

ADVISORY INFORMATION

Date:	July 9, 2009
Subject:	Administrative Plan Revisions, Section 8 Housing Choice Voucher Program
District(s), Member(s):	All
Policy/Legal Reference:	24 CFR, Part 982 Housing and Urban Development
Staff Prepared/Presented:	Terri Smith, Assistant Manager, (651) 602-1187
Division/Department:	Community Development Division/Housing and Redevelopment Authority

Proposed Action

That the Metropolitan Council adopt the revised Administrative Plan for the Section 8 Housing Choice Voucher Program as described in the business item.

Background

The Council's Housing and Redevelopment Authority is required by the U.S. Department of Housing and Urban Development (HUD) to adopt an Administrative Plan to establish policies for the Section 8 Housing Choice Voucher (HCV) and Project Based Voucher (PBV) programs. HCV's transfers from unit-to-unit with the household participating in the program, while PBV's stay with the unit. The Council approved the current Administrative Plan in September 2008.

The proposed revisions include changes to the organization of the waiting list section and the PBV program awards sections. Both changes will assist with accomplishing the goals of the Family Affordable Housing Program (FAHP) conversion from Public Housing to Section 8 and will ease administration of the PBV program.

HUD regulations allow housing authorities to adopt waiting list organization policies and selection criteria for its programs. There is currently one waiting list for all Metro HRA Section 8 programs. The proposed revision includes adopting separate waiting lists for PBV developments administered by Metro HRA, including the FAHP program once the conversion occurs.

The proposed revisions include a change to the PBV selection criteria specific to the preservation of existing affordable housing units rather than the creation of new affordable housing units. The Council was awarded 150 replacement vouchers to complete the FAHP conversion. This revision will assist in attaching these replacement vouchers to the FAHP units so they remain affordable.

Rationale

The changes will allow for administrative relief in the organization of the Metro HRA PBV program and will help accomplish the Conversion of the FAHP units.

Funding

The Section 8 HCV and PBV programs are funded through the U.S. Department of Housing and Urban Development (HUD). These proposed changes will not impact program costs.

Known Support / Opposition

There is no known support or opposition to these revisions.