



Annual Public Housing Agency (PHA) Plan – Continued Discussion of Public Comments

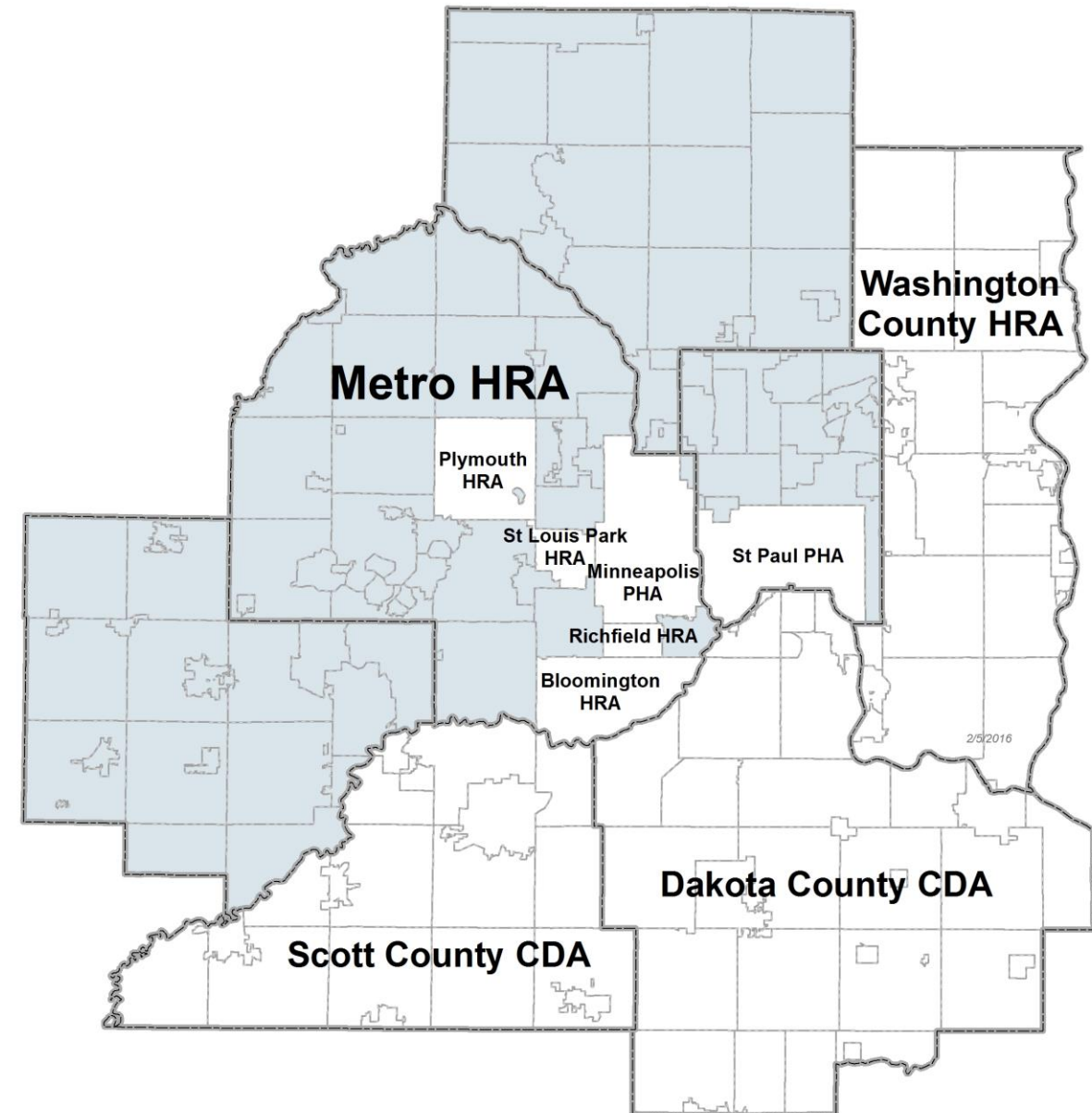


September 18, 2023 Terri Smith & Stephanie Paulson metro council.org

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 Public Housing Agency (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

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

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

Continued Public Comment Discussion



Summary of Public Comments

Utilize 30% of Vouchers as PBV

- 30% AMI housing
- 20% poverty rate or less

PBV access

- Make available across the seven-county metro region

MHFA Super RFP

- Coordinate PBV awards with MN Housing's Super RFP

Multi-year PBV award

- Allow additional time to incentive capital funding

State Rent Assistance Program

- Utilize PBV option with this program

Utilize 30% of Vouchers as PBV

Current Policy:
PBV up to 20% of vouchers

- Current PBVs = 14% (978)
- 389 remain to reach 20%
- Annual voucher turnover = 532 (average)
- Turnover vouchers serve a variety of purposes

