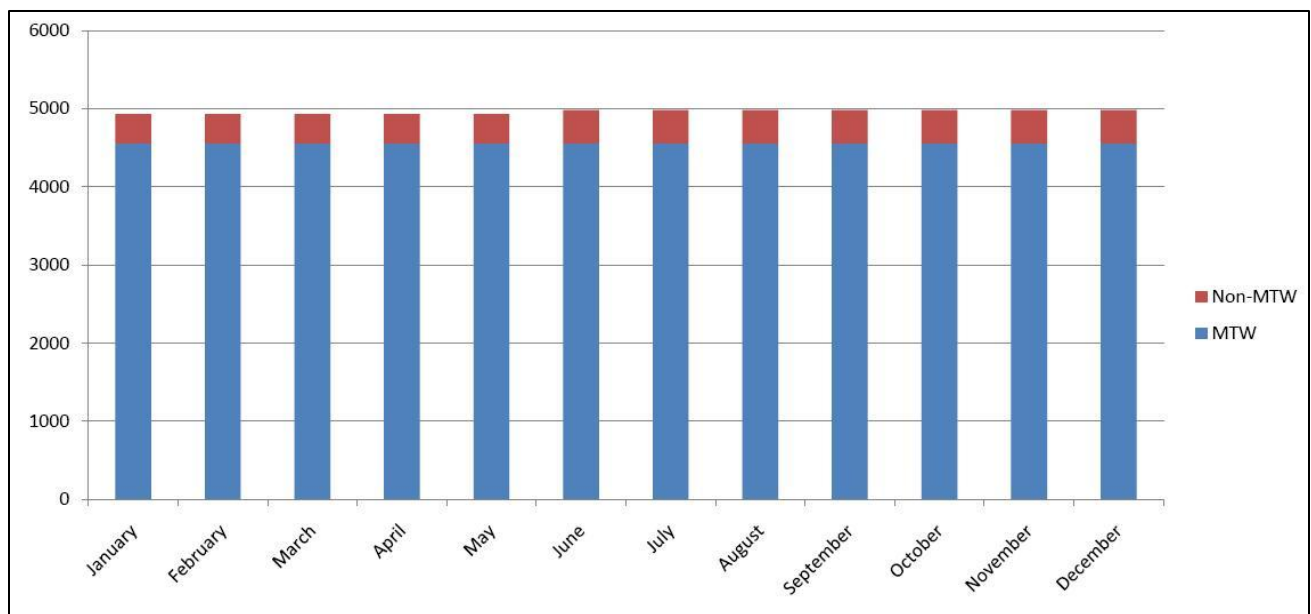
Address	Description of Work	2010 Spending
828 Spring Street	Apt rehab, piping replacement, fire suppression system installation	\$2.22 million
1815 Central Ave NE	Apt rehab, fire suppression system	\$1.99 million
1920 – 4 <sup>th</sup> Avenue S	Apt rehab, piping replacement, fire suppression system installation	\$1.6 million
Cedars Community	Closet door replacement	\$878,000
600 – 18 <sup>th</sup> Avenue N	Apt rehab, electrical upgrades	\$767,000
1515 Park Ave S	Apt rehab, piping replacement, fire suppression system installation	\$662,000
616 Washington St NE	Site work, roof replacement, apt rehab, piping replacement	\$328,000
710 – 2 <sup>nd</sup> Street NE	Roof replacement, apt rehab, piping	\$313,000
2415 N 3 <sup>rd</sup> Street	Apt rehab, site work, plumbing replacement, common area upgrades	\$274,000
Area-Wide	EPC supplementary budget	\$5.2 million
Area-Wide	Mechanical system upgrades	\$825,000
Area-Wide	Administrative Fees	\$1.4 million

There were no changes to the housing stock in Plan Year 2010.

One caretaker unit was converted from a two-bedroom to a one-bedroom as outlined in the plan, the extra bedroom was converted into a laundry room.

No units were permanently removed from the housing stock in 2010.

The number of authorized Moving To Work Housing Choice Vouchers at the end of FY 2010 at 4,767 vouchers. MPHA had budgeted for 4,554 vouchers in 2010. MPHA has a total of 521 authorized non-Moving To Work Housing Choice Vouchers. There are 90 Mod Rehab and 184 Mod Rehab SRO vouchers, 155 VASH vouchers and 92 mainstream vouchers. . In 2010, MPHA received an additional 50 VASH vouchers per HUD's request and this is over a 10% increase of



non- MTW vouchers.

MPHA currently has 675 project based vouchers at the following developments.

PROJECT NAME	# of UNITS	Owner / Mgmt
<b>ARCHDALE - - PB (1600)</b>	13	Aeon
<b>ARMADILLO FLATS 2727 - - PB</b>	4	PPL
<b>ARMADILLO FLATS 2743 - - PB</b>	4	PPL
<b>BARRINGTON- - PB</b>	3	Aeon
<b>BOTTINEAU LOFTS - - PB</b>	9	Sherman Associates
<b>BOULEVARD - - PB</b>	6	Perennial Management
<b>CATHOLIC ELDERCARE - - PB</b>	25	Catholic Eldercare Services
<b>CENTRAL AVENUE APTS - - PB</b>	61	RS Eden
<b>CENTRAL AVENUE LOFTS - - PB</b>	8	Sherman Associates

PROJECT NAME	# of UNITS	Owner / Mgmt
COLLABORATIVE VILLAGE - - PB	16	PPL
CREEKSIDE COMMONS	6	Plymouth Creek Neighborhood Foundation
FAMILIES MOVING FORWARD- - PB	12	CommonBond
FRANKLIN PORTLAND - - PB	7	Aeon
HIAWATHA COMMONS - - PB	20	Hiawatha Housing LP
JEREMIAH- - PB	18	Jeremiah Program
LAMOREAUX- - PB	13	Aeon
LINDQUIST - - PB	24	RS Eden
LORING TOWERS - - PB	43	Aimco - Loring Towers LLC
LORRAINE - - PB	14	RS Eden
LYDIA - - PB	40	Lydia House LP
MANY RIVERS EAST - - PB	7	Perennial Management
MANY RIVERS WEST - - PB	3	Perennial Management
MINNESOTA INDIAN WOMENS RESOURCE CENTER - - PB	14	MIWRC
PARK PLAZA - - PB	48	BDC
PARK PLAZA PH I - - PB	16	BDC
PARK PLAZA PH II - - PB	12	BDC
PASSAGE - - PB	10	Perennial Management
PHILLIPS FAMILY - - PB 2828 PORTLAND	18	Aeon
PHILLIPS FAMILY- -PB 2805 CEDAR	10	Aeon
PHILLIPS PARK INITIATIVE dba JOURNEY HOMES - - PB	12	Perennial Management (LSS
PHILLIPS REDESIGN- - PB	4	Aeon
PINECLIFF- - PB	7	Aeon
PORTLAND VILLAGE - - PB	24	Portland Village LP
PPL FOURTH AVENUE -- pb	6	PPL
ST. ANTHONY MILLS- - PB	17	St. Anthony LP
ST. BARNABUS -- PB	39	Aeon
TRINITY GATEWAY dba TRINITY ON LAKE- - PB	16	BDC
TUBMAN FAMILY ALLIANCE- - PB	10	Tubman Family Alliance
WEST RIVER GATEWAY- - PB	12	Gateway Real Estate
<b>TOTAL</b>	<b>675</b>	

The Balmoral, consisting of ten units and formerly a Cedar Square West (CSW) Contract, has been removed from the PBV Housing Stock list. The CSW Contract expired and Owner opted not to pursue a Project Based Contract. Residents in occupancy were issued tenant based vouchers in November, 2010.

Creekside Commons, consisting of six units, was added to the PBV Housing Stock list; the PBV Contract was effective October 1<sup>st</sup>, 2010.

PPL Fourth Avenue, consisting of six units and formerly a Cedar Square West (CSW) Contract, approved for PBV in July, 2007 has been added to the PBV Housing Stock list because it was inadvertently left off previously.

Success Family Housing, consisting of eight units has been removed from the PBV Housing Stock list because it is not PBV community it is a “Preference Voucher” Community.

MPHA does not own or manage other housing as part of its portfolio. However, MPHA does own and manage its administrative offices at 1001 Washington Avenue North, Minneapolis, MN. This three-story facility houses MPHA’s executive offices, central leasing operations, Section 8 HCV division, Facilities and Development operations and those services funded through its Central Office.

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

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

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

## **B. Leasing Information – Actual**

MPHA achieved a slightly lower than expected number of units leased. On average, MPHA had 5,959 units leased each month for an average of 96%. . MPHA is using capital dollars to upgrade unit systems including plumbing and water supply. In some cases, this work cannot be performed while residents are living in the units; this contributes to the vacancies each month.

