

Community Development Committee

Meeting date: Monday, September 18, 2017

For the Metropolitan Council meeting of September 27, 2017

Subject: 2018 Public Housing Agency (PHA) Plan Approval

District(s), Member(s): All

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

Staff Prepared/Presented: Jennifer Keogh, HRA Manager, (651) 602-1584

Division/Department: Community Development / HRA

Proposed Action

That the Metropolitan Council:

1. approve the 2018 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 Draft 2018 PHA Plan, a 2017 Draft Administrative Plan with all changes red-lined (Attachment A) and Summary of Proposed changes (Attachment B) can be found here:

- <https://metro council.org/Housing/Publications-And-Resources/METRO-HRA-PLANS-REPORTS/2018-Draft-PHA-Plan-Attachments.aspx>
- <https://metro council.org/Housing/Publications-And-Resources/METRO-HRA-PLANS-REPORTS/2017-Admin-Plan-Draft.aspx>
- <https://metro council.org/Housing/Publications-And-Resources/METRO-HRA-PLANS-REPORTS/2017-Admin-Plan-Summary-of-Changes.aspx>

No substantial policy changes were made to the Administrative Plan this year. Staff recommends approval of the 2018 PHA Plan and the amendment to the Housing Choice Voucher Administrative Plan as proposed.

Rationale

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

Thrive Lens Analysis

The PHA Plan and Housing Choice Voucher Administrative Plan support the Thrive outcomes of equity, livability, and stewardship. By using a Thrive Lens, discretionary policies of the HRA promote equity and choice, while ensuring that the federal resources to fund the Housing Choice Voucher Program are maximized to serve families efficiently.

Funding

Not applicable.

Known Support / Opposition

As required by HUD, the draft Plan was open for a 45-day public comment period. HRA staff hosted three meetings with Resident Advisory Board to review the PHA Plan elements and provide comments on proposed policy changes. A summary of their comments can be found as Attachment E. A public hearing was held at the Community Development Committee meeting on Monday, August 21, 2017. No comments were received at the public hearing. Written comments were received from Mid-Minnesota Legal Aid which are addressed in Challenged Elements, Attachment H of the PHA Plan. The response to the comments is also shown in Attachment H.

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.