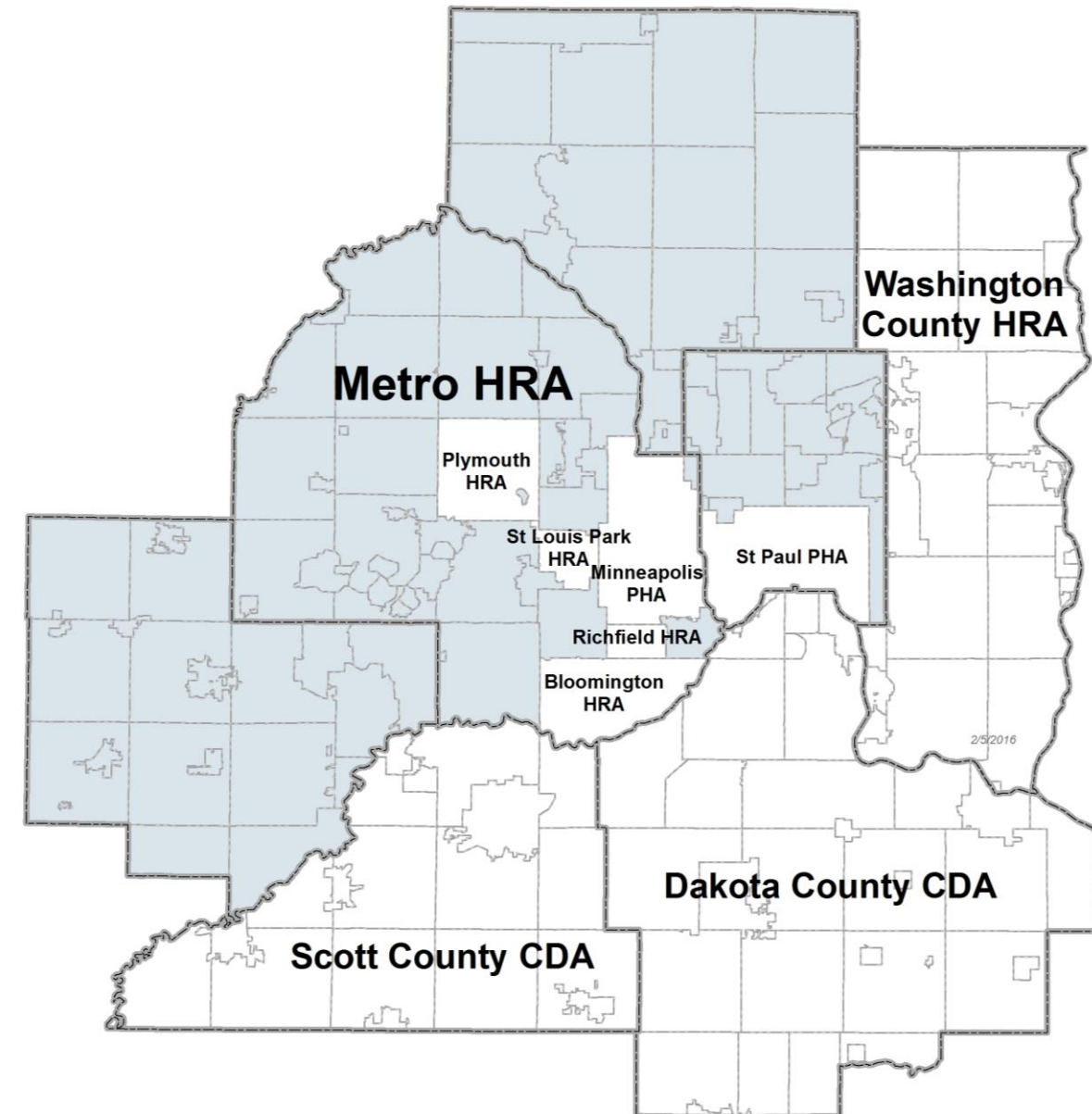
Public Comment Request:
PBV 30% of vouchers

- Why change to 30% when the 20% mark has not yet been met?
- Majority of turnover vouchers will need to be committed to PBV to reach 20% in the next few years
- PBV is no longer a resource when reach maximum
- Will prevent completion of other work plan items

PBVs in the Seven-County Region

Make PBVs available across the entire region

- Metro HRA Service Area defined in MN statute
- No other PHA in region awards PBVs outside service area
- Metro HRA has a large program due to the large service area – 96 communities
- Metro HRA service area contains 41% of region population



Coordinate PBV awards with MHFA's Super RFP

Current Policy

- Allows Metro HRA to offer PBVs in two ways:
 1. In conjunction with MHFA's RFP
 2. In advance of MHFA's RFP

Public Comment Request

- Create a policy to always offer PBVs in advance of MHFA's Super RFP

Multi-year PBV Award to Incentivize Capital Funding

Current Policy

- Requires developments receive full financing by the end of the year to receive a formal PBV award
- Ensures vouchers can be used for other purposes while a project pursues financing.

POLICY UPDATE CONSIDERATION: PBV development must receive full financing by December 31st of the year following the Metro HRA PBV award

State Rent Assistance Program

What we know...

- 2023 MN legislative session commits \$123 million in FY 24-25 and \$144 million in FY 26-27 for *Bring it Home*
- This program will bring up to 5,000 new housing vouchers to state administered by housing authorities
- Legislative language includes an option for PBV
- Rules currently unknown

Public Comment Request

- Utilize PBV option of new state-wide rental assistance program

2024 Annual PHA Plan

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