

Annual Public Housing Agency Plan

Metropolitan Council Housing and Redevelopment Authority

Metropolitan Council Meeting
8/25/2021

Public Housing Agency Plan

- Required by U.S. Department of Housing and Urban Development (HUD) for any agency administering the Housing Choice Voucher (HCV) Program
- Serves as a guide and informs HUD, program participants and the general public of the Metro HRA's mission for serving the needs of low-income families



PHA Plan: Five Year Plan

- Submitted every 5th year
- Approved 2020-2024

PURPOSE

- Provide long range goals for meeting the needs of low-income persons in the region

PHA Plan: Annual Plan

- Submitted each year

Purpose

- Provide strategies for meeting housing needs in the coming year
- Communicate elements of the plan that have been updated or revised

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

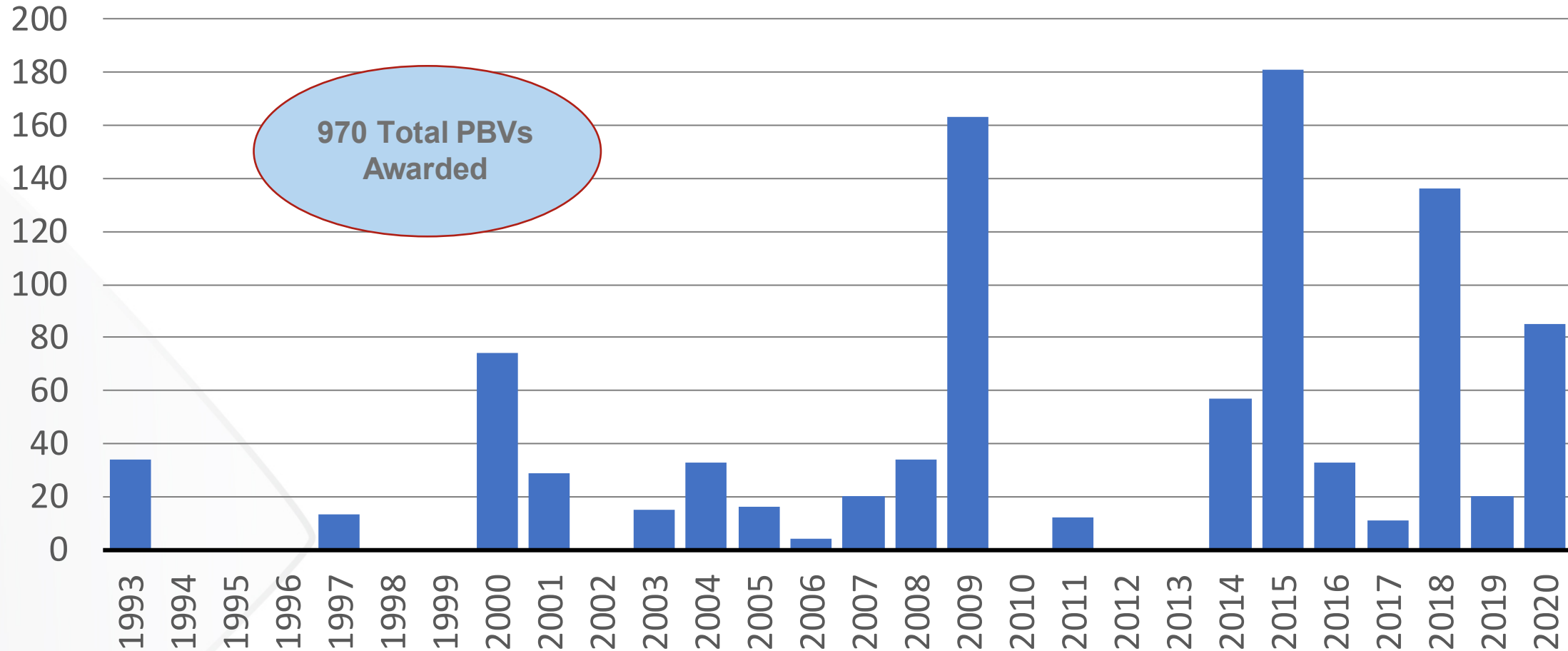
HCV Administrative Plan Revisions

- General Language and Policy Revisions
- Targeted Funding Program Growth
 - Foster Youth to Independence (FYI)
 - Emergency Housing Vouchers (EHV)
- Project Based Voucher Offer and Award Criteria Updates

