

C Community Development Committee

Meeting date: September 20, 2010

ADVISORY INFORMATION

Date: September 10, 2010

Subject: Approval of 2011 Public Housing Agency (PHA) Plan

District(s), Member(s): All

Policy/Legal Reference: Code of Federal Reg. Title 24, Ch. VIII, Part 903

Staff

Prepared/Presented: Terri Smith, HRA Manager, 651-602-1187

Division/Department: Community Development/HRA

Proposed Action

That the Metropolitan Council approve the attached 2011 Public Housing Agency Plan (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 (HUD).

Background

The PHA Plan is a comprehensive guide to the Metropolitan Council Housing and Redevelopment Authority's (Metro HRA) programs, policies, operations and strategies for meeting local housing needs and goals. The Plan is intended to be a convenient source of information for program participants, HUD and the general public. It provides the Metro HRA an opportunity to articulate its mission for serving the needs of low-income households.

A local waiting list preference is being proposed with the 2011 Plan. This adopts a priority for rent assistance participants who were previously terminated due lack of funding. If adopted, participants who were previously terminated due to lack of funding would be provided with rent assistance prior to serving additional waiting list applicants. Although we have not been in the position of needing to terminate families from the Section 8 program due to lack of funding, the preference is being adopted as a preventative measure should we get in that position.

A public hearing was held at the Community Development Committee meeting on Monday, August 16, 2010, in order to receive public comment on the 2011 PHA Plan for the Section 8 Rental Assistance Programs. No comments were received at the public hearing. Written comments submitted by the Legal Aid Society of Minneapolis during the public notice period were reviewed and considered. The PHA Plan was revised and the submitted written comments are addressed in Part 11.0 (g) of the 2011 PHA Plan.

The written comments received by the Legal Aid Society focused primarily on issues in the Administrative Plan associated with the Limited English Proficiency, Violence Against Women's Act, and reasonable accommodation obligations under federal and state statute. Revisions necessary to ensure accordance with law or supported by federal regulation were made to the Administrative Plan. Other comments made by Legal Aid focused on discretionary policy matters that will be considered in future versions of the Plan.

Staff recommends approval of the 2011 PHA Plan as revised. A full copy of the Plan can be found at www.metrocouncil.org/housing/HRA/plan.htm.

Rationale

Federal regulations for the Section 8 Program require submittal of the PHA Plan.

Funding

Not applicable

Known Support / Opposition

Comments were received by Legal Aid Society regarding discretionary policy issues related to the Section 8 Administrative Plan. HUD provides housing authorities with the discretion to develop policy on specific program areas. There are a few areas where Legal Aid would like to see changes. You will find discussion and detail on these items in Part 11.0(g) of the 2011 Plan.