

Community Development Committee

For the Metropolitan Council meeting of October 14, 2015

Subject: Approval of the 2016 Public Housing Agency (PHA) Plan

Proposed Action

That the Metropolitan Council approve the 2016 Annual Public Housing Agency (PHA) Plan, authorize the Metropolitan Council Chair to execute the required certifications and direct staff to submit the final Plan to the U.S. Department of Housing and Urban Development.

Summary of Committee Discussion/Questions

Several general questions about the HRA programs and policies were asked and answered.

Council member Chavez recommended using the words “high opportunity” instead of “low poverty” in the Metro HRA’s revised mission statement. Council member Munt suggested using the words “low wealth” instead of “low income” in the mission statement. The changes will be made.

Motion passed unanimously.

Community Development Committee

Meeting date: Monday, September 21, 2015

For the Metropolitan Council meeting of October 14, 2015

Subject: Approval of the 2016 Public Housing Agency (PHA) Plan

District(s), Member(s): All

Policy/Legal Reference: Code of Federal Regulations Title 24, Part 903

Staff Prepared/Presented: Jennifer Keogh, HRA Assistant Manager

Division/Department: Community Development / HRA

Proposed Action

That the Metropolitan Council approve the 2016 Annual Public Housing Agency (PHA) Plan, authorize the Metropolitan Council Chair to execute the required certifications and direct staff to submit the final Plan to the U.S. Department of Housing and Urban Development.

Background

As an administrator of the U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher program, the Council's Housing and Redevelopment Authority (Metro HRA) is required to prepare and submit an annual update to its Public Housing Agency (PHA) Plan.

The Plan serves as a guide to the Metro HRA's programs, policies, operations and strategies for serving the needs of very low and extremely low income households. The Plan is intended to be a source of information for program participants, HUD and the general public.

The Housing Choice Voucher Administrative Plan, the main policy document of the Metro HRA, is reviewed and updated annually as HUD adopts new or revised regulations and as the agency determines a need for policy revisions. The Administrative Plan becomes an attachment to the PHA Plan.

The plan was open for a 45-day public comment period, as required by HUD. Two Resident Advisory Board meetings were held to review the PHA Plan elements and receive comments on proposed policy changes. A public hearing was held at the Community Development Committee meeting on Monday, August 17, 2015 to receive public comment on the Plan. Although no comments were received at the public hearing, written comments were submitted by Mid-Minnesota Legal Aid on August 27, 2015 and are addressed in Part 11.0 (g) of the 2015 PHA Plan.

The comments from Legal Aid focus on issues in the Administrative Plan associated with the Violence Against Women Act (VAWA), HUD's Equal Access Rule and other general policy suggestions.

Staff recommends approval of the 2016 PHA Plan as proposed. The Plan and its main attachment, the Administrative Plan, can be found at <http://metro council.org/Housing/Publications-Resources-NEW.aspx>.

Rationale

Federal regulations for the Housing Choice Voucher Program require an annual submittal of the PHA Plan.

Funding

Not applicable.

Known Support / Opposition

Comments as noted above.