

C Community Development Committee
For the Metropolitan Council meeting of September 28,
2011

Item: 2011-252

ADVISORY INFORMATION

Date September 20, 2011
Prepared:
Subject: **Approval of 2012 Public Housing Agency (PHA) Plan**

Proposed Action:

That the Metropolitan Council approve the 2012 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).

Summary of Committee Discussion / Questions:

Committee Member Roxanne Smith asked if income limits for the Section 8 program apply each year or if they only apply at initial entry to the program. Staff responded that income limits only apply at new admission. However staff completes a full review of each household's income annually. If during that review 30% of a participant's income exceeds the unit rent, they no longer qualify for the Section 8 program.

The committee unanimously approved the proposed action.

C Community Development Committee

Meeting date: September 19, 2011

ADVISORY INFORMATION

Date: September 7, 2011
Subject: Approval of 2012 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 2012 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 public hearing was held at the Community Development Committee meeting on Monday, August 15, 2011, in order to receive public comment on the 2012 PHA Plan. No comments were received at the public hearing. Written comments, however, were submitted by the Legal Aid Society of Minneapolis and are addressed in Part 11.0 (g) of the 2012 PHA Plan.

The comments focused on issues in the Administrative Plan associated with the final rule of the Violence Against Women Act (VAWA). Although in practice and procedure, the Metro HRA has been and remains in compliance with the law and federal regulations, some Administrative Plan revisions were made to ensure clarity.

Staff recommends approval of the 2012 PHA Plan as revised. The 2012 PHA Plan and Administrative 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 the final rule of the Violence Against Women Act. As a result of these comments, some areas of the Administrative Plan were changed as outlined in Part 11.0(g) of the 2012 PHA Plan.