

Metropolitan Council Housing and Redevelopment Authority (Metro HRA)

# Public Housing Agency Plan

September 17, 2018

Community Development Committee



# Proposed Action

- That the Metropolitan Council
  - Approve the 2019 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

- Required by U.S. Department of Housing and Urban Development (HUD) for any agency administering the Housing Choice Voucher (HCV) and Public Housing Program
- Serves as a guide and informs HUD, program participants and the general public of the HRA mission for serving the needs of low-income families and strategies for addressing those needs

# PHA PLAN

## Five Year Plan

- Submitted every 5<sup>th</sup> year
- Approved 2015-2019

### Purpose

- Provide HUD long range goals for meeting the needs of low income persons in the region

## Annual Plan

- Submitted each year

### Purpose

- Provide HUD strategies for meeting housing needs in the coming year
- Communicate elements of the plan that have been revised

# HCV Administrative Plan

## What is the Plan?

- Required by HUD
- Main policy document
- Contains all mandatory and discretionary policies
- Supporting document to the PHA Plan
- Must be available for public review

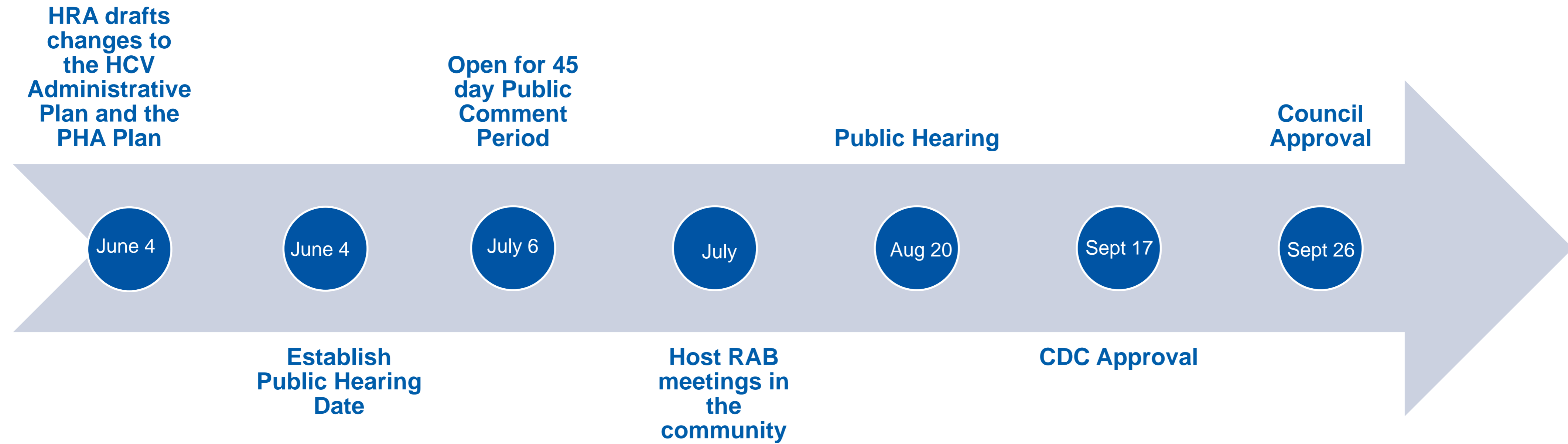
## Examples of Policies Covered

- Selection and admission from the waiting list
- Voucher issuance
- Occupancy policies
- Subsidy standards
- Informal hearing procedures
- Inspection guidelines and performance standards

# Resident Advisory Board

- Required to establish a Resident Advisory Board (RAB) to enable program participants to advise the HRA in policy and plan development
- Membership consists of individuals who reflect and represent the program participants
- RAB makes recommendations regarding the plan and proposed changes
- RAB meetings took place in Hopkins, Roseville and Brooklyn Center

# PHA Plan Timeline



# HCV Administrative Plan-Highlight of Changes

- General Language/Policy Revisions
- New Chapter: Project Based Vouchers under the Rental Assistance Demonstration (RAD) Program



# New Chapter: Rental Assistance Demonstration Program (RAD)

- RAD was authorized by Congress in 2012 to preserve and improve Public Housing
- While the HRA does not own any public housing, it may award project-based vouchers to housing authorities converting their public housing units through Rental Assistance Demonstration Program.
- The HRA awarded 81 Project Based Vouchers to Carver County for their scattered site units that are converting to RAD by end of 2018
- New Chapter provides policy guidance regarding project based vouchers through RAD.

# Next Steps

- September 26
  - Approval by Full Council
  
- October 15
  - Submit Plan to HUD
  - HUD Approves Plan.

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