

Metropolitan Council Housing and Redevelopment Authority (Metro HRA)

# 2021 Public Housing Agency Plan

September 8, 2020

Community Development Committee



# Public Housing Agency (PHA) Plan

- Required by U.S. Department of Housing and Urban Development (HUD) for any agency administering the Housing Choice Voucher Program

## Subject of Today's Approval

### Annual Plan

- Proposed 2020
- Submitted each year
- Details and strategies for meeting housing needs in the coming year

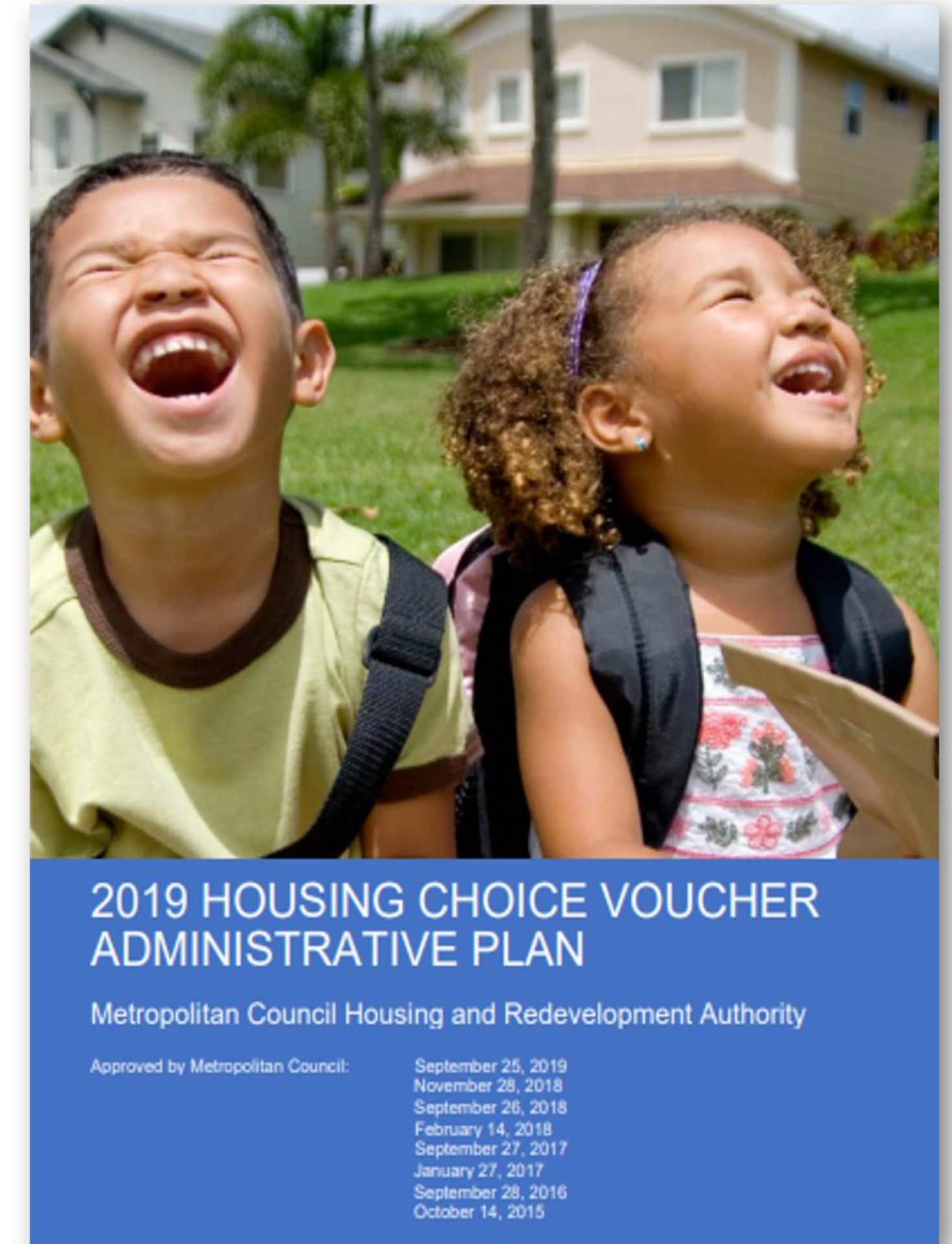
### Administrative Plan

- Proposed 2019
- Regulatory and discretionary program policy document
- Attachment to the Plan

# PHA Plan Goal Elements

## Progress in Meeting Goals

- **Maintain / Increase the availability of affordable housing and be responsible stewards of financial resources**
  - Continue to work towards receiving a Moving to Work designation
  - Continue to apply for new funding and program opportunities
- **Increase assisted housing choice for all residents**
  - Conduct owner recruitment and retention activities
- **Encourage movement to areas in the region with less than 20% poverty**
  - Provide mobility counseling services to educate and encourage movement to resource rich areas A
  - Apply for Mobility Demonstration funds, when available.



# PHA Plan Goal Elements

## Progress in Meeting Goals

- **Administer programs to encourage integrated settings for person with disabilities**
  - Applied for and awarded additional Mainstream vouchers
  - Continue administering the Bridges rent assistance program
- **Contribute to the goal of ending long-term homelessness**
  - Continue partnership with Metro Transit Homeless Action Team
    - providing rent subsidy for people experiencing homelessness
  - Explore opportunities for rent assistance programs to assist in stabilizing homeless families that partner with schools and other providers
- **Promote self-sufficiency and stabilize families**
  - Focus on person-centered approaches in serving families
  - Research and explore Homeownership program



# Administrative Plan Proposed Changes

## 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 20 vouchers
  - In 2021 and beyond if HSWH funding continues



# Administrative Plan Proposed Changes

## Project Based Voucher Offer and Award Criteria

- Recommended revisions based on:
  - Previous discussions with CDC Members and the Housing Policy Work Group
  - Better alignment with Council Housing Policy priorities
  - Better alignment with Livable Communities Fund Distribution Plan

# Project Based Voucher Award Criteria

Criteria	Possible Points
Project Readiness including system and regulatory conformance, financial readiness and status of funding commitments and applicant's capacity to manage the project.	15
Extent to which the project provides or preserves housing types that contribute to a full range of affordable 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
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

# Proposed Action

That the Metropolitan Council:

- Approve the 2021 Public Housing Agency (PHA) Plan, including changes to the Housing Choice Voucher Administrative Plan.
- Authorize the Metropolitan Council Chair to execute the required certifications.
- Direct staff to submit the final Plan to the U.S. Department of Housing and Urban Development.



# Questions?

Terri Smith

Director, Housing and Redevelopment Authority

(651) 602-1187

[Terri.smith@metc.state.mn.us](mailto:Terri.smith@metc.state.mn.us)

Metropolitan Council Housing and Redevelopment Authority (Metro HRA)

# Public Housing Agency Plan

September 8, 2020

Community Development Committee

