

Metropolitan Council Housing and Redevelopment Authority

PHA Plan Discussion

Community Development Committee

08/02/2021

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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 Metro HRA's mission for serving the needs of low-income families across the region and strategies for addressing those needs



PHA Plan: Five Year Plan

- Submitted every 5th year
- Approved 2020-2024

PURPOSE

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

PHA Plan: 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 updated or revised

HCV Administrative Plan

- Required by HUD as a supporting document to the PHA Plan
- Metro HRA's primary policy document
- Contains mandatory and discretionary policies
- Must be available for public review

HCV Administrative Plan Highlights

- General Language and Policy Revisions
- Targeted Funding Program Growth
 - Foster Youth to Independence (FYI)
 - Emergency Housing Vouchers (EHV)
- Project Based Voucher Offer and Award Criteria

Foster Youth to Independence (FYI)

- Referred by Public Child Welfare Agency
- Eligible youth are between the ages of 18-24
 - Left foster care or will leave foster care within 90 days
 - Homeless or at risk of becoming homeless

Emergency Housing Vouchers (EHV)

- 218 Emergency Housing Vouchers
- Eligible households
 - Homeless
 - At risk of homelessness
 - Fleeing or attempting to flee domestic violence
 - At risk of housing instability
- Three local CoC partners: Hennepin, Ramsey and SMAC



Project Based Voucher Offer & Award Criteria

- Project Based Vouchers (PBV) come from a very limited pool of turnover vouchers from the standard Housing Choice Voucher (HCV) program
- HUD allows PHAs to project base up to 20% of vouchers



Project Based Voucher Offer & Award Criteria

- The Metro HRA has added clarifying language to provide transparency to the PBV offer and award process
- There is no guarantee the PHA will offer PBVs each year.
 - Important Considerations: Voucher utilization, voucher turnover rates, funding and budget and balancing PBVs with waitlist admissions

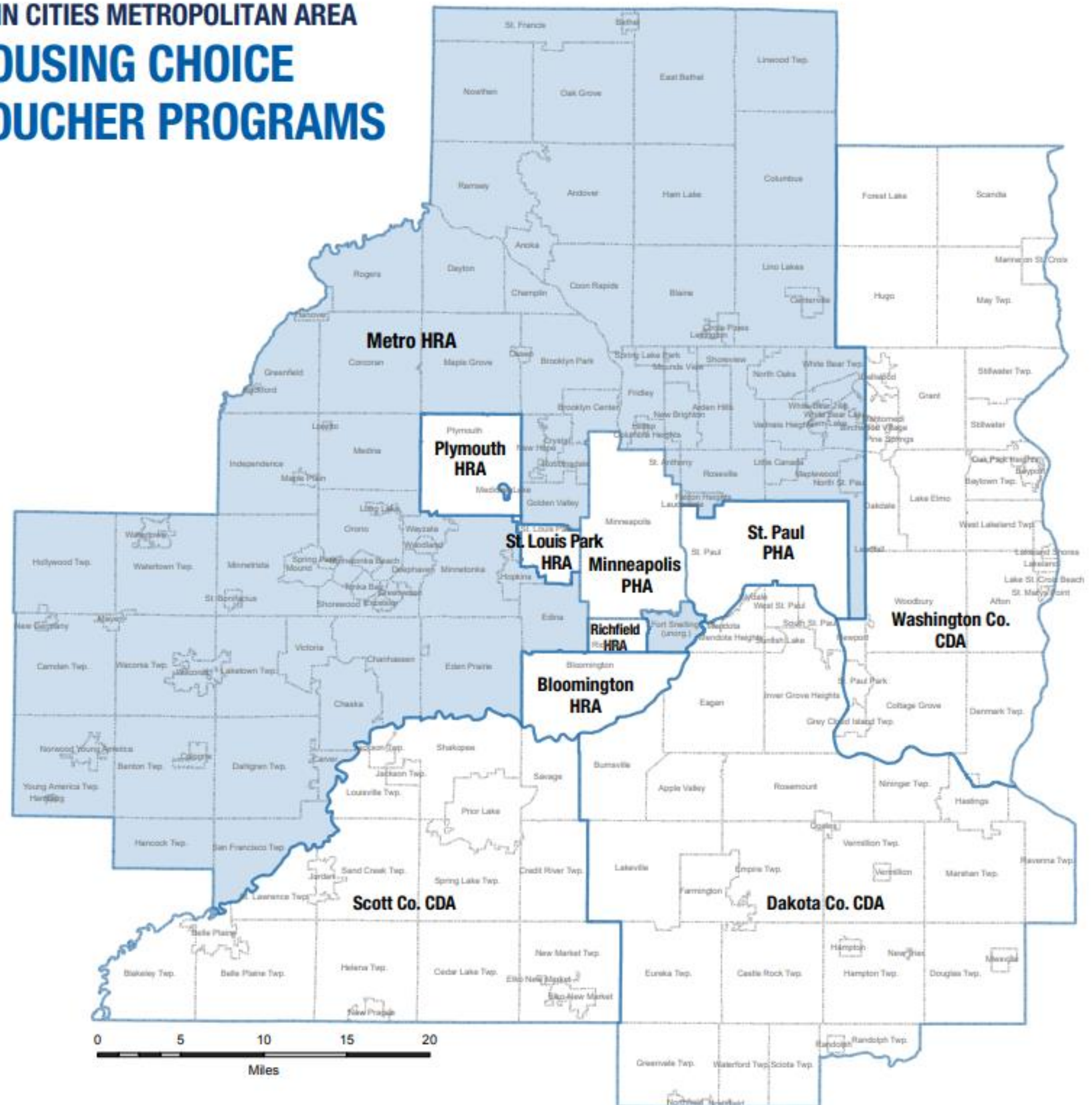
Project Based Voucher Offer & Award Criteria

- The Metro HRA will take no action on PBV requests until MHFA has made its funding awards
- Projects must be financially feasible for consideration, or the developer will need to reapply for PBVs when offered again

PBV Offer and Award Criteria

The Metro HRA will prioritize PBV projects in its own operating area prior to considering projects out of its jurisdiction.

TWIN CITIES METROPOLITAN AREA HOUSING CHOICE VOUCHER PROGRAMS



Next Steps

- 2022 PHA Plan is currently posted online and open for comment
- Public Hearing scheduled for August 16th, 2021
- The Metro HRA will return to the CDC in September 2021 for final review and approval

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Questions?

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