

C Community Development Committee
For the Metropolitan Council meeting of August 26,
2009

Item: 2009-280

ADVISORY INFORMATION

Date August 19, 2009
Prepared:
Subject: Section 8 Project Based Assistance Award Recommendations

Proposed Action:

That the Metropolitan Council approve proposals for Section 8 Project Based Voucher Assistance (PBV) and authorize staff to execute necessary documents with the U.S. Department of Housing and Urban Development and the owners of the projects to assign a total of 163 Section 8 Vouchers in four (4) projects.

Summary of Committee Discussion / Questions:

Council member Wulff asked why all the vouchers offered were not awarded. Staff member Terri Smith answered that there was a quick turnaround required on the applications because of the voluntary conversion of the council-owned units. In addition, the vouchers were offered for existing housing only and not new construction. This may have limited developers from applying.

Chair Steffen asked if this was the final step in completing the voluntary conversion process of changing the Council-owned units from public housing to section 8. Staff member Terri Smith answered "yes".

No further discussion.

C Community Development Committee

Meeting date: August 17, 2009

ADVISORY INFORMATION

Date: August 7, 2009
Subject: Section 8 Project Based Assistance Award Recommendations
District(s), Member(s): All
Policy/Legal Reference: 24 CFR 983
Staff Prepared/Presented: Beth Reetz, Director, Housing and Livable Communities, (651) 602-1060
 Terri Smith, Metro HRA Assistant Manager, (651) 602-1187
Division/Department: Community Development/Housing & Redevelopment Authority (HRA)

Proposed Action

That the Metropolitan Council approve proposals for Section 8 Project Based Voucher Assistance (PBV) and authorize staff to execute necessary documents with the U.S. Department of Housing and Urban Development and the owners of the projects to assign a total of 163 Section 8 Vouchers in four (4) projects as follows:

Project	City	Number of Units in Project	Number of PBV Units Requested	Targeted Population
Bass Lake Court Townhomes	New Hope	34	7	General Occupancy – Families and Children
Bass Lake Apartments	New Hope	11	2	General Occupancy – Individuals and Families
Maple Ridge Townhomes	Maple Grove	45	4	General Occupancy- Families and Children –longterm homeless
Family Affordable Housing Program	11 Cities throughout Anoka, Ramsey and Hennepin Counties	150	150	General Occupancy – Families and Children
Total			163	

Background

The Section 8 Project Based Voucher (PBV) program provides a housing authority the ability to assign a number of its available tenant based vouchers to specific projects. Council action in November 1999 authorized the Metro HRA to project base up to 754 units of its Section 8 allocation or approximately 12% of its current allocation of 6104 vouchers. To date, the Council, through the Metro HRA, has awarded a total of 270 PBV units in 16 separate projects located in Fridley, Chaska, Minnetonka, White Bear Lake, Maplewood, Anoka, Roseville, New Hope, Robbinsdale, Blaine, Coon Rapids, Waconia, Falcon Heights and Woodbury.

The units awarded project based vouchers must:

- be occupied by households eligible for the Section 8 program
- have rents reasonable and affordable to participants of the Section 8 program and within the Payment Standards adopted for the program, and
- must meet housing quality standards established by the U.S. Department of Housing and Urban Development (HUD).

This offering of up to 195 project based vouchers was marketed to interested owners of existing housing through a Request for Proposals issued in July using standard Council procedures. Four proposals were received.

Due to the federal regulations associated with HUD’s approval for the Council to voluntarily convert its public housing program, the Council was in the unique position of competing for the project based vouchers made available in the Request for Proposals. To ensure a competitive process free from any conflict of interest, an evaluation panel was selected to review the proposals that did not include Council staff. The review panel was comprised of Rita Ander, a staff person at the St. Paul Public Housing Authority and Elizabeth Ryan from the Family Housing Fund.

The review panel established that all of the proposals received meet the minimum requirements to be eligible for project based assistance:

- existing housing meeting HUD’s housing quality standards
- housing type eligible for Section assistance
- units located within Council service area
- current occupants Section 8 eligible.

The review panel reviewed each proposal using six criteria listed in the RFP:

- owner experience in administering affordable housing
- the proposals contribution toward deconcentration of poverty and the expansion of housing and economic opportunities
- its contribution to the long-term viability of the metropolitan area’s affordable housing stock for very low and extremely low income households
- preservation of existing affordable housing that is readily accessible to educational opportunities, neighborhood services, job training and day care, and encouraging self sufficiency
- preservation of housing for larger families needing 3 or more bedrooms
- demonstration of community support

The responses to the criteria provided in the proposals were ranked from excellent to unsatisfactory on a scoring matrix of excellent responses earning 4 points and unsatisfactory responses earning 0 points.

Project	Possible Points	Points
Bass Lake Court Townhomes	24	7.5
Bass Lake Apartments	24	5
Maple Ridge Townhomes	24	16
Family Affordable Housing Program	24	21.5

Rationale

The Evaluation Panel determined that:

- all proposals met the minimum requirements,
- all proposals were for valid projects, and
- total requested project based vouchers (163) were within the total number of vouchers offered (195).

Therefore, the Evaluation Panel recommends all proposals be awarded project based vouchers for the number of units requested.

Funding

The funding for the Section 8 Project Based Voucher program is provided through the U.S. Department of Housing and Urban Development (HUD).

Known Support / Opposition

No known opposition.