

Metropolitan Council Housing and Redevelopment Authority (Metro HRA)

Metro HRA Housing Choice Voucher Administrative Plan Revision

February 3, 2020

Community Development Committee



Proposed Action

That the Metropolitan Council approve revisions to the Housing Choice Voucher Administrative Plan to:

- Adopt and implement Small Area Fair Market Rents
- Revise Mainstream Voucher program language

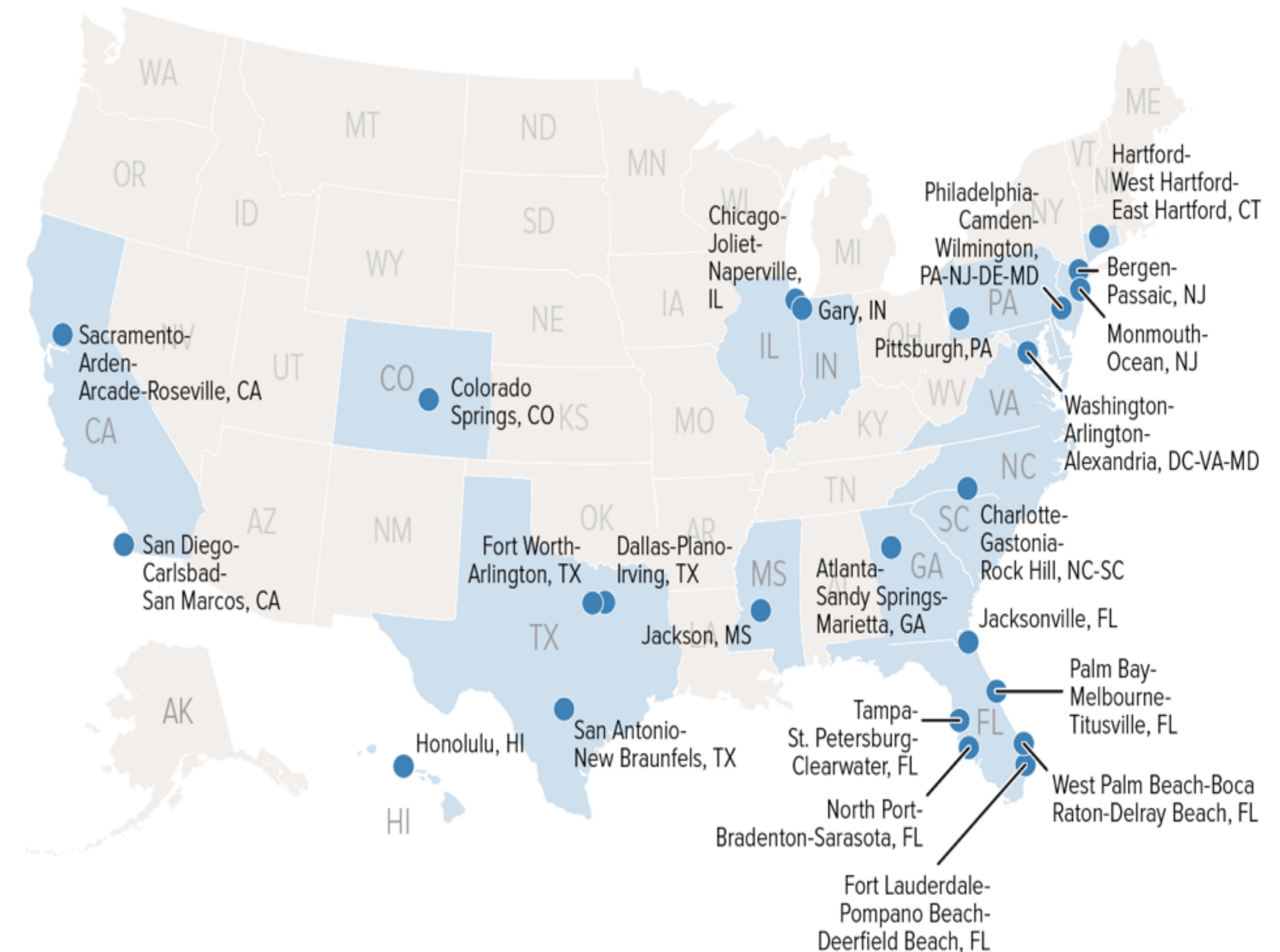
Housing Choice Voucher Administrative Plan

- The U.S. Department of Housing and Urban Development (HUD) requires adoption of an Administrative Plan that establishes local policies for administering the Housing Choice Voucher (HCV) Program.
- The Administrative Plan is the main policy document of the Metro HRA and is updated as HUD adopts new or revised regulations and as the HRA determines a need for policy revisions. The Administrative Plan and any revisions must be approved by the Council.

