

Public Housing Agency Plan Approval

Community Development Committee

September 18, 2017

Proposed Action

That the Metropolitan Council

- Approve the 2018 Public Housing Agency Plan, including revisions to the Housing Choice Voucher Administrative 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

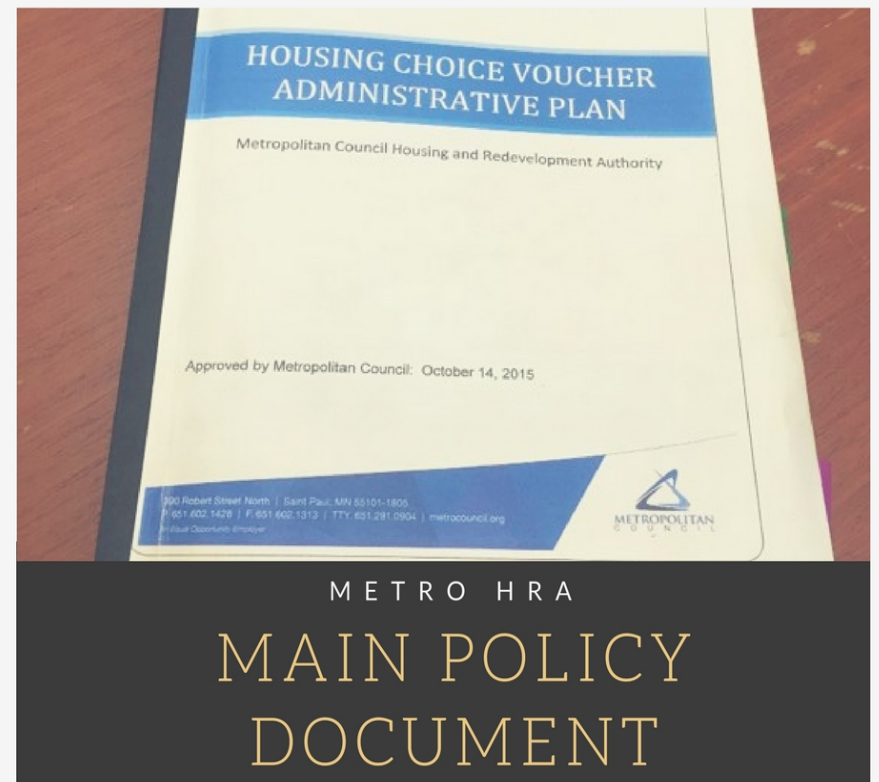
- Submitted every 5th year
- Approved 2015-2019
- Long range goals for meeting the needs of low income persons

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**
- **Meetings with Resident Advisory Board (RAB)**
- **Public Hearing held August 21, 2017**
 - No Comments at hearing
 - Written comments received from Mid Minnesota Legal Aid

HCV Administrative Plan

Highlight of Changes

- Selection Method
- Restrictions on Moves
- Violence Against Women Act
- General Language/Policy Revisions

HCV Administrative Plan Changes

Selection Method

- Expand the preference to provide a preference to families that are either terminated or at imminent risk of termination due to insufficient funding on one of the following programs:
 - Project Based Vouchers
 - Bridges
 - Continuum of Care
 - Housing Opportunities for Persons with Aids
 - Rental Assistance for Anoka County program to move from one program to the HCV program.

WHY

With uncertain funding and potential cuts at the federal and state level, this policy will provide families with continued assistance.



HCV Administrative Plan Changes

Restrictions on Elective Moves

- Exceptions that have been added to consideration are for mutual termination and landlord issued vacate notice.
- Outreach Coordinator will work with families at risk of losing housing

WHY

The change provides greater flexibility for families



HCV Administrative Plan Changes

Violence Against Women Act

VAWA Provides protections for victims so they may not be denied assistance, evicted or have assistance terminated because of the violence

- Enacted 1994, Expanded 2005, Reauthorized 2013, Expanded 2016
- Revisions in the Admin Plan

Emergency Transfers

Expansion 2016

- Allows survivors to move to another safe and available unit if they fear for their life and safety

HCV

Provide exceptions to program regulations and policies to assist with expeditious move

PBV

- Tenant Based Voucher, if available
- Project-based assistance in the same project
(if a vacant unit is available and determined safe)
- Project based assistance in another unit owned by the Metro HRA
- Emergency transfers under VAWA will take priority over waiting list admissions for these types of assistance.

Nobody should have to choose between an unsafe home and no home at all"

-Former HUD Secretary, Julián Castro

October 2016

Next Steps

- September 27
 - Approval by full Council

- October 15
 - Submit plan to HUD
 - HUD approves PHA plan



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