

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																			
A.1	<p> PHA Name: <u>Metropolitan Council Housing and Redevelopment Authority</u> PHA Code: <u>MN 163</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>1/2021</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>6812</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
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B.	Annual Plan.				
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>Revised Housing Choice Voucher Changes are listed as Attachment B Summary of Changes.</p>				
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.</p> <p>The Metropolitan Council HRA has awarded a total of 823 PBVs in 47 projects throughout the Twin Cities region. The HRA will offer and award up to 20% of its Housing Choice Voucher baseline allocation in Project Based Vouchers. The service area of the Metro HRA spans nearly 100 communities. The HRA will award PBVs according to the offer and award criteria outlined in Chapter 17 of the Administrative Plan.</p>				
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>				
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				
B.5	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				

B.6 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

GOAL: Maintain/increase the availability of decent, safe and affordable housing and be responsible stewards of the region's finite resources

- Maximize utilization of Section 8 Housing Choice Voucher program funds and vouchers
- Apply for additional Vouchers if made available
- Administer the Project -Based Voucher program and continue to offer PBVs as an opportunity to gain affordable units in resource rich neighborhoods.
- Continue to own and operate 150 Council-owned affordable housing units in suburban locations
- Maintain high performer Section 8 Management Assessment Program (SEMAP) status
- Continue to assess HRA operations, evaluate current policies and procedures to ensure the agency is operating at its optimal level
- Continue to apply for new funding and program opportunities when they become available
- Continue to work towards receiving a Moving to Work status through either a regional designation in partnership with Minneapolis Public Housing or through a HUD MTW Cohort Expansion

PROGRESS:

- Maintained 98.59% utilization for the HCV program in most recent funding year.
- Received 81 Vouchers through the Rental Assistance Demonstration program in partnership with Carver County, 40 Tenant Protection Vouchers for a Minnetonka Opt Out project and 8 additional vouchers to serve veterans through the VASH program
- Applied for 300 additional Mainstream Vouchers through a competitive grant application and was awarded 67 initially and an additional 47 as a result of connecting people to housing stability during COVID-19.
- Continues to administer and award Project Based Vouchers.
- Operated 150 Council-owned housing units at 97% occupancy, in partnership with Kingwood Management.
- Continue to assess operations, policies and procedures and make policy and procedural changes as needed.
- Received a letter from the U.S. Department of Housing and Urban Development in support in concept of a regional Moving to Work partnership between the Minneapolis Public Housing Authority and the Metro HRA. The agencies continue to explore MTW options with HUD to determine if a partnership is feasible. Extensive public and board engagement will occur prior to any formal commitments.

GOAL: Increase assisted housing choices for all residents across race, ethnicity and income through expansive owner recruitment and retention efforts

Recruitment:

- Conduct landlord outreach to unit owners, including owners in resource rich areas
- Conduct regular landlord meetings to explain program for new or potential landlords
- Conduct presentations to educate landlords and property owners about the Section 8 program at various landlord groups
- Conduct focus group conversations to non-participating landlords
- Maintain HRA web page providing program information to potential landlords

Retention:

- Conduct annual owner workshops
- Maintain HRA web page providing program information for current landlords
- Circulate quarterly owner newsletter

PROGRESS:

- Provided housing search assistance for hard-to-house voucher holders in all areas of the region, including resource-rich areas
 - Assisted 76 hard-to-house families with voucher placement
 - Additional 35 in progress
- Conducted new landlord briefings
- Conducted Owner Workshop for participating landlords
- Presented at a variety of community meetings and landlord coalition meetings
- Published 2 Owner Newsletters

GOAL: Encourage movement to areas in the region with less than 20% poverty and above average performing schools.

- Educate participants on potential outcomes of moving to high-opportunity areas near good schools with lower crime and along the region's transit routes
- Provide mobility counseling services to educate and encourage movement to resource rich areas
- Measure progress and learn from results to guide policy refinement
- Continue to look at regional partnerships that allow choice and access for families in the region. Apply for Mobility Demonstration from the funds allocated through the Consolidated Appropriations Act, 2019

PROGRESS:

- 59 Active participants in Community Choice, Mobility Counseling Program
 - 21 in Pre-Move status completing financial literacy training, tenant education and other preparation for voucher issuance
 - 38 in Post-Move status that includes quarterly home / remote visits
 - 9 graduated – completed 2 years as an enrolled participant
- 37 voucher holders attended tenant education workshops
- 67 families attended financial literacy and tenant education classes.

