

Metropolitan Council Housing and Redevelopment Authority (Metro HRA)

Administrative Plan Proposed Changes

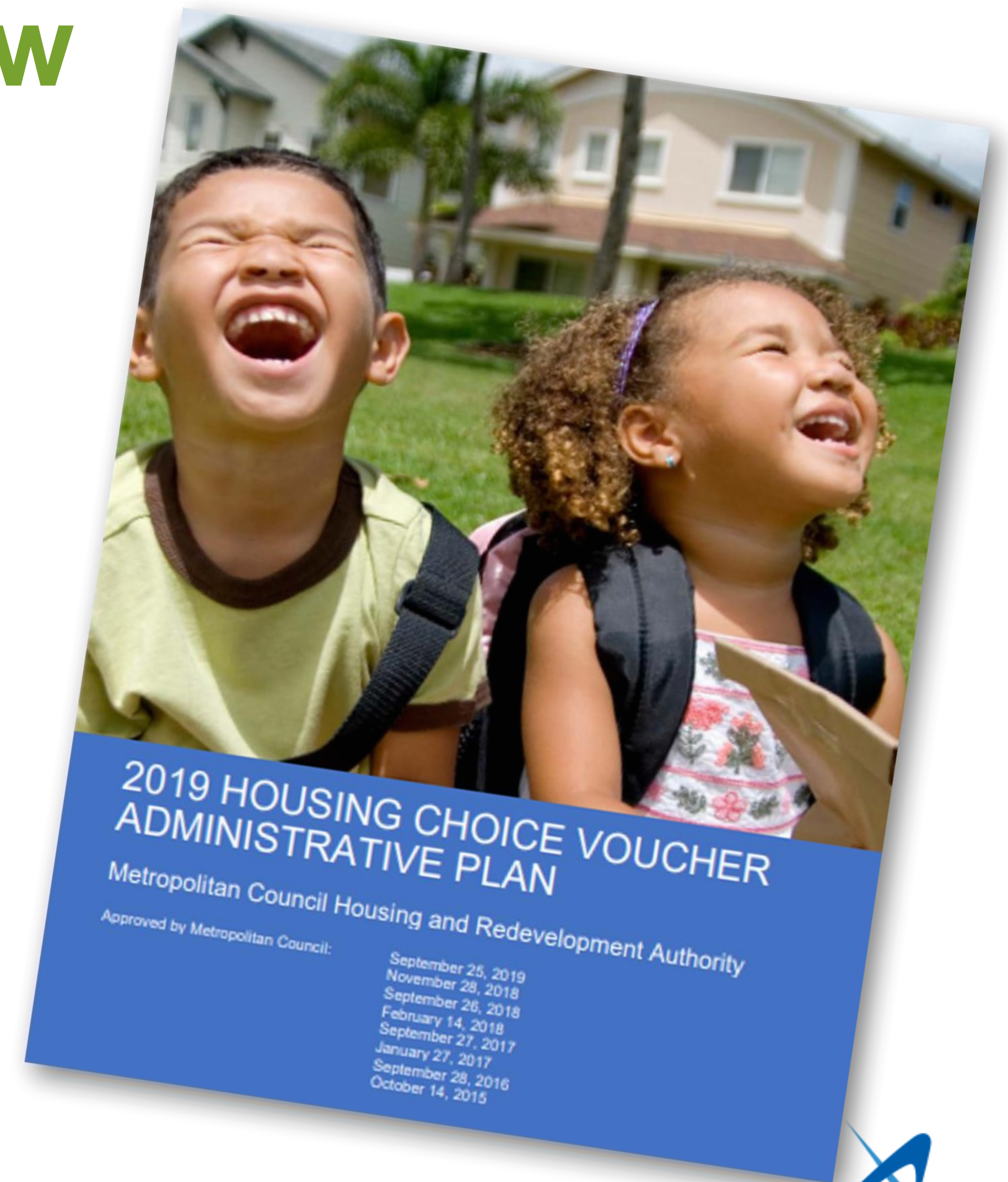
July 20, 2020

Community Development Committee



Administrative Plan Overview

- Required by U.S. Department of Housing and Urban Development (HUD) for any agency administering the Housing Choice Voucher Program
- Metro HRA's main policy document
 - Establishes local policies for program administration
- Document becomes an attachment to the Public Housing Agency Plan
 - Posted for public comment
 - Public Hearing August 17th



Proposed Changes – Waiting List Preference

Homework Starts with Home (HSWH) Preference

- Partnership with suburban Ramsey Family Collaborative and Solid Ground
 - Received grant from MN Housing to provide services and rent assistance to underserved students
 - HSWH is an 18-month, temporary rent subsidy
- Preference would provide opportunity for HSWH families to transfer to the Housing Choice Voucher program after the 18-month HSWH period
 - Continued housing stability
 - Services to be provided by the project partners
 - for 2 years after transfer
- Proposal is to commit 15 vouchers
 - In 2021 and beyond if HSWH funding continues



Proposed Changes - Project Based Voucher Offer and Award

- Recommended revisions based on
 - Previous discussions with CDC Members
 - Better alignment with Council housing policy priorities
 - Better alignment with Livable Communities Fund Distribution Plan