Project Based Voucher Current Status

- Metro HRA operates 6,872 Housing Choice Vouchers
- HUD allows agencies to project base up to 20% of vouchers
- Metro HRA has PBVs tied to 970 units (14%)
 - 55 developments in 33 communities

PBV Offer and Award History



2009, 2015, and 2018 were anomaly years where PBVs were awarded through direct HUD award of new vouchers – not through an RFP or Metro HRA direct award process

PBVs in the Region

Agency Name	Number of Vouchers	Number of PBVs	% PBV
St. Paul	4929	805	16%
St. Louis Park	343	54	16%
Plymouth	230	34	15%
Minneapolis	6000	851	14%
Metro HRA	6894	970	14%
Scott Count	404	53	13%
Bloomington	551	36	7%
Dakota County	2608	71	3%
Washington	237	0	0%
Richfield	232	0	0%

Project Based Voucher Considerations

- Staff considers many variables when determining whether or not to offer PBVs in a given year:
 - Overall voucher utilization
 - Current voucher turnover rates
 - Funding and budget
 - Balancing PBV and waiting list admissions

Project Based Voucher Considerations

- PBVs require staffing capacity
 - Issue RFP
 - Review applications
 - Formal award
 - Environmental Review
 - Davis Bacon Wage Reviews
 - Subsidy Layering Reviews
 - Building lease-up
 - Filling turnover units

