

2022 Annual Public Housing Agency Plan

Metropolitan Council Housing and Redevelopment Authority

Community Development Committee
09/07/2021

Public Housing Agency Plan

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



PHA Plan: Five Year Plan

- Submitted every 5th year
- Approved 2020-2024

PURPOSE

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

PHA Plan: Annual Plan

- Submitted each year

Purpose

- Provide 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 Revisions

- 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 Updates

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



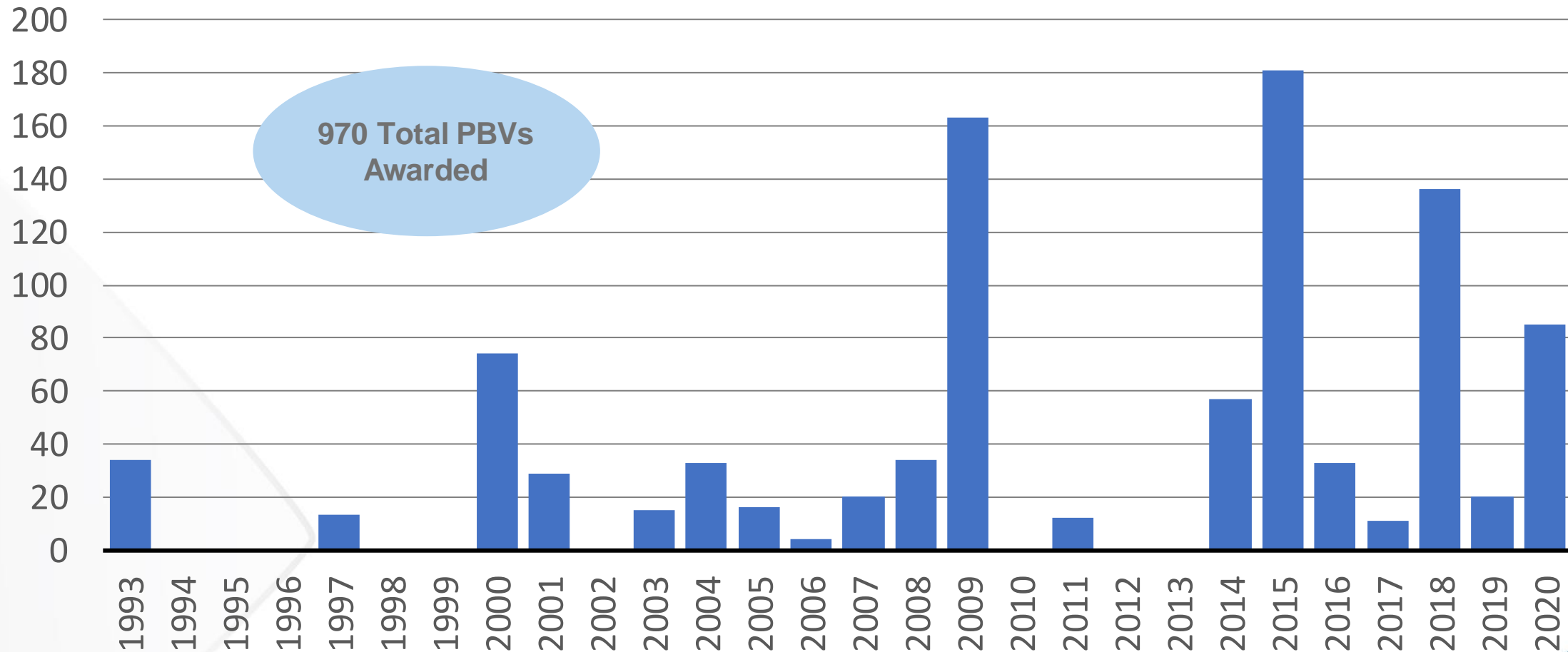
Project Based Voucher Current Status

- Metro HRA operates 6,872 Housing Choice Vouchers
- HUD allows agencies to project base up to 20% of vouchers
- Metro HRA has PBVs tied to 970 units (14%)
 - 55 developments in 33 communities

Project Based Voucher Considerations

- Staff considers many variables when determining whether to offer PBVs each year:
 - Overall voucher utilization
 - Current voucher turnover rates
 - Funding and budget
 - Balancing PBV and waiting list admissions

PBV Offer and Award History



2009, 2015, and 2018 were anomaly years where PBVs were awarded through direct HUD award of new vouchers – not through an RFP or Metro HRA direct award process

PBVs in the Region

HRA Name	Number HCV	Number PBV	% PBV	Awarded between 2016 and 202	notes
St. Paul	4929	805	16%	105	All in 2020 - none between 2016-2019
St. Louis Park	343	54	16%	13	
Plymouth	230	34	15%	14	The 14 were in 2021
MPHA	6000	851	14%		
Metro HRA	6894	970	14%	285	
Scott County	404	53	13%	0	
Bloomington	551	36	7%	8	
Dakota County	2608	71	3%	40	
Washington	237	0	0%	0	
Richfield	232	0	0%	0	

Project Based Voucher Policy Revisions

- Added clarifying language to provide transparency to the PBV offer and award process
- There is no guarantee the PHA will offer PBVs each year.

Public Comment Period

- 2022 PHA Plan is currently posted for comment through August 31, 2021
- Public Hearing held on August 16, 2021
 - 3 verbal comments
 - Over 100 written comments
 - Most appear to be from affiliates of one faith-based developer that wants PBVs
 - The Metro HRA also received written comment from Scott County
 - Request that Metro HRA commit to awarding PBVs every year

Proposed Action

That the Metropolitan Council:

- Approve the 2022 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?

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