

Metropolitan Council Housing and Redevelopment Authority

Administrative Plan Revisions

February 20, 2018

Community Development Committee

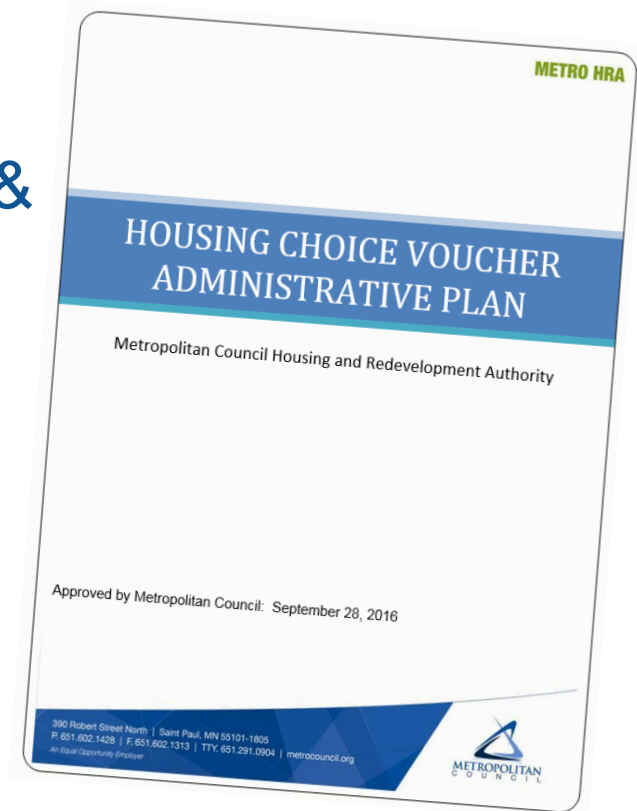


Proposed Action

- That the Metropolitan Council approve revisions to the Administrative Plan to incorporate additional language for the award of Project Based Vouchers (PBV).

Administrative Plan

- Policy document for Housing Choice & Project Based Voucher Programs
 - Program regulatory requirements
 - Metro HRA discretionary policies
 - PBV award criteria
- Must be approved by the Council
 - Generally approved as part of the Public Housing Agency Plan Process
 - Current version approved September 27, 2017



PBV Award Process

- Historically, PBV regulations required a housing authority to competitively offer and award PBVs
- Recent regulation changes allow more flexibility
- Regulations now allow a PBV award without a competitive process
 - When a project was previously awarded other government funding that was subject to a competition
 - Example = tax credit awards

Proposed Policy Changes

- Recommending a policy revision to acknowledge this regulation change
 - *The PHA will accept proposals on an ongoing basis from owners that were competitively selected under another federal, state or local housing assistance program.*
 - *The PHA may directly contact specific owners that have already been selected under a previous competition.*
 - *Proposals will be reviewed on a first-come first-served basis.*
 - *Proposals will be evaluated using the existing award criteria.*

Proposed Policy Changes

- Existing award criteria remains unchanged with one exception
 - Owner experience
 - Poverty deconcentration
 - Promote projects located outside of Areas of Concentrated Poverty where at least 50% of the residents are people of color unless the project is preserving an existing subsidy to help maintain affordability.
 - Increase the supply of affordable housing
 - Integrate housing and tenant services
 - Encourage economic integration
 - Promote linkages among housing, jobs and transportation
 - Community Support

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