

## Community Development Committee

Meeting date: Monday, September 19, 2016

For the Metropolitan Council meeting of September 28, 2016

**Subject:** Approval of the 2017 Public Housing Agency (PHA) Plan

District(s), Member(s): All

**Policy/Legal Reference:** Code of Federal Regulations Title 24, Part 903

**Staff Prepared/Presented:** Jennifer Keogh, Metro Housing and Redevelopment Authority (HRA), Assistant Manager, (651) 602-1584

**Division/Department:** Community Development / Metro HRA

### Proposed Action

That the Metropolitan Council:

1. approve the 2017 Annual Public Housing Agency (PHA) Plan, including changes to the Housing Choice Voucher Administrative Plan,
2. authorize the Metropolitan Council Chair to execute the required certifications, and
3. direct staff to submit the final Plan to the U.S. Department of Housing and Urban Development.

### Background

As an administrator of the U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher program, the Council's Housing and Redevelopment Authority (Metro HRA) is required to prepare and submit an annual update to its Public Housing Agency (PHA) Plan.

The PHA Plan serves as a guide to the Metro HRA's programs, policies, operations and strategies for serving the needs of very low and extremely low income households. The Plan is intended to be a source of information for program participants, HUD and the general public. The Housing Choice Voucher Administrative Plan, the main policy document of the Metro HRA, is reviewed and updated annually as HUD adopts new or revised regulations and as the agency determines a need for policy revisions. The Administrative Plan becomes an attachment to the PHA Plan. Staff has prepared updates to the Annual PHA Plan and the Housing Choice Voucher Administrative Plan.

The PHA Plan is divided into 11 Sections. Section 6.0 requires the HRA to identify only the revisions to policies that govern eligibility, selection and admission. A summary of these changes are reviewed in the Draft Plan as Attachment B. A red-lined version with all changes to the Administrative Plan can be found online at: <http://metro council.org/Housing/Publications-Resources-NEW.aspx> under Metro HRA Plans and Reports. No substantial policy changes were made to the Administrative Plan this year.

Staff recommends approval of the 2017 PHA Plan and the amendment to the Housing Choice Voucher Administrative Plan as proposed. The Draft PHA Plan and its main attachment, the Administrative Plan, can be found at <http://metro council.org/Housing/Publications-Resources-NEW.aspx> under Metro HRA Plans and Reports.

### Rationale

Federal regulations for the Housing Choice Voucher Program require an annual submittal of the PHA Plan.

### Funding

Not applicable.

## **Known Support / Opposition**

As required by HUD, the draft Plan was open for a 45-day public comment period. The Resident Advisory Board met in July to review the PHA Plan elements and provide comments on proposed policy changes. A summary of their comments can be found as Attachment F. A public hearing was held at the Community Development Committee meeting on Monday, August 15, 2016. No comments were received at the public hearing. Staff did receive written comments from Mid-Minnesota Legal Aid on August 26, 2016 which are addressed in Challenged Elements, Attachment I of the PHA Plan. The response to the comments are also shown in Attachment I.

There were no comments made on items of a substantial nature. Most of the comments made by Legal Aid did not result in changes in practice but required clarification in written policy. For example, both the Resident Advisory Board and Legal Aid requested that we allow for exceptions to the new electronic system required for program participants. Although exceptions are broadly made in practice, it was not clear in written policy.