

Public Housing Agency Plan Modification Approval

Public Housing Unit Conversion



April 15, 2024

Terri Smith, *Director, Metropolitan Housing and Redevelopment Authority*

2024 Annual PHA Plan



Overview

- Required by U.S. Department of Housing & Urban Development (HUD)
- Outlines the Metro HRA's programs and policies for serving the needs of low-income families across the region
- Approved by the Metropolitan Council on October 11, 2023
- PHA Plan modifications require a public hearing and Council Approval

PHA Plan Modification

Overview

If approved by HUD, Metro HRA intends to accept a Partial Voluntary Transfer of 106 units of a special type of public housing, known as the Metropolitan Housing Opportunity Program (MHOP) units, from the Minneapolis Public Housing Authority (MPHA). Simultaneously, Metro HRA will apply for the Streamlined Voluntary Conversion of these units from public housing units to Section 8 vouchers. Metro HRA will apply for 106 Tenant Protection Vouchers as a part of the conversion process. Metro HRA intends to accomplish this transfer and conversion in a manner that is least disruptive to the households and individuals currently living in the MHOP Units and consistent with statutory and regulatory requirements and HUD guidance. After the transfer and conversion, Metro HRA intends to attach project-based voucher assistance to the units in its jurisdiction. The Metro HRA intends to return 19 vouchers to the Minneapolis PHA and the Plymouth HRA for the units in their jurisdictions.

Metropolitan Housing Opportunities Program

Historical Review of MHOP

In 1998 as a region-wide effort to meet the requirements of the Hollman Consent Decree

- 770 units of public housing were redeveloped to decentralize poverty
- Integrating low-income families into communities throughout the metropolitan region

During this time, the Council developed 150 units known as Family Affordable Housing Program.



Current Status of Program

Overview of MHOP Units

- MPHA holds the federal contract for 106 units of scattered public housing units
- MPHA does not own or operate these units, and most are located outside their jurisdiction
- Converting the units to the Section 8 Program better meets resident and owner needs



Pathway to Unit Conversion

Step 1

- Voluntary Transfer of 106 Public Housing Units from MPHA to Metro HRA
 - MPHA continues to operate the units while they remain public housing under a Joint Powers Agreement

Step 2

Streamlined Voluntary Conversion from Public Housing to Section 8 Housing Choice Voucher Program

- Will result in 106 new vouchers
- Metro HRA will Project-Base 79 units in its service area
- 27 vouchers will be sent back to Minneapolis and Plymouth

Public Comments

Public Hearing held on April 1, 2024

- Public Notice published and PHA Plan posted for comment January 2024
- No public comments received

Resident Advisory Board engagement on January 18, 2024

- No concerns expressed about MHOP conversion
- Engagement included general discussion on Project Based Vouchers

Proposed Action

That the Metropolitan Council:

1. Approve the 2024 Annual Public Housing Agency (PHA) Plan Modification as described in the Business Item.
2. Direct staff to submit the PHA Plan modification to the U.S. Department of Housing and Urban Development (HUD).



Questions?

Terri Smith

Director, Metro HRA
Terri.smith@metc.state.mn.us