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

The total number of Moving To Work Housing Choice Vouchers leased in FY2010 was 4,517. The total number of non-Moving To Work Housing Choice Vouchers leased in the Plan year was 426. In FY2010, MPHA leased a total of 426 non-Moving To Work Housing Choice Vouchers. The anticipated issues relating to leasing of public housing units remain. Units in North



Minneapolis are difficult to lease due to neighborhood crime and high foreclosure rates in the area, leaving potential residents fearful and feeling isolated. Public housing studio and efficiency units are more difficult to lease because many applicants hold out for one-bedroom units.

The issues related to leasing of HCVs concern the non-MTW vouchers. Many of the Veterans who have been issued a VASH Voucher have criminal histories, including felony charges or convictions. Many have had their rental applications repeatedly denied and often become discouraged; but, in the long run, the VA staff has been quite successful in assisting Veterans with the housing search. Further, many referred Veterans are still suffering from physical disabilities, chemical dependency, or mental health issues, and though these issues are being addressed and treated by the VA there have been referrals withdrawn by the VA because the applicant Veteran failed to maintain engagement with the VA Supportive Services as required.

An increase in Veteran's Affairs (VA) case managers has increased the rate of referrals, which in turn has increased MPHA's lease up rate for the VASH program. And, outreach to community organizations and private management companies has helped to "open the doors" and provide housing opportunities for our VASH population. Ebenezer Apartments, Cedars 94, R.S. Eden and Aeon Management have committed to providing housing to many of our Veterans. We continue to strengthen our working partnerships with these organizations as we seek to obtain additional housing resources to ensure the success of our program.

Five hundred and seventy-nine (579) project based vouchers were in use at the end of the Plan year.

### **C. Waiting List Information**

At the end of the Plan year, there were 1,892 applicants on the public housing highrise wait list. This list is limited to one-bedroom applicants. The waitlist is currently open for seniors 50 plus years of age for MPHA's senior developments and for disabled applicants 18-49 years of age for general occupancy developments.

There were 4,801 families on the public housing wait list seeking two or more bedrooms. MPHA opened this waiting list in June and September of 2010. During that time 4,349 new households were added to the waiting list for family units.

**Public Housing Wait List Family**

	Number of Families	Percentage of Total Families
Waiting list total	4,801	100%
Families seeking 2-bedroom units	2,504	52%
Families seeking 3-bedroom units	1,682	35%
Families seeking 4-bedroom units	544	11%
Families seeking 5 plus-bedroom units	71	2%

**Public Housing Family and Highrise Wait List Characteristics**

	Number of Families	Percentage of Total Families
Waiting list total	6,693	100%
<=30% MFI	6,545	92%
>30% to <=50% MFI	134	2%
>50% to <80% MFI	14	.2%
Families w/ Children	4,851	72%
Elderly Families	265	17%
Families w/ Disabilities	535	8%
White	1,104	16%
Black	5,087	76%
Native American	234	3%
Asian	268	4%
Hispanic	153	2%
Non-Hispanic	6,539	98%

There were 11,740 applicants on the Housing Choice Voucher wait list at the end of the Plan year.

Category		Number of applicants	Percent of applicants
Persons with disabilities		3,485	30%
Race	Hispanic	662	5.7%
	Non-hispanic	10,871	94.2%
	White	2,051	18%
	African/African American	8,138	73%
	Native American/Alaskan	563	5%
	Asian/Pacific Islander	287	3%
	Other	120	1%
	No information given	581	5%
Income	Extremely Low Income	4,661	40%
	Very Low Income	3,221	27%
	Low Income	708	6%
	No information given	3,211	27%

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

We maintained and operated a tenant-based HCV Waiting List during the 2010 Fiscal year.

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

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

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

#### **SECTION IV: Long-term MTW Plan (Optional)**

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

**SECTION V: HUD APPROVED PROPOSED MTW ACTIVITIES THAT WERE NOT IMPLEMENTED IN THE PLAN YEAR.****Activity 2: Minimum Rent Increase for Public Housing and Section 8/HCV**

Implementation of MPHA's Minimum Rent Initiative for both Public Housing and Section 8 were delayed for one year as the MPHA soft-ware programs for the respective programs were not able to be updated to accept the MTW 50058. This initiative continues to be active and is included in MPHA's 2011 MTW Plan.

**Cite specific provision . . .**

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

**SECTION VI: ONGOING MTW ACTIVITIES: HUD APPROVAL GRANTED****PROPOSED IN PLAN YEAR 2010****Activity 1: Working Family Incentive****Activity 1: Public Housing****A. Activity/First Identified and Implemented**

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

**B. Detailed Information: Impact of Activity . . .**

The baseline for this activity prior to policy implementation of 10/1/09:

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

The proposed benchmarks for this activity:

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

MPHA had mixed results with this initiative during 2010. With the current economic climate, while the average income of those employed increased, there are fewer public housing households employed. At the end of 2010 there were 1,108 public housing households with earned income a decrease of 11%, while the average income of those households increased to \$17,270. MPHA had no requests for hardship under this initiative in 2010.

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. Those families with lower paying less stable jobs were unable to continue employment in 2010 reducing the total earned income of public housing households and the rents charged.

Of the 879 families that had a job at the beginning of 2010 and the end of 2010, 47% experienced an increase in income, that increase averaged \$5,629.00.

There is no financial impact on the low-rent program because the change in calculation results in changes to the amount of rent paid; thus, MPHA subsidy will be increased and mitigate any loss.

**C. If Benchmarks not achieved . . .**

MPHA did not revise original benchmarks

**D. If Benchmarks revised . . .**

Not applicable.

**E. If Data Collection Methods have changed . . .**

Data collection methodology did not change.

**F. If Authorizations have changed . . .**

No authorizations have changed.

**G. Cite Specific provision . . .**

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

---

**Activity 1: Working Family Incentive – SECTION 8**

**A. Activity/First Identified and Implemented**

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



**B. Detailed Information: Impact of Activity . . .**

This activity was not fully implemented until October 2010 so we cannot yet measure the impact of this activity. We can state however, that MPHA has been enrolling families in WFI as their files are processed for recertification, and after four months 41% of eligible families have been enrolled. That is slightly better than expected; since one-twelfth of families attend recertification appointments per month, it would be reasonable to expect one-third of families eligible to WFI to have been enrolled after one-third of the year had passed. The table below describes monthly enrollment progress, with data shown reflective of the first of the month indicated.

	<b>Families in Active Status</b>	<b>Families receiving income from wages</b>	<b>Families with children</b>	<b>WFI- qualifying families</b>	<b>Families receiving WFI</b>
<b>September</b>	4910	1694	2842	1174	N/A
<b>October</b>	4899	1690	2830	1157	132
<b>November</b>	4890	1711	2807	1154	231
<b>December</b>	4894	1704	2786	1161	361
<b>January</b>	4939	1718	2789	1161	482

Because this activity was not fully implemented until October 2010 it cannot yet be benchmarked. The date below shows that incomes for all participants remained essentially flat in the last four months of the year and the subset of participants who receive WFI or are eligible also saw almost no change in income.

	<b>Average income from wages</b>	<b>Average income</b>	<b>Average Income from wages(WFI- qualifying families)</b>	<b>Average Income from Wages (families receiving WFI)</b>	<b>Average WFI exclusion</b>
<b>September</b>	\$ 16,623.30	\$ 15,673.81	\$ 17,997.71	N/A	N/A
<b>October</b>	\$ 16,498.81	\$ 15,651.84	\$ 18,120.14	\$ 18,956.42	\$ 2,846.64
<b>November</b>	\$ 16,478.74	\$ 15,787.11	\$ 17,990.94	\$ 18,364.41	\$ 2,753.45
<b>December</b>	\$ 16,366.91	\$ 15,851.46	\$ 18,058.86	\$ 18,042.57	\$ 2,708.00
<b>January</b>	\$ 16,572.88	\$ 15,984.82	\$ 18,397.61	\$ 18,516.13	\$ 2,778.19

Similarly, the number of households with more than one job has remained flat over the period of study. While the number of families receiving WFI and have more than one job has increased, the increase has remained steady as eligible families have been enrolled. At year

end 15% of WFI families had more than one job, compared with 17% after one month of enrollment, a statistically insignificant decrease. Meanwhile, a much greater percentage of WFI families had more than one job than the HCV population as a whole, where the figure was 5% at year end.

### Households with more than one job

	All families	WFI-qualifying families	Families receiving WFI
September	224	155	N/A
October	238	155	22
November	246	152	35
December	247	161	54
January	238	154	70

#### C. If Benchmarks not achieved . . .

MPHA has not revised initial benchmarks or metrics.

#### D. If Benchmarks revised . . .

Not applicable.

#### E. If Data Collection Methods have changed . . .

MPHA has not modified its original data collection methodology.