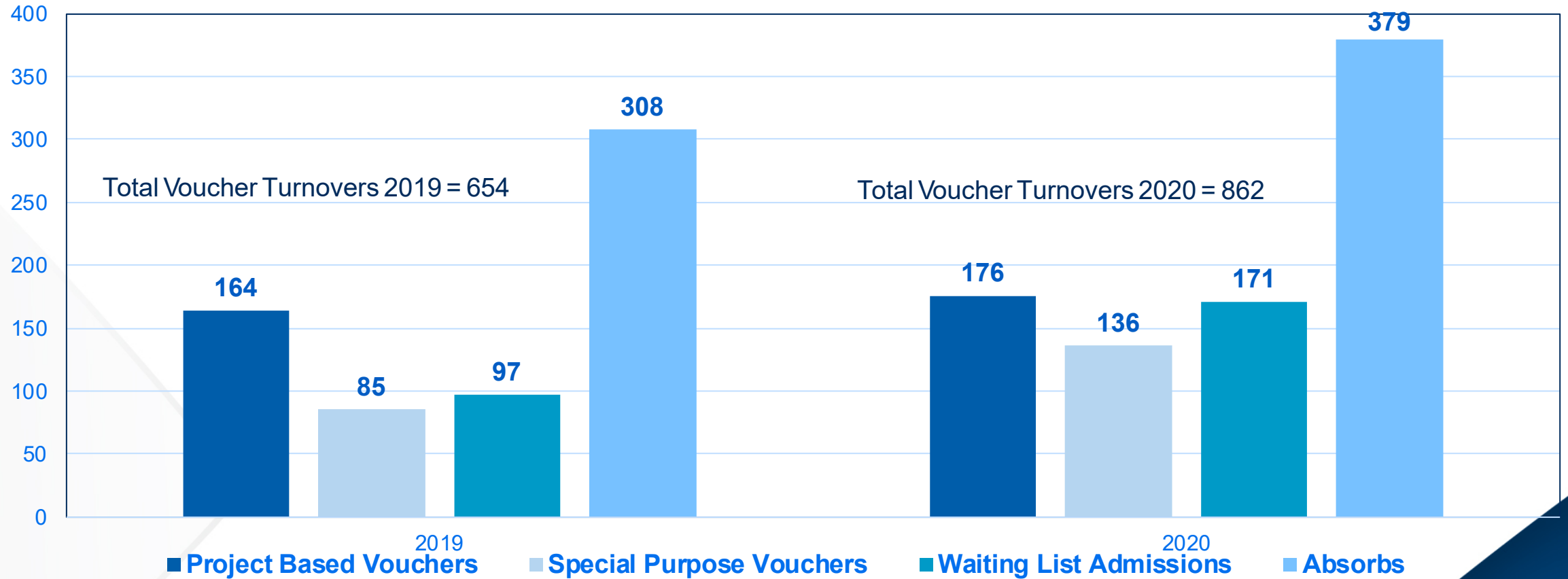
PBV Locational Choice

- Housing Choice Vouchers have locational choice
- PBVs have limited locational choice
- Council-owned housing units in 3 Counties and 11 communities
 - Split into 3 zones
 - 25%-32% of applicants say they do not want to live in at least one zone
 - Units further out more difficult to fill

Project Based Voucher Logic

- Project Based Vouchers (PBV) come from a limited pool of turnover vouchers that serve a variety of purposes
 - Waiting List Applicants
 - PBV Unit Movers
 - Initially Filling PBV units
 - Absorbing vouchers from another housing authority

