

Community Development Committee

For the Metropolitan Council meeting of January 25, 2017

Subject: Metro HRA Administrative Plan Revision

Proposed Action

That the Metropolitan Council approve a revision to the Administrative Plan to establish and maintain a separate waiting list for the Council-owned housing units known as the Family Affordable Housing Program.

Summary of Committee Discussion/Questions

A few general questions about the waiting list were asked and answered.

Motion passed unanimously.

Community Development Committee

Meeting date: Tuesday, January 17, 2017

For the Metropolitan Council meeting of January 25, 2017

Subject: Metro HRA Administrative Plan Revision

District(s), Member(s): All

Policy/Legal Reference: Code of Federal Regulations Title 24, Part 982

Staff Prepared/Presented: Terri Smith, Manager, Housing and Redevelopment Authority (HRA)

Division/Department: Community Development / HRA

Proposed Action

That the Metropolitan Council approve a revision to the Administrative Plan to establish and maintain a separate waiting list for the Council-owned housing units known as the Family Affordable Housing Program.

Background

The Council's Housing and Redevelopment Authority (Metro HRA) is required by the U.S. Department of Housing and Urban Development (HUD) to adopt an Administrative Plan that establishes local policies for administering the Housing Choice Voucher (HCV) Program. Although HUD develops regulations for program administration, the housing authority establishes discretionary policies that go along with the regulation. The Administrative Plan outlines these regulations and the discretionary policies. The Administrative Plan and any revisions must be approved by the Council.

Changes to the Administrative Plan are generally submitted for approval as part of the Public Housing Agency plan each October. The Council approved the most current Administrative Plan on October 14, 2016. The Metro HRA is proposing a change to the waiting list section of the Administrative Plan now instead of waiting until the next general update in October 2017.

HUD provides housing authorities with discretion to establish and maintain one waiting list for all programs or to establish separate waiting lists for different programs including the Project Based Voucher program. Current policy states the Metro HRA will maintain a single waiting list. This revision proposes to establish and maintain a separate waiting list for the 150 Council-owned units, known as the Family Affordable Housing Program (FAHP).

As units become available, Metro HRA staff send referral letters to families on the HCV Wait list based on the appropriate bedroom size. To date, we have reached out to all families that qualify for a 3, 4 or 5-bedroom unit with little interest. Establishing and maintaining a separate FAHP waiting list would allow targeted marketing and the opening and closing of this list to fill vacancies as needed for certain bedroom size units independent of and separate from the full HRA HCV waiting list.

Rationale

Establishing a separate waiting list for the Council-owned housing units will create efficiencies with filling unit vacancies, resulting in shorter unit turnaround time and increasing rent revenue.

THRIVE Lens Analysis

Stewardship – Filling FAHP units in a timely manner increases rent revenue and reduces vacancy loss resulting in financial gains and being responsible stewards of public dollars.

Equity – Waiting list outreach efforts targeted specific to FAHP units will provide opportunity for all of the region’s low-income residents to have access to homes that are located in neighborhoods not impacted by race and poverty.

Prosperity – Having access to FAHP units will allow low-income families with the opportunity for stable housing and the means to flourish and thrive.

Funding

Not applicable.

Known Support / Opposition

There is no known support or opposition.