#### F. If Authorizations have changed . . .

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

#### G. Cite Specific provision . . .

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

**Activity 4: Rent to Own Initiative****A. Activity / Year first identified and implemented**

- Rent To Own: 2010 Initiative
- 20 Unit Townhome Development Heritage Park
- Public housing residents, Section 8 participants, and MPHA and City of Minneapolis employees who qualify for public housing have an opportunity to initially rent and subsequently purchase these units.

**B. Detailed information: Impact of Activity. . .**

MPHA has identified 222 public housing and 274 Section 8 families who are financially eligible for participation in the program. The agency also received 4 inquiries for City of Minneapolis Employees and 3 from MPHA staff.

MPHA has made considerable progress in meeting many of its benchmarks:

It has:

- Developed a Marketing Plan, created a brochure and began a campaign to Public Housing and Section 8 financially eligible residents. It has also targeted all MPHA staff and provided information on the City of Minneapolis internal communications network, informing City employees about the program.
- MPHA adopted screening, scoring and selection criteria that are being used for families who apply to be part of the program.
- MPHA identified a special site based waiting list for the Rent To Own program as part of its MTW Plan

**C. If benchmarks not achieved . . .**

MPHA did not meet a number of Benchmarks it identified for this project in 2010. Title issues related to the Homeowners Association prevented MPHA from implementing the operational (move-in) components to its Rent To Own program. These issues are before the Court with resolution expected by summer of 2011.

MPHA deferred its 2010 benchmarks related to lease up, lease to own agreements, mortgage approvals and purchases from 2010 to 2011.

**D. If benchmarks revised id new indicators, status and impact (narrative)**

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.

**E. If data collection methods have changed . . .**

No collection methods have changed

**F. If Authorizations have changed . . .**

No authorizations have changed

**G. Cite specific provision . . .**

MTW Amended and Restated Agreement – Attachment C[ C1 – Site Based Waiting List; C7 a and b – Simplification of the Development and Redevelopment Process for Public Housing . . . “establish reasonable low-income homeownership programs such as lease-to-own . . .” This authorization waives certain provisions of Section 6(r) of the 1937 Act and 24CFR 903.7 and certain provisions of Section 6(c) of the 1937 Act and 24 CFR 960.201 as necessary to implement the Agency’s Annual MTW Plan

**Activity 5: Foreclosure Stabilization Project Based Voucher Demonstration Program****A. Activity / Year first identified and implemented**

- Foreclosure Stabilization Project Based Voucher Demonstration Program
- 2010 Initiative
- Project Base 21 Housing Choice Vouchers as part of Neighborhood Stabilization Program (NSP) grant funded program.

**B. Detailed information: Impact of Activity . . .**

This initiative allowed for MPHA to expand and increase housing choices and secure operational stability for program developed by Project for Pride in Living (PPL) to purchase, rehab and rent out units that had been subject to foreclosure.

MPHA is on target to meet its proposed benchmarks for this project:

- HUD’s Subsidy Layering Review was completed in November 2010
- MPHA signed an AHAP Agreement with PPL in November 2010
- PPL has purchased and is in the process of remodeling the 21 units slotted to be project based
- In 2011, MPHA will inspect remodeled units for HQS and when passed will enter into a PB Contract
- In 2011, 21 PPL PB units will be leased up to eligible Section 8 families
- 17 of the PPL PB families will remain leased up after the first full year of operation

**C. If benchmarks not achieved . . .**

Not applicable

**D. If benchmarks revised . . .**

Benchmarks were not revised

**E. If data collection methods have changed . . .**

No changes in data collection

**F. If Authorizations have changed . . .**

No changes in Authorizations

**G. Cite specific provision . . .**

MTW Amended and Restated Agreement – Attachment C: D Authorizations related to Section 8 housing choice vouchers only; 7 b and c : These authorizations waive certain provisions of 24CFR 983.51 as necessary to implement the Agency’s Annual MTW Plan and Site selection standards set forth in 24CFR Section 1983.57

---

**PROPOSED IN PLAN YEAR 2009****Activity 3: MHOP Conversion of 312 Units**

MPHA continues to work on this initiative. It has undertaken negotiations with HUD regarding using a combination of negotiated agreements, MTW authority waivers and other HUD waivers to develop a Transforming Rental Assistance (TRA) demonstration program. Per HUD’s request, MPHA has postponed these negotiations pending congressional resolution the FY 2011 budget.

---

**Activity 6: Block Grant and Fungible use of MPHA Resources****A. Activity / Year first identified and implemented**

2009 was the first year implemented

**B. Detailed information: Impact of Activity . . .**

In 2010, the MTW Plan called for the use of excess Housing Choice Voucher (HCV) program fund reserves to cover planned public housing operating program deficits resulting from no City of Minneapolis funding traditionally used to cover public housing property security guard services.

In addition, MPHA expended \$2.5 million more in public housing capital improvements than Capital Fund Program grants in 2010. MPHA has identified over \$200 million in capital improvement needs over the next 10 years. By having the financial flexibility provided for by the MTW Agreement, MPHA was able to dedicate and spend more funding on capital improvement in 2010 than in years when MTW's financial flexibility did not exist. Also included in the 2010 MTW Plan, was the use of excess HCV funding to cover homeownership activities and self sufficiency programs. MPHA expended \$69,175 on homeownership activities and \$105,704 on self sufficiency, MHOP conversion, and other related MTW activities in 2010.

These activities were funded from HCV program funds.

**C. If benchmarks not achieved . . .**

Benchmark was achieved as planned.

**D. If benchmarks revised . . .**

Not applicable – no revisions made

**E. If data collection methods have changed . . .**

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

**F. If Authorizations have changed . . .**

Authorizations have not changed

**G. Cite specific provision . . .**

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

---

## Activity 7: Recertify Elderly or Disabled Public Housing Resident Families once Every Three Years Instead of Annually

### Public Housing

#### Activity/First Identified and Implemented

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

#### Detailed Information: Impact of Activity . . .

MPHA changed its ACOP 'Statement of Policies' to incorporate this MTW initiative into agency policy. It identified all residents eligible for the MTW exclusion and developed a phase in strategy that recertifies eligible resident over a three-year period. Residents were notified by letter regarding their recertification process. They were invited in for recertification and provided information that the next recertification would be three years hence, sent a letter informing them that they were exempt from a recertification in 2010, and the date of their next recertification in 2011 or 2012. 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 2010 recertification tracking system. (See below)

AMP	Building address	Total required w/o MTW Policy	2010 3rd yr annual Completed	Total # every year annuals	Annuals not done due to MTW
1	Glendale 1-91	88	11	52	25
1	Glendale 92-184	91	13	54	24
2	Project 86 1300-1301	11	4	6	1
2	Project 38 250-347	70	7	51	12
2	Project 38 349-444	81	9	55	17
2	Project 38 445-489	39	6	22	11
2	Project 39	37	2	31	4
2	Project 25	14	2	8	4
2	Project 13 146-242	67	6	48	13
2	Project 13 2-145	71	9	45	17

<b>AMP</b>	<b>Building address</b>	<b>Total required w/o MTW Policy</b>	<b>2010 3rd yr annual Completed</b>	<b>Total # every year annuals</b>	<b>Annuals not done due to MTW</b>
2	Project 53, 58,81	17	3	12	2
2	Project 48	11	2	8	1
2	Project 47	22	4	13	5
2	Project 2,3,5	37	5	18	14
2	Project 82	41	3	30	8
2	Project 43 800-903	79	12	47	20
2	Project 40	16	4	8	4
2	Project 43 904-934	8	0	8	0
2	Project 44	34	5	24	5
2	Project 49, 51, 66,78, 97	37	7	21	9
2	Project 45	23	4	15	4
2	Project 52	5	0	5	0
	<b>Totals for s/s AMP</b>	<b>899</b>	<b>118</b>	<b>581</b>	<b>200</b>
<b>AMP</b>	<b>Building address</b>	<b>Total required w/o MTW Policy</b>	<b>2010 3rd yr annual Completed</b>	<b>Total # every year annuals</b>	<b>Annuals not done due to MTW</b>
3	314 Hennepin 1001-1620	139	27	42	70
3	3116 Oliver	30	10	6	14
3	600 18TH Ave 101E-521E	111	33	15	63
3	600 18TH Ave 102w-1620w	116	34	15	67
3	350 Van White	101	26	15	60
3	315 Lowry	191	45	53	93
3	2415 N 3rd	58	12	19	27
3	1710 Plymouth	82	20	13	49
3	1314 44TH APT 406-638	108	32	22	54
3	1314 44th Apt 104-405	111	33	17	61
3	800 5th	64	13	18	33
4	1815 Central 201-1314	156	38	31	87
4	1815 Central 1401-2514	162	47	31	84
4	1717 Washington	179	51	30	98
4	809 Spring St NE	30	6	11	13
4	1900 3rd	32	4	9	19
4	1206 2nd	56	12	18	26
4	828 Spring St NE	154	39	31	84
4	710 2ND ST NE	24	4	6	14



