

2024 Annual Public Housing Agency (PHA) Plan Approval



October 2023 Stephanie Paulson metro council.org

2024 Annual PHA Plan

Upcoming dates:

August 2, 2023: COW Information Item

August 21, 2023: Public hearing

August 31, 2023: Public comment period ends

September 5, 2023: CDC PHA Plan discussion

September 18, 2023: CDC PHA Plan discussion (continued)

October 2, 2023: CDC final review and approval

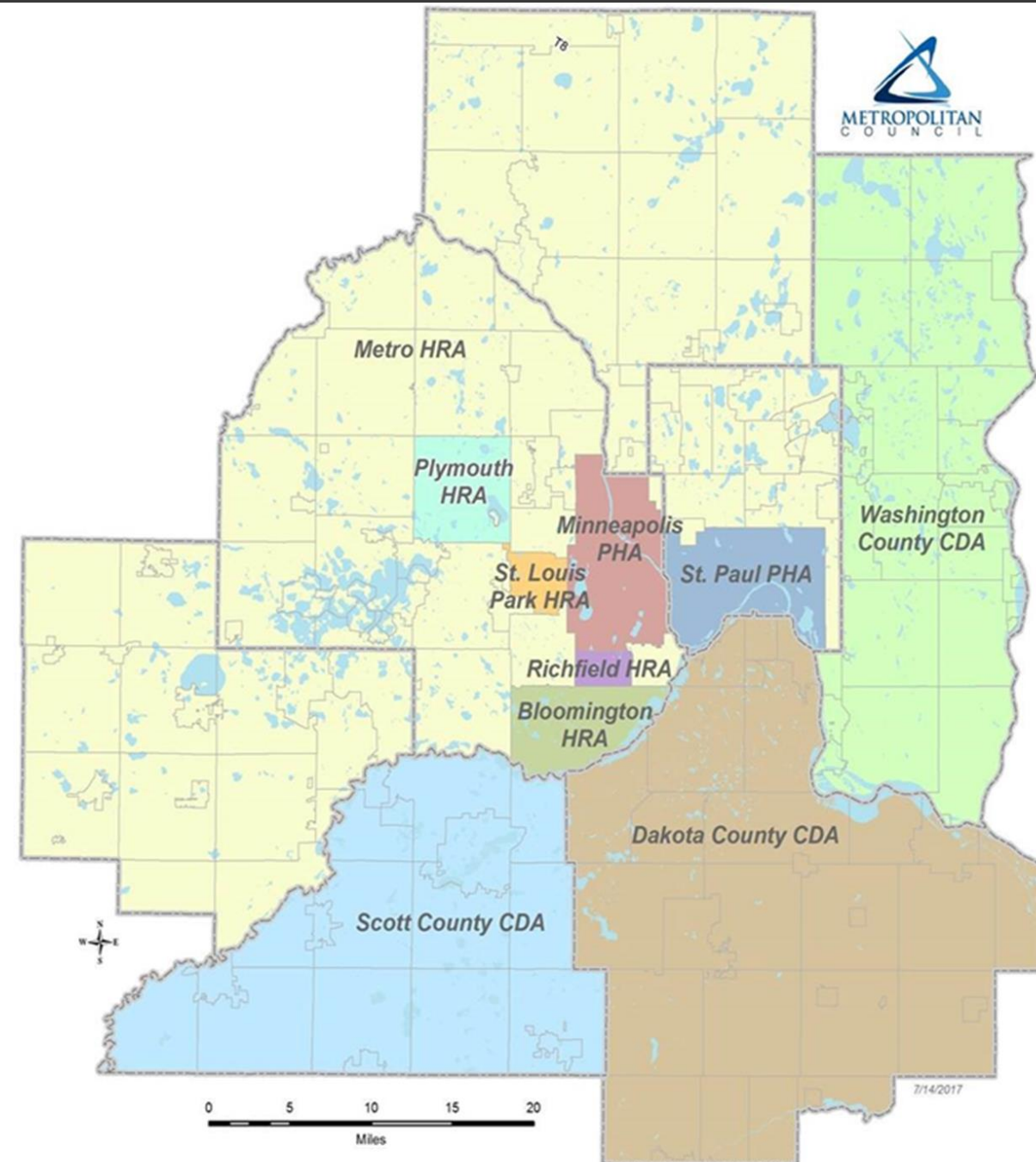
October 11, 2023: Full Council Approval

October 15, 2023: Submit Plan to HUD

Metropolitan Council Housing & Redevelopment Authority (Metro HRA)

Background

- Over 7,200 households served
- Anoka and Carver County; Suburban Hennepin & Ramsey County
 - 96 Communities
- 2022: \$78 million in housing assistance payment



2024 Annual PHA Plan

Overview

- Required by U.S. Department of Housing & Urban Development (HUD)
- 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

Administrative Plan



PHA Plan Component

Housing Choice Voucher (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



2022 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN

Metropolitan Council Housing and Redevelopment Authority

Approved by Metropolitan Council:

October 12, 2022
September 22, 2021
September 23, 2020
February 12, 2020
September 25, 2019
November 28, 2018

2024 Annual PHA Plan

Recommended Administrative Plan Updates

Chapter 3: Eligibility

Updated Criminal History Admission Language
- Screen “In” vs Screen “Out”

Chapter 17: Project-Based Vouchers

A project owner or developer must secure financing to ensure the project’s financial feasibility by December 31st of the year following application year.

Chapter 19: Special Purpose Voucher [chapter added]

Summary of Public Comments

Utilize 30% of Vouchers as PBV

- 30% AMI housing
 - 20% poverty rate or less
- No change recommended**

PBV access

- Make available across the seven-county metro region
- No change recommended**

MHFA Super RFP

- Coordinate PBV awards with MN Housing's Super RFP
- No change recommended**

Multi-year PBV award

- Allow additional time to incentive capital funding
- Recommended change: Developers will have until December 31st of the year following application year to secure a project's financial feasibility**

State Rent Assistance Program

- Utilize PBV option with this program
- Future discussion on this topic when program details and guidance are available**

Accomplishments and Exciting Work Ahead



Accomplishments

99.7 %
Voucher
Utilization

Added FYI
Voucher
Program

Outreach
Team
CC Demo,
Mover's
Workshop and
HCV 101

Expanded
Homework
Starts with
Home

Awarded
30 new
VASH
Vouchers

Close to
full
utilization
for EHV
program

Offered 40
PBVs to
veterans and
people
experiencing
homelessness

Exciting Work in 2024

Homeownership
and Financial
Empowerment

State of MN
Rental
Assistance
Program

HRA
Communication
Updates and
Strategy

Residential
Preferences
Study

2024 Annual PHA Plan

Upcoming dates:

August 2, 2023: COW Information Item

August 21, 2023: Public hearing

August 31, 2023: Public comment period ends

September 5, 2023: CDC PHA Plan discussion

September 18, 2023: CDC PHA Plan discussion (continued)

October 2, 2023: CDC final review and approval

October 11, 2023: Full Council Approval

October 15, 2023: Submit Plan to HUD

2024 Annual PHA Plan

That the Metropolitan Council:

1. Approve the 2024 Annual Public Housing Agency (PHA) Plan, including changes to the Housing Choice Voucher Administrative Plan as described in this report and attachments.
2. Authorize the Metropolitan Council Chair to execute the required certifications.
3. Direct staff to submit the final PHA Plan to the U.S. Department of Housing and Urban Development (HUD).



Stephanie Paulson

Assistant Director

Metropolitan Council Housing & Redevelopment Authority

stephanie.paulson@metc.state.mn.us

(651) 602-1584

