

Public Housing Agency Plan Approval

Community Development Committee

September 21, 2015

Proposed Action

- That the Metropolitan Council
 - Approve the 2016 Public Housing Agency Plan
 - Authorize the Council Chair to execute the required certifications
 - Direct staff to submit the final Plan to the U.S. Department of Housing and Urban Development (HUD)

PHA Plan Requirements

- Required for all agencies administering the Housing Choice Voucher (HCV) and Public Housing Program
- Guide to programs and policies
- Source of information for program participants, HUD and the public

Two Parts to PHA Plan

- **Five Year Plan**

- Submitted every 5th year
- Approved 2015-2019
- Long range goals for meeting the needs of low income persons

- **Annual Plan**

- Strategies for the upcoming year

HCV Administrative Plan

- **Changes to the HCV Administrative Plan**
- **Main policy document**
- **Becomes an attachment to the PHA Plan**

PHA Plan Process

- **HRA drafts changes to HCV Admin Plan and PHA Plan**
- **Public Comment Period for 45 days**
- **Meeting with Resident Advisory Board (RAB)**
- **Public Hearing held August 17, 2015**
 - No Comments at hearing
 - Written comments received from Mid Minnesota Legal Aid
 - Recommended language regarding the Violence Against Women Act (VAWA)
 - General policy suggestions

HCV Administrative Plan

- **Mission Statement**
- **Absence from Unit Policies**
- **Use of Online portal**
- **Utility Allowance Change**
- **Biennial Inspections**
- **General language clean up and clarification**

Plan Amendments

Mission Statement Update

The Metro HRA's mission is to provide decent, safe and affordable housing opportunities; to encourage housing choice throughout the region including areas of low poverty; to foster family stability and promote self sufficiency for people with low incomes.

Plan Amendments

Absence from Assisted Unit

- Family Absence is defined as no member of the family residing in the unit.
- Cannot limit individual absence
 - More restrictive than the regulations
 - Individual can be absent up to 180 days and continues to be considered a family member
 - Family member must report and provide documentation of the absence to establish a beginning and end date of absence
 - Permanently absent is a individual expected to be absent for more than 180 days

Plan Amendments

Use of Online System

- Clarifying language regarding use of online system
 - New Software Implemented December 2014
 - Wait List opened online in February 2015
 - Annual Recertification's implemented September 2015

Plan Amendments

Biennial Inspections

- New Regulation enacted by Congress to reduce the administrative and financial burden
- Criteria for eligibility
 - Multi-family (5 or more units)
 - Repeated Fail Rate
 - Pass Rate
 - Average number of Fail Items
 - Responsiveness to Repairs
- Reduction in 540 total inspections annually

Plan Amendments

Utility Allowance Calculation

- New Regulation enacted by Congress as a cost savings measure
- Utility Allowance is determined by size of the unit leased or the voucher size—whichever is the lowest
- Cost Savings to the HRA

Next Steps

- October 14
 - Approval by full Council
- October 15
 - Submit plan to HUD
 - HUD approves PHA plan

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