

# C Community Development Committee

Business Item

Item: 2008-81

Meeting date: August 18, 2008

## ADVISORY INFORMATION

<b>Date:</b>	July 30, 2008
<b>Subject:</b>	Public Hearing for the 2009 Public Housing Agency Plan and Admission Preference for the Section 8 program
<b>District(s), Member(s):</b>	All
<b>Policy/Legal Reference:</b>	CFR 24, Ch. VIII, part 903
<b>Staff Prepared/Presented:</b>	Beth Reetz, HRA Manager, 651-602-1278 Sue Putz, HRA Assistant Manager, 651-602-1584 Terri Smith, HRA Assistant Manager, FAHP 651-602-1187
<b>Division/Department:</b>	Community Development/Housing & Redevelopment Authority

### Proposed Action/Motion

Hold the Public Hearing.

### Background

The Council has previously submitted the Public Housing Agency Plan (PHA Plan) for its Section 8 Program covering fiscal years 2000 and 2001 and for both the Section 8 and the Public Housing Programs for Fiscal years 2002-2008. The PHA Plan includes basic housing agency policies and references to source documents that reflect current operations, programs and services. It is intended to be a convenient source of information for program participants, the U.S. Department of Housing and Urban Development (HUD) and the general public. It provides the Metropolitan Council Housing and Redevelopment Authority (Metro HRA) with an opportunity to articulate its mission for serving the needs of low-income households and the strategies for addressing those needs.

The only significant change in the Plan this year is a change to the Section 8 waiting list admissions preference which will go into effect only if the Council and HUD approve the conversion of the Family Affordable Housing Program (FAHP) units to Section 8 Project Based Units. The change will provide for a preference similar to what is currently provided for in the Public Housing Program whereby the Metro HRA leases 70% of FAHP units to applicants on the Minneapolis Public Housing Authority waiting list. This is required due to provisions in the Hollman Consent Decree. If the unit conversion is approved, the Metro HRA will continue to meet this commitment by adopting a waiting list preference to offer 70% of FAHP units to Minneapolis applicants on the Metro HRA Section 8 waiting list.

In addition to inviting public comment, the federal regulations require that Public Housing Agencies establish a Resident Advisory Board (RAB) as part of the PHA Plan process. The role of the RAB is to assist the Metro HRA in developing the Plan. Staff facilitated RAB meetings that provided participants with an opportunity to further learn and understand program policy issues as well as provide input on specific administrative and operational issues contained in the 2009 PHA Plan and attached documents.

The public record for comments will remain open until 4:30 p.m. September 2, 2008. Following review of all public comment, the final version of the PHA Plan will be presented to the Community Development Committee on September 15, 2008, and the Metropolitan Council on September 24, 2008, for adoption.

The final document will be submitted to the U.S. Department of Housing and Urban Development for approval prior to October 17, 2008.

### **Rationale**

Federal regulation for the Section 8 and Public Housing programs require the Council to conduct a public hearing to receive comments on the PHA Plan modification and proposed admission preferences.

### **Funding**

Not applicable

### **Known Support/Opposition**

There is no known opposition to the proposed revision to this year's PHA Plan.