<b>AMP</b>	<b>Building address</b>	<b>Total required w/o MTW Policy</b>	<b>2010 3rd yr annual Completed</b>	<b>Total # every year annuals</b>	<b>Annuals not done due to MTW</b>
4	616 Washington St NE	27	5	11	11
4	311 University	48	11	14	23
5	2419 5th	92	17	43	32
5	2433 5th	110	30	46	34
5	1707 3rd	196	50	63	83
5	1700 E 22nd	92	20	34	38
5	2533 1st	38	10	5	23
5	2121 16th	94	21	38	35
5	2019 16th	92	24	24	44
6	1212 S 8th St	86	17	22	47
6	1627 6th	117	34	18	65
6	1515 Park	161	37	48	76
6	620 Cedar	116	27	36	53
6	630 Cedar	184	48	41	95
6	1611 6th St	113	31	27	55
7	3755 Snelling	28	6	10	12
7	3205 E 37th	28	7	9	12
7	2728 Franklin	150	42	28	80
7	1415 E 22nd	126	28	56	42
7	3121 Pillsbury	158	35	59	64
7	115 W 31st	162	38	27	97
7	3310 Blaisdell	163	48	17	98
7	2121 Minnehaha	106	17	53	36
	<b>Totals for H/R AMP</b>	<b>4712</b>	<b>1160</b>	<b>1258</b>	<b>2294</b>
	<b>GRAND TOTAL</b>	<b>5,611</b>	<b>1,278</b>	<b>1,839</b>	<b>2,494</b>

In MTW Plan Year 2010, MPHA excluded 2,494 households from having an annual recertification under this initiative. In addition, 1,278 households underwent an annual recertification and will not have to be recertified for three years, unless there is a change of circumstance. There are 1,839 households that do not meet the MTW exclusions and will continue to be recertified on an annual basis. MPHA continues interim re-certifications for any household that is required to be recertified or who requests recertification due to a change in circumstances.

MPHA has saved over 1,030 hours of staff time in 2010 specifically related to recertification and significant other time related to setting up appointments, reappointments, following through

on verifications and other tasks that are not specifically calculated as part of recertification but are related impacts of this process.

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

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

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

**If Benchmarks not achieved . . .**

Not Applicable.

**If Benchmarks revised . . .**

Benchmarks were not revised.

**If Data Collection Methods have changed . . .**

Data Collection Methods were not changed.

**If Authorizations have changed . . .**

Authorizations have not changed.

**Cite Specific provision . . .**

Initial, Annual and Interim Income Review Process: Provided in Attachment C Section C 4. This Section waives certain provisions of Sections 3(a) (l) and 3 (a) (2) of the 1937 Act and 24 C.F.R. 966.4 and 960.257, as necessary to implement the Agency's Annual MTW Plan.

**Activity 9: Combined MPHA's Current Homeownership Programs into a single MTW Initiative with a Foreclosure Prevention Component****Activity / Year first identified and implemented**

- Implemented 2009 MTW Plan
- This initiative combines MPHA's homeownership and foreclosure prevention programs: Home Ownership Made Easy (HOME); Section 8 Mortgage Assistance Program (Moving Home) and its new foreclosure prevention program (Saving Home) into a single MTW initiative

**Detailed information: Impact of Activity. . .**

MPHA renewed and amended, (to include all MTW ownership initiatives including its new Rent To Own initiative), its Professional Service Agreement with non-profit partner, Family Housing Fund (FHF), to provide first time homebuyer education, mortgage readiness counseling and facilitate access to the FHF revolving loan pool for down payment assistance to eligible families.

Provided post purchase follow-up and counseling to families that purchased with MPHA assistance.

Families participating in life skills counseling with non-profit partner Person to Person completed their "Coach Approach" life skills counseling workshops and referred to Family Housing Fund to begin first time homebuyer education and mortgage readiness counseling.

Two families participating in "Saving Home" successfully obtained full time employment after layoff and Medical leave; leading to their successful transition off of Section 8 Mortgage Assistance.

MPHA provided first time homebuyer counseling to 15 families; 6 of whom purchased their homes with down payment assistance offered through its partner agency and purchased without Section 8 mortgage assistance in 2010.

**If benchmarks not achieved . . .**

MPHA did not meet a number of Benchmarks identified for this project in 2010. Twin Cities Habitat for Humanity (TCHF) had major staff turnover and no referrals were made to MPHA's "Saving Home" program. MPHA then sought to partner with Neighborhood Housing Services of Minneapolis (NHS), a NeighborWorks affiliate and non-profit foreclosure counseling agency.

MPHA provided training on Section 8 eligibility to new TCHF and NHS foreclosure counseling staff.

MPHA deferred its 2010 benchmarks related to issuing 10 Vouchers to families approved for Section 8 mortgage assistance to avert foreclosure to 2011 and 2012.

MPHA intends to increase the geographical boundaries of its Saving Home program to include all of the City of Minneapolis. Currently the saving home initiative is limited to North Minneapolis and this is resulting in underutilization of the demonstration. This is a program change and does not require any additional MTW / HUD waivers.

**If benchmarks revised . . .**

Due to the economic climate and dwindling resources for non-profit organizations in Minneapolis, MPHA's non-profit partner, Person to Person, Inc. (PTP) closed its doors after 20 years of providing services to low income families. MPHA will instead refer families to Lutheran Social Services and/or the Community Action Program of Minneapolis for financial literacy and budget counseling. The loss of this program has also resulted in the loss of the partnership with St. Catherine's College who was engaged with Person To Person for program evaluation related to the MTW homeownership clients referred to PTP

**If data collection methods have changed . . .**

No collection methods have changed

**If Authorizations have changed**

No authorizations have changed

**Cite specific provision . . .**

Continuation of Previously Authorized Activities: Provided in Attachment D; A This Section waives certain provisions of Sections 8, 9 and 23 of the 1937 Act and 24 C.F.R.941, 982, and 984 as necessary to implement the Agency's Annual MTW Plan.

---

**Activity 10: Rent Reform: MPHA Revised its Earned Income Policy to Allow Eligible Public Housing Families a Full Two-Year Income Disregard**

**Activity/First Identified and Implemented**

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

**Detailed Information: Impact of Activity . . .**

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

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

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

Earned Income Disallowance (EID)	48 Month	MTW 24 Month
AMP 1	0	0
AMP 2	0	7
AMP 3	0	14
AMP 4	0	0
AMP 5	6	2
AMP 6	0	9
AMP 7	0	18
<b>Totals</b>	<b>6</b>	<b>50</b>
***Report indicates active EID's		

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

The outcome of this activity is mixed as of December 7, 2011. Of the 43 participants reported in the initial 2010 report, 23 are still employed, 17 are unemployed and three have vacated. For the 45 that have not completed the full two year disregard, 21 are currently employed, 12 are unemployed and 12 have vacated.

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

**If Benchmarks not achieved . . .**

Benchmarks were achieved.

**If Benchmarks revised . . .**

Benchmarks were not revised.

**If Data Collection Methods have changed . . .**

Data Collection Methods have not changed.

**If Authorizations have changed . . .**

Authorizations have not changed.

**Cite Specific provision . . .**

Rent Policies and Term Limits: Provided in Attachment C Section C 11. This Section waives certain provisions of Sections 3(a)(2) and 3 (a) (3)(A) and Section 6(1) of the 1937 Act and 24 C.F.R. 5.603, 5.611, 5.628, 5.632, 5.634 and 960.255 and 966 Subpart A, as necessary to implement the Agency's Annual MTW Plan.

---

**Activity 11: MPHA Implemented a New Public Housing Family Self-Sufficiency Program**

**Activity / Year first identified and implemented**

- First identified and implemented 2009
- Public Housing Self-Sufficiency program targeted specifically to families who seek to be homeowners. To participate, families must meet MPHA's homeownership program requirements.

**Detailed information: Impact of Activity . . .**

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

- Public/resident review process met. MPHA Board approval 4-09
- Revised Agency FSS Action plan to meet program requirements and secured HUD approval. June – 2009
- Upgraded soft-ware to track participant progress 7-09
- All benchmarks were achieved
- MPHA anticipated up to 50 families participating

**If benchmarks not achieved . . .**

- MPHA's benchmarks were achieved but participation levels are significantly under estimates.
- MPHA had proposed an ESCO /EPC option including a benchmark to allow up to 25 families to participate in the FSS program as part of a resident employment initiative under ESCO to enhance participation in its low Rent FSS program. MPHA decided against implementing this component of the initiative as the employment opportunities were temporary and mostly stipend based, not conducive to an FSS program.
- Housing and economic crises thwarted opportunities for families meeting homeownership program requirements, thus FSS participation levels.

**If benchmarks revised . . .**

MPHA is adopting new participation thresholds that will allow up to 25 families who do meet the MTW Homeownership program requirements to participate in the FSS program with specific goals of meeting the MTW Homeownership program requirements. MPHA currently has 9 FSS participants.