GOAL: Administer programs to encourage integrated settings to provide rental assistance for persons with disabilities

- Administer the Minnesota State funded Bridges Rent Assistance program to provide rent assistance to persons with disabilities in partnership with Anoka, Hennepin and Ramsey counties
- Administer the Non-Elderly Disabled program, providing Section 8 rental assistance to disabled families and individuals
- Administer the Continuum of Care program, a program administered in partnership with the Metro HRA to provide rent assistance and the Hennepin, Ramsey and Anoka County to provide case management to ensure success in independent living for disabled households
- Administer a Family Unification Program in partnership with Anoka county, promoting housing stability for families involved in the child protection system
- Apply for additional Mainstream vouchers, if available

PROGRESS:

- Continue to provide housing assistance for persons with mental illness through the Bridges Program.
- Continue to assist 200 non-elderly people with disabilities through Non-Elderly Disabled (NED) Vouchers
- Awarded funds through HUD to continue to serve over 300 chronically homeless families through the COC program
- Awarded 89 Mainstream Vouchers in 2018, 67 in 2019 and additional 46 in 2020 to provide rent assistance for non-elderly persons with disabilities experiencing homelessness or at risk of homelessness.

GOAL: Contribute to the State of MN goal of ending long-term homelessness and the Federal strategic plan to prevent and end homelessness

- Administer a Veteran’s Affairs Supportive Housing (VASH) Program
- Provide PBV assistance in developments that serve people experiencing homelessness
- Administer a Continuum of Care program to house homeless persons with disabilities using the Housing First model and person-centered approach
- Administer the Mainstream Voucher Program to provide federal voucher subsidy to people experiencing homelessness and using the Metro Transit system as temporary shelter
- Explore opportunity for rent assistance programs to assist in stabilizing homeless families that partner with schools and other providers
- Implement a Move-Up preference that would give a priority on the Housing Choice Voucher waiting list to individuals and families that transitioning or “moving-up” from Permanent Supportive Housing Units

PROGRESS:

- Administer the VASH program serving 165 formerly homeless veterans
- Continue to award PBV to housing providers serving homeless populations.
- Administers the COC program, housing over 300 formerly homeless families.
- Implemented a Move-Up preference for 40 vouchers to individuals and families transitioning out of permanent supportive housing, in cooperation with the Continuums of Care.
- Continue to explore and apply for funding opportunities as they arise.

GOAL: Promote self-sufficiency and stabilize families

- Educate voucher tenants through financial literacy and tenant education classes
- Provide housing search assistance to applicants with high barriers
- Focus on a person-centered approach, setting program participants up for success
- Administer a Family Self-Sufficiency Program
- Provide PBVs in supportive housing projects
- Implement harm reduction and prevention strategies to foster housing stability
- Research and explore HCV Homeownership program

PROGRESS:

- Continue to award and provide PBV’s in supportive housing projects that focus on self-sufficiency.
- Provide tenant education and financial literacy classes to voucher families experiencing barriers to success.
- Continue to explore funding and partnership opportunities that encourage self-sufficiency, including the implementation of a Move-Up preference.

B.7 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y N

(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

The Plan is currently under review. Any submitted comments will be included with the Plan submission to HUD.

Instructions for Preparation of Form HUD-50075-HCV

Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

**Attachment A
2020 DRAFT Administrative Plan for the
Housing Choice Voucher Program**

Is located on the PHA Website:

<http://metro council.org/Housing/Publications-Resources-NEW.aspx>

[Click on Metro HRA PLANS & REPORTS](#)

Attachment B
2020 Housing Choice Voucher Administrative Plan
Summary of Changes
Metropolitan Council, Metro HRA

**The Summary of Changes provides an overview of the recommended red-lined changes to the
2020 Housing Choice Voucher Administrative Plan.**

CHAPTER 4: APPLICATIONS, WAITING LIST AND TENANT SELECTION

4-III.C. SELECTION METHOD

LOCAL PREFERENCES [24 CFR 982.207; HCV P. 4-16]

The HRA is proposing to revise its local preferences policy to include a “Homework Starts with Home” Preference. This preference would be in partnership with Solid Ground, Suburban Ramsey Family Collaborative and suburban Ramsey County school districts (program partners) to provide rent assistance to people of underserved and under-supported populations including black, indigenous and people of color, and lesbian, gay, bisexual, transgender, queer or questioning and Intersex (LGBTQI) students and families who are homeless, doubled up or at imminent risk of homelessness.

- The PHA will allocate up to 15 Housing Choice Vouchers per calendar year toward the HSWH partnership. Once these vouchers have been utilized in a calendar year, no additional priority will be given under this category.

DISCRETIONARY CHANGE: This policy would assist the Metro HRA in meeting its goals to end homelessness in the State of Minnesota and implement investment in place strategies.

CHAPTER 17: PROJECT BASED VOUCHERS

17-II.B OWNER PROPOSAL SELECTION PROCEDURES

Solicitation and Selection of PBV Proposals [24 CFR 983.51(b) and (c)]

These proposed policy changes are to align the PBV offer and award criteria more closely with Council goals and allow the Metro HRA to offer and award PBVs independently through independent issuance of a Request for Proposals.

DISCRETIONARY CHANGE: Policy alignment with Council goals
