

5-Year PHA Plan (for All 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																				
A.1	<p>PHA Name: <u>Metropolitan Council Housing and Redevelopment Authority</u> PHA Code: <u>MN163</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2020</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 on 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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Plans are available at the following :</p> <p>PHA Website: www.metrocouncil.org/housing/publications-resources-NEW.aspx</p> <p>Main office: Metropolitan Council Housing and Redevelopment Authority 390 Robert Street North St Paul, MN 55101</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="204 1087 1463 1423"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <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		PH	HCV	Lead PHA:											
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.																				
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The Metro HRA's Mission is to provide decent, safe and affordable housing opportunities; to encourage housing choice throughout the region including areas of high opportunity; to foster family stability and promote self-sufficiency for people with low wealth.</p>																				

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.

The Metropolitan Council Housing and Redevelopment Authority's (Metro HRA) goals for 2020-2024 are as follows:

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 (PBVs) 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 PBV units in suburban locations
- Maintain high performer Section 8 Management Assessment Program (SEMAP) status
- Continue to assess HRA operations and evaluate current policies and procedures to ensure the agency is operating at its optimal level
- Continue to apply for new funding and program opportunities as 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

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

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 a high-opportunity area 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

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

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

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

	<ul style="list-style-type: none">• Implement harm reduction and prevention strategies to foster housing stability• Research and explore HCV Homeownership program
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B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The Metro HRA has made progress in meeting the goals and objectives listed in the previous 5-year plan. The Metro HRA continues to carry out its mission of assisting low income families to obtain safe, decent and affordable housing in a location that best meets their needs. The Metro HRA provides over 7,200 individuals and families with rental assistance through local, state and federal programs. Successful program design and efficient operations have resulted in full expenditure of available resources and effective collaborations among social service agencies and local units of government.

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

- Assisted 7,200 individuals and families with rent assistance through local, state and federal programs
- Metro HRA maintained 99% utilization for the HCV program in most recent funding year.
- Obtained SEMAP high performer rating since 2004, showing evidence of efficient program operation
- Continued to own and operate 150 units of scattered site housing operated under the Project Based Voucher program. Units are primarily located in areas not concentrated with poverty and race. The Council contracts with an outside property management company, Kingwood Management, to provide day-to-day management and maintenance services. The Metro HRA, in partnership with Kingwood Management has operated at a 97% occupancy rate.
- Adopted payment standards for all communities and with tiered standards set in higher rent communities to ensure locational choice for voucher holders.
- Conducted annual landlord workshop, regular landlord meetings and information sessions to educate property owners on the Housing Choice Voucher Program in all areas of the region
- Joined the Minnesota Multi-Housing Association (MMHA), a state-wide, nonprofit trade organization with over 2,000 members representing more than 250,000 housing units in Minnesota
- Presented at the MMHA conference and was a vendor with an information booth to provide information about the Housing Choice Voucher program to potential landlords.
- Distributed a quarterly landlord newsletter.
- Hired an Outreach Coordinator in June 2017 with the goal of fostering positive tenant / landlord relationships and conducting housing search with hard-to-house voucher holders.
- Participated in the Fair Housing Implementation Council which coordinates the Regional Analysis of Impediments to Fair Housing study for several jurisdictions in the metropolitan area. This study results identify barriers to fair housing in the public, private and non-profit sectors, as well as short- and long-term solutions to address these issues.
- Continued to apply for new funding and program opportunities as they become available

Increase assisted housing choices for all residents across race, ethnicity and income

- Conducted landlord outreach to unit owners in high opportunity areas
- Conducted regular landlord briefings for new owners
- Presented information to educate landlords and property owners about the Section 8 program at various landlord groups
- Maintained HRA Web Page providing program information to potential landlords
- Circulated Housing Views, an owner newsletter
- Conducted annual owner workshops

Encourage movement to non-concentrated areas of race and poverty

- In 2015, the Metro HRA established a mobility counseling (Community Choice) program that works with voucher families in making moves to opportunity areas in the region.
Program components include:
- Tenant and landlord outreach
- Pre-move counseling – goal setting, contract signing, assistance with overcoming barriers that prevent successful voucher placement
- Housing search assistance in areas with less than 20% poverty and above average performing schools
- Post-move counseling – quarterly home visits for 2 years to assist with overcoming barriers to success in new neighborhoods
- Conducted tenant education classes for Community Choice participants and high barrier voucher holders
- Provided maps that indicate areas of poverty and minority concentration, transit route information, school district resources and a Metro HRA jurisdiction map which includes nearly 100 communities in 4 counties in new applicant briefing packets.
- Metro HRA outreach staff attended new briefing sessions to provide information about mobility and the benefits of living in opportunity areas in the region

Administer programs to encourage integrated settings to provide rental assistance for persons with disabilities and Contribute to the State of MN goal of ending long-term homelessness and the Federal strategic plan to prevent and end homelessness

- Provided rent assistance for persons with disabilities and persons experiencing homelessness:
- Bridges – 185 units of state funded tenant-based rent subsidies to support persons with serious mental illness. The program works in partnership with the county case management system.
- Continuum of Care – federal program designed to link supportive services to 300 hard-to-serve persons with disabilities experiencing homelessness. The program works in partnership with the county case management system.
- Mainstream Vouchers – The Metro HRA was awarded 89 new Mainstream vouchers in 2018 to provide federal rent assistance to persons with disabilities experiencing homelessness and using the transit system as temporary shelter.
- Non-Elderly Disabled Voucher program – the Metro HRA administers 200 NED vouchers, providing rent assistance to persons with disabilities.
- Veteran's Affairs Supportive Housing. The Metro HRA administers 157 VASH vouchers in partnership with the Department of Veterans Affairs, providing tenant-based and project-based subsidy to homeless veterans.

	<p>Promote self-sufficiency</p> <ul style="list-style-type: none"> • In 2015, the Metro HRA established a mobility counseling (Community Choice) program that works with voucher families in making moves to opportunity areas in the region. • Conducted tenant education and financial literacy classes for Community Choice participants and high barrier voucher holders • Utilized a person-centered principles in all program operations, focusing on individuals and setting individuals and families up for success. • Implemented harm reduction and prevention strategies for occupants of the Council owned housing units and hard-to-house voucher families. • Operated a Family Self Sufficiency program.
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Metro HRA addresses Violence Against Women Act in Chapter 16 of the HCV Administrative Plan.</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  Attachment G HUD FORM- 5382 Certific </div> <div style="text-align: center;">  Attachment G HUD FORM-5383 Emerge </div> <div style="text-align: center;">  Attachment G Notice of Occupanc </div> <div style="text-align: center;">  Attachment G Notice to Owners.p </div> <div style="text-align: center;">  Attachment G Emergency Transfer </div> </div>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>A modification or change to the PHA Plan will be considered a “significant amendment” or a “substantial deviation / modification” if the modification significantly changes the mission of the PHA as stated in section B.1 above.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<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>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

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

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17\(a\)](#), [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 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours 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.