**If data collection methods have changed . . .**

This has not changed

**If Authorizations have changed . . .**

Authorizations have not changed

**Cite specific provision . . .**

Authorizations related to Self Sufficiency: Provided in Attachment C Section E. This Section waives certain provisions of Sections 23 of the 1937 Act and 24 C.F.R.984, as necessary to implement the Agency's Annual MTW Plan.

**Activity 12: Section 8 Mobility Voucher Program****Activity/First Identified and Implemented**

Mobility Voucher Program identified in 2009 and implemented in 2010.

**Detailed Information: Impact of Activity . . .**

In March, 2010 the Section 8 Housing Choice Voucher (HCV) Program hired a Community Services Coordinator for Mobility. Within 9 months, the foundation of the Mobility Program was created and applicant families were being screened for eligibility and admission. The Mobility Coordinator established the foundation of the Mobility Program and produced and initiated the following:

Mobility Action Plan - governs the administration of the program, outlining selection criteria, case management services and program processes and procedures.

Contract of Participation – executed between the MPHA and the participant family, the contract defines the requirements for participation and program compliance. The Contract is individualized for each participant family and identifies the family’s goals and objectives during the term of the contract.

Neighborhood Profiles – a mini guide to each community, the profile provides information on employment resources, schools, park and recreation centers, area libraries and retail stores and public transportation services.

Community Outreach Meetings – were scheduled and attended in several “targeted” communities in an effort to market the program to area rental property owners and community members.

Owner Workshops – facilitated by the Mobility Coordinator, the power point presentation provided rental property owners with a detailed overview of the program and the benefits of participation.

With the parameters of the program established, the task of selecting applicants from the Waiting List commenced. The selection process proved to be quite tedious and time consuming – applicants complete a pre-application, which provides limited information regarding family size, ages of dependents and income sources. MPHA’s eligibility criteria dictates that applicants to the Mobility Program are families with minor children, the Head of Household or spouse/partner is employed full-time for a minimum of 6 months and that the family currently resides in a Minneapolis community impacted by race or poverty. Families must be willing to enter into a Contract of Participation that requires the family to reside (for a minimum of 3 years) in a Minneapolis community non-impacted by race or poverty.



In August 2010, 77 applicant families were mailed an offer letter, in October 2010, an additional 30 families were selected and again in December 2010, 30 additional families were mailed the offer letter for a total of 137 families selected for screening. The offer letter informed the applicant of the eligibility criteria for admission and the mandated contract that would require the family to reside in a specific community for a pre-determined number of years.

The status of the 137 families at 2010 Fiscal Year End is as follows:

- 44 or 32% of the offer letters were returned to our offices as “undeliverable.”
- 43 applicants or 31% did not attend the initial appointment and their applications were withdrawn.
- Of the 44 applicants that attended the initial eligibility appointment, 10 or 23% were determined eligible for admission to the Mobility Program.
- Of the 10 eligible applicant families, 8 or 80% accepted the offer. 4 have been briefed and issued and are out searching and 4 are in final stages of program intake.

We believe there are a variety of reasons that 43 selected applicants chose not to attend the initial appointment which screens for program eligibility:

- The Mobility Program mandates attendance at case management meetings and a determined number of self-sufficiency workshops/classes.
- Admission to the Mobility Program requires families to relocate.
- The Contract of Participation requires a 3 year commitment to reside in an area determined to be non-impacted by race or poverty.
- Failure to successfully complete the program not only results in termination of housing assistance, but the family’s placement on the Waiting List has been forfeited.

44 selected applicants did attend the initial appointment, but only 10 were determined to meet the eligibility criteria. There were several factors that determined the applicants to be ineligible for admission to the Mobility Program; however, the main factors were the applicants’ inability to provide verification of full-time employment and the absence of minor children in the household.

We believe that requiring families to reside in specific communities for a minimum of 3 years will have a more permanent impact and families will choose to remain in their new neighborhoods and MPHA will have met the MTW statutory requirement to “expand housing opportunities”.

The Mobility Coordinator meets with eligible families to inform them about the benefits of moving to a community that is non-impacted by race and poverty, including better schools, increased recreational activities, increased neighborhood safety, more spacious units, and

greater opportunities. Eligible families set goals with the Mobility Coordinator and discuss amenities that they are looking for in a new neighborhood. The Mobility Coordinator then makes recommendations, based on the applicant's wants and needs; about non-impacted neighborhoods that would best suit their family and help them attain their goals.

However, as we are requiring Mobility Voucher Program families to vacate their current unit (which is in an impacted community), there may be a slight delay in leasing up families as many are bound to the existing terms of their lease. Subsequently, the Mobility Coordinator is committed to working with the families to ensure that there is no lapse in housing. The Mobility Coordinator assists in the housing search by providing "Neighborhood Profiles" to each family that identifies and locates resources in the community of interest. The Coordinator will act as a liaison between the rental property owner and the family to ensure a smooth lease up and an ongoing working relationship between the two parties.

Working with employed families and encouraging the expansion and development of employment opportunities through quarterly workshops and referrals to community continuing education classes, will result in an increase in tenant rent and a direct decrease in HAP dollars spent. This will assist MPHA in meeting the MTW statutory requirements to achieve greater cost effectiveness in Federal expenditures and give incentives to families with children whose heads of household are working to become economically self-sufficient.

MPHA plans to continue to increase the number of participants in this special initiative. One of the barriers we face with the Mobility Voucher program is the ability to "market" a voucher that requires the Mobility participant to comply not only with the rules of the HCV program, but also with the requirement to enter into an additional contract (similar to FSS) and comply with additional rules such as case management, attendance at workshops, maintaining employment, and living in a specific community for up to three years. Given these requirements, many applicants have chosen to remain on the Waiting List and wait for a "regular" voucher. This leads us to believe that most current program participants will not want to "give up" the regular HCV voucher for a Mobility Voucher and take on the additional rules and requirements. At this time, we will continue to offer the Mobility Program to applicants on our HCV Waiting List.

**If Benchmarks not achieved . . .**

Benchmarks were achieved in 2010.

**If Benchmarks revised . . .**

Benchmarks were not revised.

**If Data Collection Methods have changed . . .**

Data Collection Methods were not changed.

**If Authorizations have changed . . .**

Authorizations were not changed.

**Cite Specific provision . . .**

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

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

---

**Activity 13: MPHA Investment Initiative**

MPHA has postponed implementation of this initiative in 2010 due to the continued poor economic environment. MPHA has authority for this initiative under its Legacy amendment in Attachment D and sees this initiative as a strategy for enhancing the agency's overall investment income. While the time is not yet ripe for this strategy, MPHA prefers to postpone implementing this initiative rather than eliminating it.

**Cite specific provision . . .**

Additional Authorizations: Provided in Attachment D Section B 3. This Section waives certain provisions of Section 6(c) (4) of the 1937 Act and 24 C.F.R.982.156, as necessary to implement the Agency's Annual MTW Plan.

---

**Activity 14: MPHA Resident Empowerment Initiative**

MPHA has not developed any new empowerment initiatives in 2010 and has agreed with HUD if no such initiatives are developed under MTW in 2011, it will drop this initiative in its 2012 Moving To Work Plan.

**Cite specific provision . . .**

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

**Activity 15: Flexible Development Initiative**

MPHA desires to utilize the authorizations intended under MTW to create streamlined demolition and disposition procedures, acquisition, new construction, moderate or substantial rehabilitation of housing subject to the required HUD approvals for incremental public housing units pursuant to Section 9(g) 3 of the 1937 Act to respond to development opportunities that serve the mission and asset management policies adopted by the agency. HUD has informed MPHA that the 'streamlined' procedures envisioned under MTW may not come to be. If this continues to be the case, MPHA will postpone this initiative until such procedures are developed or MTW can be used to assist with various development activities.

**Cite specific provision . . .**

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

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

---

**Activity 16: Plymouth Church Initiative****Activity / Year first identified and implemented**

- Identified in 2009 and implemented in 2010.
- Project Base 6 Housing Choice Voucher as part of 30 unit housing development
- Five 3-bedroom units and one 5-bedroom unit

**Detailed information: Impact of Activity . . .**

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

**If benchmarks not achieved . . .**

Gap financing and securing of other approvals for the development initially delayed construction. MPHA continued the initiative in its 2010 MTW Plan. The benchmarks included for this project were tied to the completion of the development and issuance of the vouchers.

