

Community Development Committee

Meeting date: Monday, September 17, 2018

For the Metropolitan Council meeting of September 26, 2018

Subject: 2019 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 2019 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.
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 programs, policies, operations and strategies for serving the needs of very low and extremely low-income households. The PHA Plan is intended to be a convenient source of information for program participants, HUD, and the general public.

Additionally, the Metro HRA must submit a Five (5) Year Plan every five years, last submitted for the period 2015-2019. The Five (5) Year Plan describes the mission of the agency and the agency's long-range goals and objectives for achieving its mission over a five-year period. The Annual Plan is an update relating to the general policies and procedures for providing service in the coming year.

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 2019 PHA Plan](#), [2018 Draft Administrative Plan](#) with all changes red-lined and [Summary of Proposed changes](#) are available for review online.

Staff recommends approval of the 2019 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

Developing the Annual Plan is a regular part of the Metro HRA's annual workload.

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 20, 2018. No comments were received at the public hearing.