Small Area Fair Market Rents (SAFMR)

- SAFMRs are rent limits by zip code and reflect neighborhood rents more accurately.
- In 2017, HUD issued a regulation requiring the use of SAFMR's in 24 metropolitan areas and allows metro areas to use SAFMR's voluntarily.
- The implementation of SAFMRs will provide Metro HRA participants with greater housing choice and over time will make the voucher program more cost-effective.

Metropolitan Areas Where Housing Agencies Are Required to Use SAFMRs



SAFMR

Background

- The Metropolitan Council approved the adoption of SAFMRs to be used as payment standards at its [December 11, 2019 meeting](#).
- HUD approved the Metro HRA's request to adopt SAFMRs in a letter dated January 23, 2020.
- The final step for SAFMR implementation is revision of the Administrative Plan.

Proposed Policy Changes

Chapter 6

6-III.C. Applying payment standards

In areas with decreased payment standards, Metro HRA is adopting a hold harmless protection for any family that would experience a reduction in payment standard.

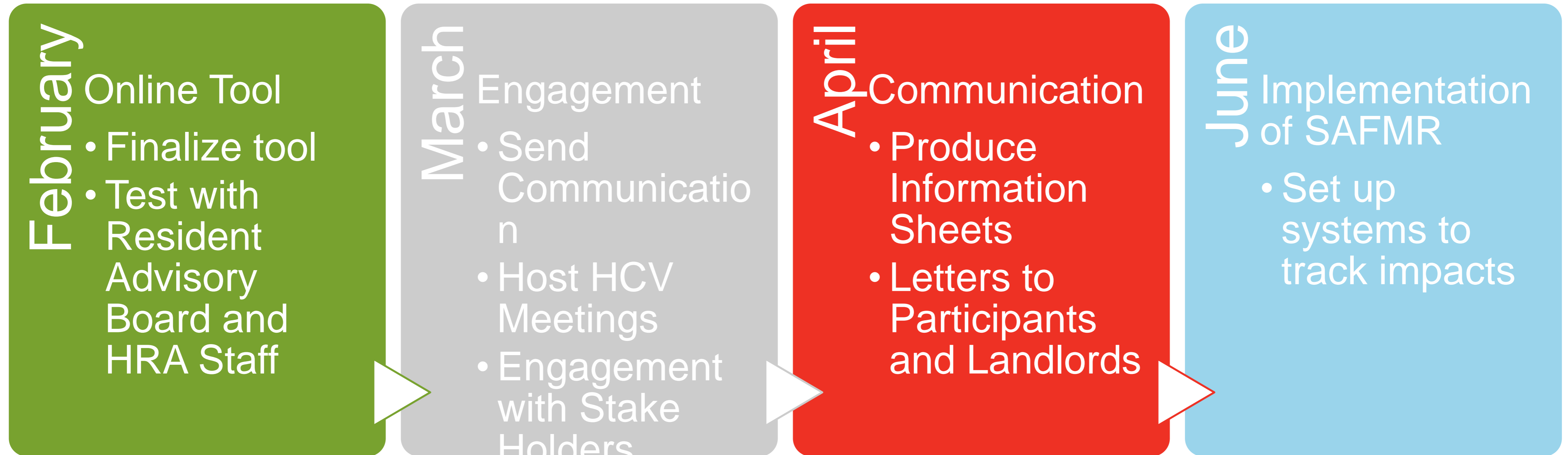
- The HRA will use the higher payment standard until the family moves to another unit.

Chapter 16

16-II. B Voluntary Use of Small Area FMRs

- Adoption of SAFMR for entire service area

SAFMR Implementation Plan



Mainstream Voucher

Background

- In November 2018, the Metro HRA was awarded 89 Mainstream Vouchers to assist non-elderly persons with disabilities who are: transitioning out of institutional or other segregated setting, at serious risk of institutionalization, homeless, or at risk of becoming homeless. In November 2019, the HRA fully utilized all 89 vouchers and were awarded 67 additional vouchers.

Proposed Policy Change

Chapter 4

4-III. B. Mainstream Voucher Program

- The changes in this section are to remove the specific language about the population served and provide clarification of the Counties as a referral source.



Questions?

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