- AHAP Agreement was signed in October 2009 – Project required a special HUD waiver, granted in September 2010 as AHAP had been prematurely signed.
- Subsidy Layering was approved in September 2010
- Project Base Contract was signed in September 2010
- First family moved in October 2010
- All Project Base units leased by 12-31-2010

**If benchmarks revised . . .**

Benchmarks were not revised

**If data collection methods have changed . . .**

No changes in data collection

**If Authorizations have changed . . .**

No changes in Authorizations

**Cite specific provision . . .**

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

**SECTION VII: SOURCES AND USES OF FUNDING**

SOURCES	PLANNED	ACTUAL	VARIANCE
DWELLING RENT	\$ 14,380,350	\$ 14,400,774	\$ 20,424
INVESTMENT INCOME	\$ 207,000	\$ 67,263	\$ (139,737)
OTHER INCOME	\$ 607,000	\$ 1,494,931	\$ 887,931
CITY/STATE FUNDS	\$ -	\$ -	\$ -
HUD OPERATING SUBSIDY	\$ 20,010,000	\$ 20,041,616	\$ 31,616
HUD HAP SUBSIDY	\$ 41,000,000	\$ 41,930,710	\$ 930,710
HUD CAPITAL/RHF FUNDS <sup>1</sup>	\$ 13,800,000	\$ 14,527,274	\$ 727,274
HUD HCV ADM. FEE	\$ 2,600,000	\$ 2,480,195	\$ (119,805)
<b>TOTAL MTW SOURCES</b>	<b>\$ 92,604,350</b>	<b>\$ 94,942,763</b>	<b>\$ 2,338,413</b>

USES	PLANNED	ACTUAL	VARIANCE
ADMINISTRATIVE EXPENSES	\$ 9,640,008	\$ 9,085,336	\$ 554,672
TENANT SERVICES	\$ 708,288	\$ 792,451	\$ (84,163)
UTILITIES	\$ 8,149,411	\$ 6,303,267	\$ 1,846,144
MAINTENANCE	\$ 10,555,936	\$ 11,271,759	\$ (715,823)
PROTECTIVE SERVICES	\$ 2,674,000	\$ 2,653,758	\$ 20,242
GENERAL EXPENSES	\$ 3,199,060	\$ 3,180,618	\$ 18,442
MANAGEMENT FEES	\$ 7,360,840	\$ 7,496,867	\$ (136,027)
NONROUTINE COSTS	\$ 396,000	\$ 366,841	\$ 29,159
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 42,683,544</b>	<b>\$ 41,150,899</b>	<b>\$ 1,532,644</b>

HOUSING ASSISTANCE PAYMENTS	\$ 40,165,896	\$ 39,641,179	\$ 524,717
CAPITAL IMPROVEMENTS	\$ 16,000,000	\$ 17,088,077	\$ (1,088,077)
PUBLIC HSG DEVELOPMENT	\$ -	\$ -	\$ -
<b>TOTAL CAPITAL</b>	<b>\$ 16,000,000</b>	<b>\$ 17,088,077</b>	<b>\$ (1,088,077)</b>
<b>TOTAL MTW USES</b>	<b>\$ 98,849,440</b>	<b>\$ 97,880,156</b>	<b>\$ 969,284</b>
<b>MTW NET SOURCES (USES)</b>	<b>\$ (6,245,090)</b>	<b>\$ (2,937,392)</b>	<b>\$ 3,307,697</b>

1 Actuals column shows amount awarded.

1. Planned sources and uses followed closely to the actual sources and uses. There were no major variances. Actual sources were \$2.3 million (2.5%) more than expected with most of the increase occurring in HAP Subsidy and Other Income. Actual uses were \$969 thousand less than planned or 1% less with the most significant savings in utility costs. MPHA completed a \$33 million energy improvement project in 2010 which contributed to the savings. Funding for Non-MTW Vouchers and Administrative Fees are not included in the MTW sources and uses table.

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

SOURCES	PLANNED	ACTUAL	VARIANCE
CITY/STATE FUNDS	\$ 500,000	\$ 70,331	\$ (429,669)
TOTAL STATE/LOCAL SOURCES	\$ 500,000	\$ 70,331	\$ (429,669)

USES	PLANNED	ACTUAL	VARIANCE
PROTECTIVE SERVICES	\$ -	\$ 32,867	\$ (32,867)
CAPITAL IMPROVEMENTS	\$ 500,000	\$ 37,464	\$ 462,536
TOTAL STATE/LOCAL USES	\$ 500,000	\$ 70,331	\$ 429,669

NET STATE/LOCAL SOURCES (USES)	\$ -	\$ -	\$ -
--------------------------------	------	------	------

The variance in the State/Local budget relates to a timing problem. More sources and uses occurred in 2009 than was expected when the 2010 budget was planned leaving less in 2010.



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

SOURCES	PLANNED	ACTUAL	VARIANCE
INVESTMENT INCOME	\$ 45,000	\$ 54,924	\$ 9,924
OTHER INCOME	\$ -	\$ 153,842	\$ 153,842
MANAGEMENT FEE	\$ 8,410,840	\$ 8,274,331	\$ (136,509)
HUD CAPITAL/RHF FUNDS	\$ -	\$ -	\$ -
<b>TOTAL MTW SOURCES</b>	<b>\$ 8,455,840</b>	<b>\$ 8,483,098</b>	<b>\$ 27,258</b>
USES	PLANNED	ACTUAL	VARIANCE
ADMINISTRATIVE EXPENSES	\$ 7,490,000	\$ 6,845,856	\$ 644,144
TENANT SERVICES	\$ -	\$ 190	\$ (190)
UTILITIES	\$ 200,000	\$ 203,959	\$ (3,959)
MAINTENANCE	\$ 250,000	\$ 199,647	\$ 50,353
PROTECTIVE SERVICES	\$ 60,000	\$ 39,756	\$ 20,244
GENERAL EXPENSES	\$ 65,000	\$ 124,618	\$ (59,618)
NONROUTINE COSTS	\$ 250,000	\$ 265,433	\$ (15,433)
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 8,315,000</b>	<b>\$ 7,679,459</b>	<b>\$ 635,541</b>
CAPITAL IMPROVEMENTS	\$ 349,500	\$ 322,953	\$ 26,547
PUBLIC HSG DEVELOPMENT	\$ 218,059	\$ 872,234	\$ (654,175)
<b>TOTAL CAPITAL</b>	<b>\$ 567,559</b>	<b>\$ 1,195,187</b>	<b>\$ (627,628)</b>
<b>TOTAL MTW USES</b>	<b>\$ 8,882,559</b>	<b>\$ 8,874,646</b>	<b>\$ 7,913</b>
<b>MTW NET SOURCES (USES)</b>	<b>\$ (426,719)</b>	<b>\$ (391,548)</b>	<b>\$ 35,171</b>

- A. MPHA has followed a fee-for-service approach that does not differ from the 1937 Act requirements.
- B. MPHA used its single fund flexibility to fund more public housing capital improvements than Capital Fund Program grants awarded in 2010 and utilized excess HAP reserves to fund public housing operating fund costs to continue MPHA's resident security guards. In total, MPHA used \$2.9 million more in MTW resources than awarded in 2010.

**SECTION VIII: ADMINISTRATIVE****■ Corrections of Deficiencies**

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

**■ Agency Directed Evaluations**

MPHA's MTW Initiatives did not call for specific evaluations for the 2010 Plan year.

**■ MPHA Agency Certification**

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

**■ Performance and Evaluation Report**

MPHA has attached Performance and Evaluation Reports for its 2010 American Recovery and Reinvestment Act (ARRA) grants. MPHA had no other capital fund activities that were not included in the MTW block grant. **(Attachment II: A-D)**

**■ 2010 Audited Financial Statement**

---

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

## Certifications of Compliance

Office of Public and Indian Housing

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

Acting on behalf of the Public Housing Agency (PHA) listed below, as its authorized PHA official, I approve the submission of the Annual Moving to Work Report for the PHA fiscal year ending December 31, 2010, hereinafter referred to as "the Report", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Report and implementation thereof:

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

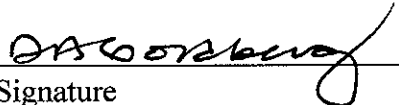
Minneapolis Public Housing Authority  
PHA Name

MN002  
PHA Number/HA Code

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

Dennis Goldberg  
Name of Authorized Official

Deputy Executive Director/COO  
Title

  
Signature

April 14, 2011  
Date

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

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

<b>Part I: Summary</b>					
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46S00250109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 ARRA FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Revision #4	Revision #5	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	1,236,055	1,177,386	1,177,386	1,103,976
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	267,105	274,585	274,585	269,239
8	1440 Site Acquisition				
9	1450 Site Improvement	3,972,485	4,384,116	4,384,116	4,383,447
10	1460 Dwelling Structures	8,910,697	8,531,095	8,531,095	8,505,458
11	1465.1 Dwelling Equipment—Nonexpendable	93,346	93,345	93,345	92,126
12	1470 Non-dwelling Structures	736,047	739,937	739,937	739,937
13	1475 Non-dwelling Equipment	100,411	102,617	102,617	101,335
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	46,817	46,817	46,817	46,817
17	1499 Development Activities <sup>4</sup>	2,889,509	2,902,574	2,902,574	2,902,574

