

Community Development Committee

For the Metropolitan Council meeting of April 28, 2010

Date April 20,2010
Prepared:
Subject: Family Affordable Housing Program HUD Management Operations
Certification, Resolution 2010-12

Proposed Action:

That the Metropolitan Council approve the submittal of the fiscal year end 2009 Public Housing Assessment System (PHAS) Management Operations Certification to the U.S. Department of Housing and Urban Development (HUD) as required by federal regulations.

Summary of Committee Discussion / Questions:

There was no discussion of this item. Motion passed unanimously.

ADVISORY INFORMATION

Date:	April 8, 2010
Subject:	Family Affordable Housing Program HUD Management Operations Certification, Resolution 2010-12
District(s), Member(s):	All
Policy/Legal Reference:	24 CFR, Part 902 Housing & Urban Development
Staff Prepared/Presented:	Beth Reetz (651) 602-1060 Terri Smith (651) 602-1187
Division/Department:	Community Development Division / Housing & Redevelopment Authority

Proposed Action

That the Metropolitan Council approve the submittal of the fiscal year end 2009 Public Housing Assessment System (PHAS) Management Operations Certification to the U.S. Department of Housing and Urban Development (HUD) as required by federal regulations.

Background

Effective January 1, 2010, the Metropolitan Council's federal public housing program, the Family Affordable Housing Program, was converted to the project based Section 8 program. However, for the Council's fiscal year 2009, the Family Affordable Housing Program (FAHP) is required to comply with the components under the Public Housing Assessment System (PHAS). PHAS was designed by HUD to assist in evaluating public housing units nationwide. Reporting for fiscal year 2009 will be the last time the Council will submit this certification.

Under PHAS, Housing authorities are evaluated based on four indicators: Physical Condition, Financial Condition, Management Operations and Resident Services and Satisfaction.

HUD completes the evaluation of physical condition, financial condition and resident satisfaction. Housing authorities complete the evaluation of management operations which includes evaluation in the following six (6) areas:

1. Vacant Unit Turnaround Time – Measures the average time it takes to turn around vacant units
2. Capital Fund – Evaluates the ability to administer HUD's capital funding programs
3. Work Orders – Examines the number of days it takes for work order completion
4. Annual Inspection of Dwelling Units and Systems – Measures success in completing annual inspection of units and systems in order to determine maintenance and modernization needs
5. Security – Evaluates performance in tracking crime-related problems and implementing strict and consistent applicant screening and evictions policies
6. Economic Self-Sufficiency – If funding is received, examines management of HUD-funded self-sufficiency programs

HUD requires a Board Resolution authorizing and approving the submittal of the fiscal year end 2009 Public Housing Assessment System (PHAS) Management Operations Certification to the U.S. Department of Housing and Urban Development (HUD).

Rationale

This is a requirement of the federal public housing regulations at 24 CFR, Part 902.

Funding

N/A

Known Support / Opposition

No known support or opposition.

METROPOLITAN COUNCIL
390 Robert Street North, St. Paul, Minnesota 55101
651 602-1000 TDD 651 602-0904

RESOLUTION NO. 2010-

**RESOLUTION APPROVING THE SUBMITTAL OF THE PUBLIC HOUSING
ASSESSMENT SYSTEM (PHAS) MANAGEMENT OPERATIONS CERTIFICATION
TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AS
REQUIRED BY 24 CFT PART 902**

WHEREAS:

1. The Metropolitan Council's Family Affordable Housing Program (FAHP) is required to comply with the components under the Public Housing Assessment System (PHAS).
2. The Metropolitan Council is required to submit to HUD, under the PHAS, a Management Operations Certification.
3. The Department of Housing and Urban Development requires a resolution number as part of the HUD Management Operations Certification.

NOW, THEREFORE, BE IT RESOLVED BY THE METROPOLITAN COUNCIL

That the submittal of the PHAS Management Operations Certification to the Department of Housing and Urban Development is hereby approved.

Adopted this 28th day of April 2010.

Peter Bell, Chair

Pat Curtiss, Recording Secretary