Voucher Turnover



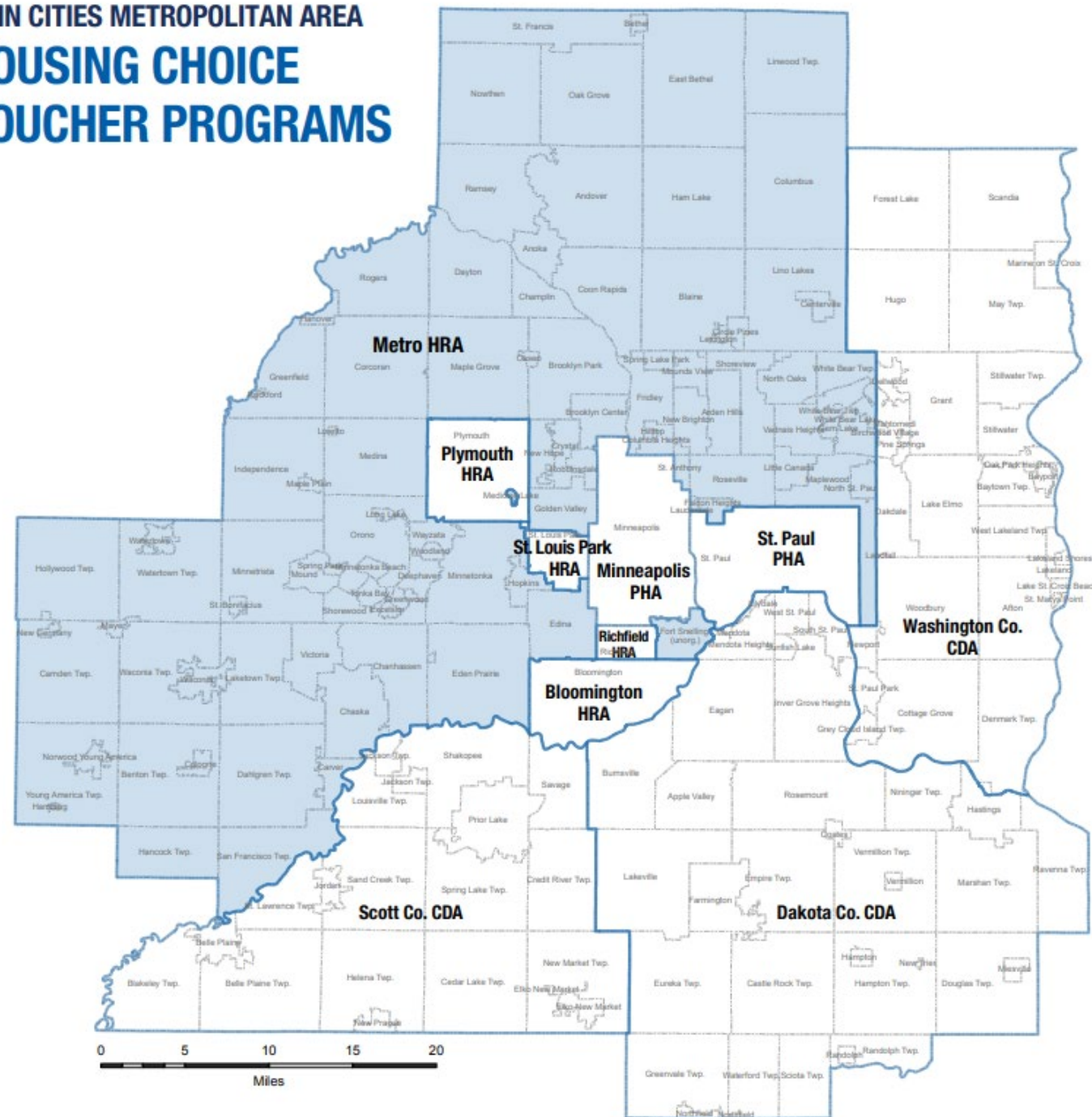
Project Based Voucher Policy Revisions

- Added clarifying language to provide transparency to the PBV offer and award process
- There is no guarantee the PHA will offer PBVs each year.

PBV Offer and Award Criteria

The Metro HRA will prioritize PBV projects in its own operating area prior to considering projects out of its jurisdiction.

TWIN CITIES METROPOLITAN AREA HOUSING CHOICE VOUCHER PROGRAMS



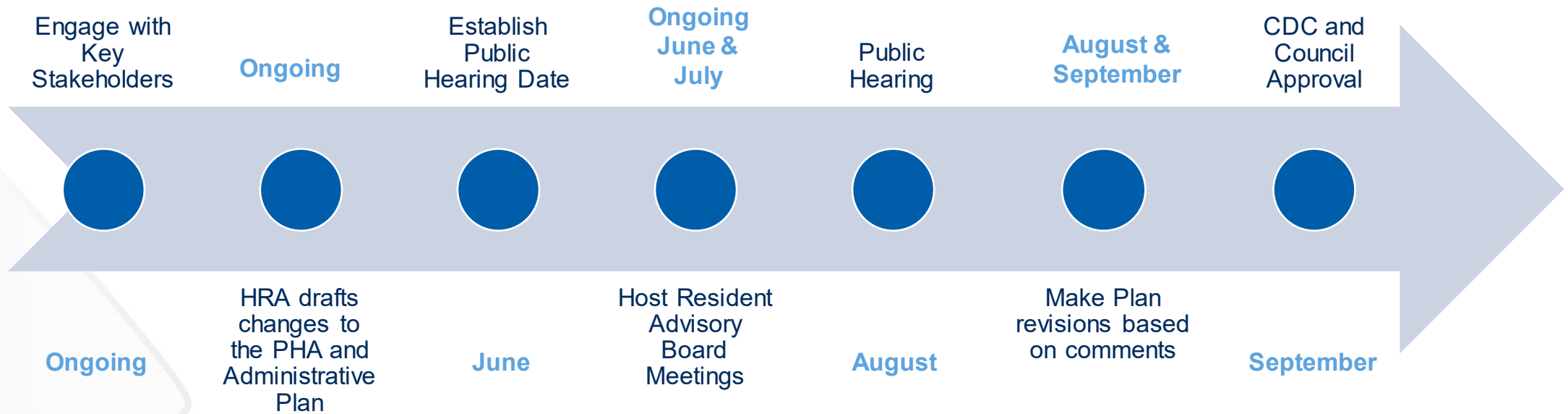
Public Comment Period

- 2022 PHA Plan is currently posted for comment through August 31, 2021
- Public Hearing held on August 16, 2021
 - 3 verbal comments
 - 23 written comments
 - All appear to be from affiliates of one faith-based developer that wants PBVs
 - Request that Metro HRA commit to awarding PBVs every year

Public Comment Period

- Engagement with Resident Advisory Board
 - Residents participating in Metro HRA rent assistance programs
 - All supported recommended policy revisions
 - 9 out of 9 members want to see vouchers issued to waiting list vs. awarding to new PBVs

PHA Plan Timeline



Questions?

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