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

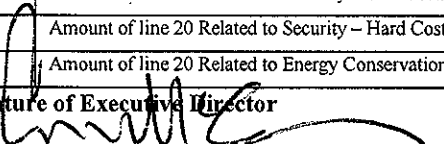
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Minneapolis Public Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MN46S00250109 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2009 ARRA</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Revision #4	Revision #5	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 – 19)	18,252,472	18,252,472	18,252,472	18,144,909
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> 		<b>Date</b> 4-4-2011		<b>Signature of Public Housing Director</b>  	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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

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

<b>Part II: Supporting Pages</b>								
PHA Name: <b>Minneapolis Public Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: <b>MN46S00250109</b> CFFP (Yes/ No): <b>No</b> Replacement Housing Factor Grant No:			Federal FFY of Grant: <b>2009 ARRA</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #4	Revision #5	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>AMP 01</b>								
<b>GLENDALE</b>								
MN 2-01	Fees and Costs	1430	1 garage	80	80	80	80	100% complete
	project manager							
	Site Improvements	1450	1 sign	0	7,958	7,958	7,958	100% complete
	sign							
	Non-Dwelling Structures	1470	1 garage	195,323	187,365	187,365	187,365	100% complete
	garage construction							
<b>AMP 02</b>								
<b>SCATTERED SITES</b>								
MN 2-Various	Fees and Costs	1430	1 unit	7,179	7,178	7,178	7,178	100% complete
	architects and engineers							
	project manager							
	Site Improvements	1450	104 units	318,436	470,845	470,845	470,845	100% complete
	landscaping, concrete replacement							
	Dwelling Structures	1460	86 units	710,626	558,216	558,216	558,216	100% complete
	siding, roofing, window replacement							
<b>AMP 03</b>								
<b>NORTH</b>								
MN 2-3	Fees & Costs	1430	1 bldg	141	141	141	141	100% complete
	project manager							
	Dwelling Structures	1460	1 bldg	19,748	19,748	19,748	19,748	100% complete
	trash management system							
MN 2-37	Dwelling Structures	1460	1 bldg	431	431	431	431	100% complete
	elevator modernization, trash							
	security & mechanical systems							

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

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

<b>Part II: Supporting Pages</b>								
PHA Name: <b>Minneapolis Public Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: <b>MN46S00250109</b> CFFP (Yes/ No): <b>No</b> Replacement Housing Factor Grant No:			Federal FFY of Grant: <b>2009 ARRA</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #4	Revision #5	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MN 2-20.4	Fees & Costs	1430	1 bldg	19,871	20,951	20,951	20,951	100% complete
	architects & engineers							
	project manager							
	Dwelling Structures	1460	1 bldg	547,410	547,575	547,575	547,575	100% complete
	roof & corridor window replacement							
	trash management system							
	elevator modernization							
	Relocation	1495	1 bldg	2,114	2,114	2,114	2,114	100% complete
	elevator modernization							
MN 2-23	Fees & Costs	1430	1 bldg	29,976	29,976	29,976	29,976	100% complete
	architects & engineers							
	project manager							
	Site Improvements	1450	1 bldg	131,530	129,627	129,627	129,627	100% complete
	parking lot improvements							
	Dwelling Structures	1460	1 bldg	632,104	623,493	623,493	623,493	100% complete
	roof replacement, shower bases, trash							
	management system							
	Non-Dwelling Structures	1470	1 bldg	46,567	59,891	59,891	59,891	100% complete
	garage construction							
	Non-Dwelling Equipment	1475	1 bldg	5,123	5,123	5,123	5,123	100% complete
	trash management system							
MN 2-25	Fees & Costs	1430	1 bldg	49,040	51,349	51,349	50,509	100% complete
	architects & engineers							awaiting final bill
	project manager							
	Site Improvements	1450	1 bldg	20,986	25,145	25,145	25,145	100% complete
	site lighting							



## Attachment II-A

## ARRA Formula Grant

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

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

<b>Part II: Supporting Pages</b>								
PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program Grant No: MN46S00250109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 ARRA		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #4	Revision #5	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Dwelling Structures	1460	1 bldg	1,163,302	1,189,861	1,189,861	1,177,736	100% complete
	roof replacement, SCRV valves, trash management system							awaiting final bill
	Non-Dwelling Equipment	1475	1 bldg	57,306	59,512	59,512	58,230	100% complete
	furniture							awaiting final bill
MN 2-26	Fees & Costs	1430	1 bldg	449	449	449	449	100% complete
	project manager							
	Site Improvements	1450	1 bldg	40,399	290,277	290,277	290,277	100% complete
	parking lot upgrades							
	Dwelling Structures	1460	1 bldg	136,838	61,047	61,047	61,047	100% complete
	trash management system							
	Non-Dwelling Equipment	1475	1 bldg	4,554	4,554	4,554	4,554	100% complete
	trash management system							
<b>AMP 04</b>								
<b>NORTHEAST</b>								
MN 2-10	Fees & Costs	1430	1 bldg	42	42	42	42	100% complete
	project manager							
	Dwelling Structures	1460	1 bldg	27,850	23,144	23,144	23,144	100% complete
	trash management system							
MN 2-15.4	Fees & Costs	1430	1 bldg	2,151	2,151	2,151	2,151	100% complete
	project manager							
	Dwelling Structures	1460	1 bldg	217,738	209,463	209,463	209,463	100% complete
	roof replacement, balcony upgrades, comprehensive apartment rehab, elevator modernization, trash management system, sanitary waste piping replacement							

## Attachment II-A

## ARRA Formula Grant

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

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

<b>Part II: Supporting Pages</b>								
PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program Grant No: MN46S00250109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 ARRA		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #4	Revision #5	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Non-Dwelling Equipment	1475	1 bldg	4,554	4,554	4,554	4,554	100% complete
	trash management system							
MN 2-15.5	Fees & Costs	1430	1 bldg	613	613	613	613	100% complete
	project manager							
	Site Improvements	1450	1 bldg	5,847	6,106	6,106	6,106	100% complete
	Security & mechanical systems							
	Dwelling Structures	1460	1 bldg	15,027	7,493	7,493	7,493	100% complete
	trash management							
MN 2-21.4	Dwelling Structures	1460	1 bldg	17,435	13,536	13,536	13,536	100% complete
	trash management system							
	Non-Dwelling Equipment	1475	1 bldg	4,554	4,554	4,554	4,554	100% complete
	trash management system							
MN 2-21.5	Fees & Costs	1430	1 bldg	2,093	2,093	2,093	2,093	100% complete
	project manager							
	Site Improvements	1450	1 bldg	3,894	3,825	3,825	3,825	100% complete
	Security & mechanical systems							
	Dwelling Structures	1460	1 bldg	226,233	216,001	216,001	216,001	100% complete
	elevator modernization, trash							
	management system							
	Non-Dwelling Equipment	1475	1 bldg	4,554	4,554	4,554	4,554	100% complete
	trash management system							
	Relocation	1495	1 bldg	698	698	698	698	100% complete
	elevator modernization							

## Attachment II-A

## ARRA Formula Grant

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

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

<b>Part II: Supporting Pages</b>								
<b>PHA Name: Minneapolis Public Housing Authority</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No: MN46S00250109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2009 ARRA</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #4	Revision #5	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MN 2-21.6	Fees & Costs	1430	1 bldg	1,143	1,143	1,143	1,143	100% complete
	project manager							
	Dwelling Structures	1460	1 bldg	192,852	182,552	182,552	182,552	100% complete
	elevator modernization, trash management system							
	Relocation	1495	1 bldg	650	650	650	650	100% complete
	elevator modernization							
MN 2-33	Dwelling Structures	1460	1 bldg	39,372	36,857	36,857	36,857	100% complete
	comprehensive apartment rehab, trash management system							
MN 2-35	Non-Dwelling Equipment	1475	1 bldg	775	775	775	775	100% complete
	Security & mechanical systems							
<b>AMP 05</b>								
<b>HIAWATHA</b>								
MN 2-9	Dwelling Structures	1460	3 bldgs	211,281	171,778	171,778	171,778	100% complete
	trash management system							
MN 2-18.5	Fees & Costs	1430	1 bldg	31,888	31,888	31,888	31,888	100% complete
	architects & engineers							
	project manager							
	Dwelling Structures	1460	1 bldg	165,504	165,504	165,504	165,504	100% complete
	façade repair							
MN 2-19	Dwelling Structures	1460	1 bldg	14,000	14,000	14,000	14,000	100% complete
	security & mechanical systems							