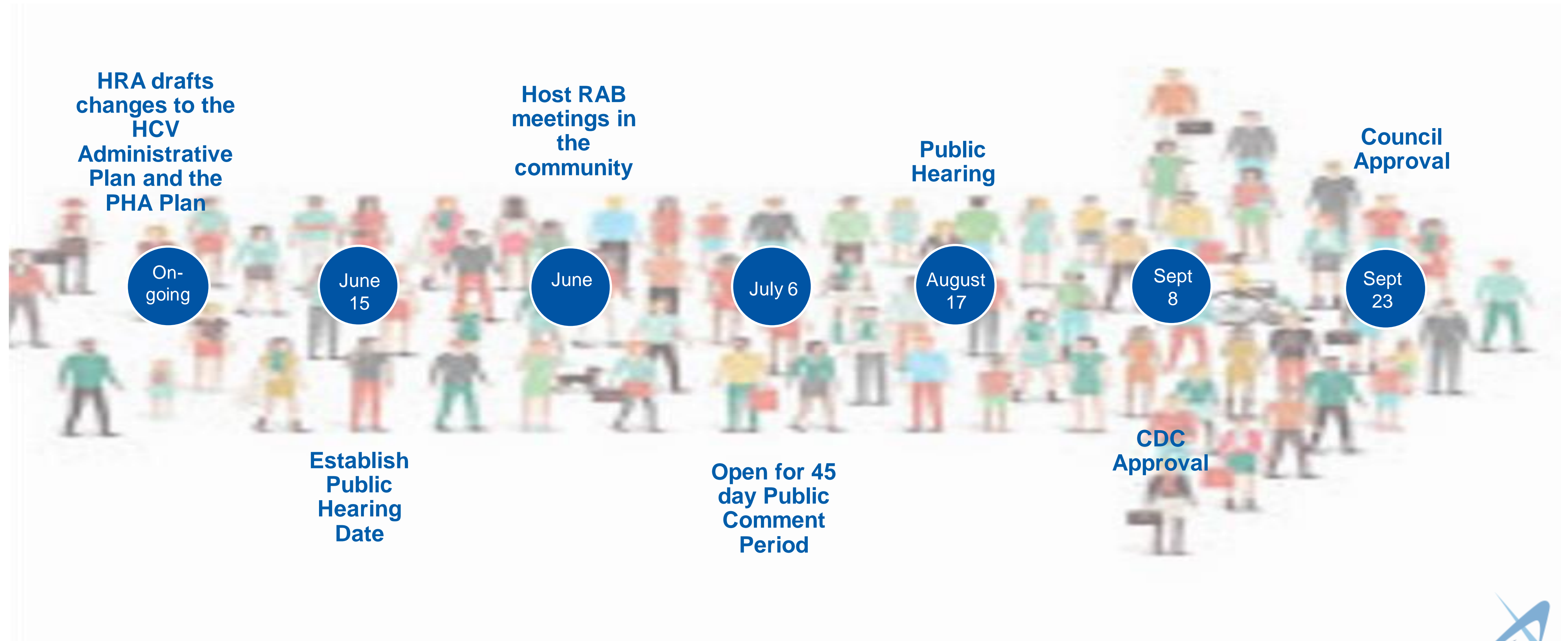
Existing Selection Criteria

Criteria	Possible Points
Owner experience and capability to build or rehabilitate housing	5
Extent to which the project furthers the goal of deconcentrating poverty and expanding housing and economic opportunities	10
To promote projects located outside of Areas of Concentrated Poverty, unless the project is preserving an existing subsidy to help maintain affordability	15
To increase the supply and availability of affordable housing for very low and extremely low-income households in the metro area and to contribute to the upgrading and long-term viability of metro area housing stock	5
To integrate housing and tenant services for special needs tenants and to promote cooperative partnerships that link support services with affordable housing	20
To encourage economic integration in housing development	10
To the extent possible, encourage the development of housing for larger families needing 3 or more bedrooms	10
Extent to which the proposed project promotes linkages among housing, jobs and transportation and/or promotes higher-density development along selected transportation corridors	15
Extent of community support for the proposed housing	10
Total Points	100

Proposed Selection Criteria

Criteria	Possible Points
Project readiness including regional system and regulatory conformance, financial readiness, status of funding commitments, and applicant's capacity to manage the project.	15
Extent to which the project provides or preserves housing types that contributes to a full range of housing choices, the addition of or preservation of affordable units in an Area of Concentrated Poverty or improved housing choice in an area of Affluence.	20
The extent to which the project integrates housing and tenant services for specialized populations such as people experiencing homelessness, people living with disabilities, veterans or other specialized population.	25
The extent to which the project supports mixed income through providing a variety of units at different income levels.	5
The extent to which the project supports housing for larger families needing 3 or more bedrooms.	10
The extent to which the proposed project maximizes connections between housing, centers of employment, education, retail, and recreation uses through location or design.	15
The extent of local support for the proposed housing including project teams that involve partnerships among government, private for-profit, and nonprofit sectors and the local community.	10
Total Points	100

PHA Plan Timeline



Questions?

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