## Attachment II-A

## ARRA Formula Grant

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

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

Part II: Supporting Pages								
PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program Grant No: MN46S00250109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 ARRA		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #4	Revision #5	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MN 2-34	Fees & Costs	1430	2 bldgs	33,551	34,145	34,145	29,638	100% complete
	architects & engineers							awaiting final bill
	project manager							
	Site Work	1450	1 bldg	306,388	307,033	307,033	306,364	100% complete
	parking lot, concrete replacement							awaiting final bill
	Dwelling Structures	1460	2 bldgs	3,466,852	3,471,876	3,471,876	3,458,364	100% complete
	comprehensive apartment rehab, waste							awaiting final bill
	Piping replacement, sprinkler system							
	Dwelling Equipment	1465	167 units	93,346	93,345	93,345	92,126	100% complete
	appliances							awaiting final bill
	Relocation	1495	167 units	43,355	43,355	43,355	43,355	100% complete
	comprehensive apartment rehab							
<b>AMP 06</b>								
<b>CEDARS</b>								
MN 2-6 & 2-30	Fees & Costs	1430	4 bldgs	64,324	67,822	67,822	67,822	100% complete
	architects & engineers							
	project manager							
	Site Work	1450	4 bldgs	3,145,005	3,141,824	3,141,824	3,141,824	100% complete
	reconfiguration, concrete, landscaping,							
	storm water mgmt, breezeways,							
	Lighting							
	Dwelling Structures	1460	3 bldgs	434,234	371,309	371,309	371,309	100% complete
	overhang insulation, showers, closet							
	doors, trash management system,							
	security & mechanical systems							

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

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

**Part II: Supporting Pages**

PHA Name: <b>Minneapolis Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>MN46S00250109</b> CFFP (Yes/ No): <b>No</b> Replacement Housing Factor Grant No:			Federal FFY of Grant: <b>2009 ARRA</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #4	Revision #5	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MN 2-8	Fees & Costs	1430	2 bldgs	2,850	2,850	2,850	2,850	100% complete
	project manager							
	Dwelling Structures	1460	2 bldgs	331,894	331,894	331,894	331,894	100% complete
	trash management system, piping replacement							
MN 2-16	Non-Dwelling Equipment	1475	1 bldg	775	775	775	775	100% complete
	security & mechanical systems							
<b>AMP 07</b>								
<b>HORN</b>								
MN 2-18.4	Fees & Costs	1430	1 bldg	558	558	558	558	100% complete
	project manager							
	Dwelling Structures	1460	1 bldg	23,987	23,987	23,987	23,987	100% complete
	trash management system							
	Non-Dwelling Equipment	1475	1 bldg	4,554	4,554	4,554	4,554	100% complete
	trash management system							
MN 2-22	Dwelling Structures	1460	1 bldg	22,369	11,240	11,240	11,240	100% complete
	trash management system							
	Non-Dwelling Equipment	1475	1 bldg	4,554	4,554	4,554	4,554	100% complete
	trash management system							
MN 2-31	Fees & Costs	1430	3 bldgs	31	31	31	31	100% complete
	project manager							
	Dwelling Structures	1460	3 bldgs	34,936	34,936	34,936	34,936	100% complete
	trash management system							
	Non-Dwelling Equipment	1475	1 bldg	4,554	4,554	4,554	4,554	100% complete

	trash management system							
--	-------------------------	--	--	--	--	--	--	--

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

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

<b>Part II: Supporting Pages</b>								
PHA Name: <b>Minneapolis Public Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: MN46S00250109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 ARRA		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #4	Revision #5	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MN 2-36	Fees & Costs	1430	1 bldg	17,697	17,697	17,697	17,697	100% complete
	architects & engineers							
	project manager							
	Dwelling Structures	1460	1 bldg	244,674	231,154	231,154	231,154	100% complete
	roof replacement, lighting, showers,							
	trash management system, sanitary							
	waste piping replacement							
	Non-Dwelling Equipment	1475	1 bldg	4,554	4,554	4,554	4,554	100% complete
	trash management system							
MN 2-14	Dwelling Structures	1460	1 bldg	14,000	14,000	14,000	14,000	100% complete
	security & mechanical systems							
TBD	Development Activities	1499	20 units	2,889,509	2,902,574	2,902,574	2,902,574	Expended includes
	purchase and rehab of 20-unit complex							accrual- awaiting
								final bill
<b>CENTRAL OFFICE</b>								
MN 2-93	Fees & Costs	1430	1 bldg	719	719	719	719	100% complete
	project manager							
	Site Work	1450	1 bldg	0	1,476	1,476	1,476	100% complete
	Non-Dwelling Structures	1470	1 bldg	300,145	298,669	298,669	298,669	100% complete
	tuckpointing, rooftop HVAC units,							
	office improvements							

## ARRA Formula Grant

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

[illegible]

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

form HUD-50075.1 (4/2008)



Attachment II - B  
Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

ARRA Scattered Site Green Initiative

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

<b>Part I: Summary</b>					
<b>PHA Name: Minneapolis PHA In And for the City of Minneapolis</b> <b>1001 Washington Avenue N.</b> <b>Minneapolis MN, 55401</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MN00200000209R Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	300,000	309,374	309,374	132,093
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,816,000	116,696	116,696	61,237
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	7,116,529	10,300,084	10,300,084	4,807,226
11	1465.1 Dwelling Equipment—Nonexpendable	2,417,471	923,846	923,846	923,846
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

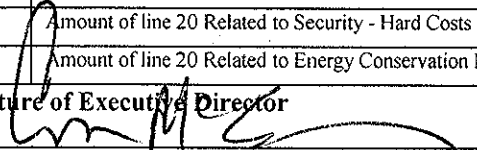
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Attachment II - B  
Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

ARRA Scattered Site Green Initiative

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

<b>Part I: Summary</b>					
<b>PHA Name: Minneapolis PHA In And for the City of Minneapolis</b> 1001 Washington Avenue N. Minneapolis MN, 55401		<b>Grant Type and Number</b> Capital Fund Program Grant No: MN00200000209R Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	11,650,000	11,650,000	11,650,000	5,924,402
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	11,650,000	11,650,000	11,650,000	5,924,402
Signature of Executive Director		Date		Signature of Public Housing Director	
		3-30-2011			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Attachment II - B  
Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

ARRA Scattered Site Green Initiative

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

Part II: Supporting Pages								
PHA Name: Minneapolis PHA In And for the City of Minneapolis 1001 Washington Avenue N. Minneapolis MN, 55401			Grant Type and Number Capital Fund Program Grant No: MN00200000209R Replacement Housing Factor Grant No: Date of CFFP:				FFY of Grant: 2009 FFY of Grant Approval:	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MN002000002				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Administration	1410		300,000	309,374	309,374	132,093	43%
	PM Services	1430		1,816,000	116,696	116,696	61,237	52%
	Dwelling Structures	1460		7,116,529	10,300,084	10,300,084	4,807,226	47%
	CM Services, OH &P							
	Tenant Lighting		733					
	Caulking and Weather stripping		733					
	Insulation Attic and Walls		208					
	Insulate Electrical Outlets		10554 Outlets					
	Windows		562					
	Boilers		13					
	Furnaces		140					
	Water Heaters		346					
	High Limit T'Stats		728					
	Dwelling Equipment	1465.1		2,417,471	923,846	923,846	923,846	100%
	Refrigerators		728					
	Stoves with Electronic Ignition		733					

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

FFY of Grant: 2009

[illegible]

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

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

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

Part I: Summary					
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN00200000309E Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>December 31, 2010</u> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$525,000	\$0	\$0	\$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,324,202	\$0	\$0	\$0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,046,160	\$0	\$0	\$0
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$6,594,422	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$950,000	\$0	\$0	\$0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	\$10,439,784	\$10,439,784	\$10,439,784	\$3,928,201
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$10,439,784	\$10,439,784	\$10,439,784	\$3,928,201
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

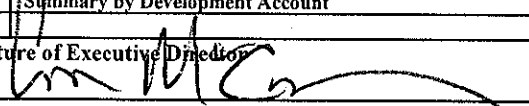
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
**Expires 4/30/2011**

<b>Part I: Summary</b>					
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN00200000309E Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director 		Date 3-30-2011		Signature of Public Housing Director Date	

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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
**Expires 4/30/2011**

[illegible]

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
**Expires 4/30/2011**

[illegible]

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
**Expires 4/30/2011**

[illegible]

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

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

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Minneapolis Public Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MN00200000809G Replacement Housing Factor Grant No: Date of CFFP: _____		<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b> 2009	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$400,000	\$0	\$0	\$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	\$9,330,109	\$9,730,109	\$9,730,109	\$1,978,348
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$9,730,109	\$9,730,109	\$9,730,109	\$1,978,348
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

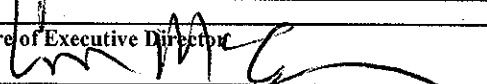
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary</b>					
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN00200000809G Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director 		Date 3-30-2011		Signature of Public Housing Director Date	

## Part II: Supporting Pages

[illegible]

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

[illegible]

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

### Part III: Implementation Schedule for Capital Fund Financing Program

[illegible]

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

### Part III: Implementation Schedule for Capital Fund Financing Program

[illegible]

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