

MEMORANDUM

DATE: February 20, 2020

MEMO TO: PHA Board of Commissioners

FROM: Dawn Bacon, Executive Director

REGARDING: Public Hearing Handout

MPHA recently underwent a 45 Day Public Comment Period on proposed changes to the Public Housing program, plan and policies. Notice of the public hearing was published in the newspaper and proposed policy has been available for public review. In addition, four different meetings were offered at different times for MPHA staff to review proposed revisions with residents and get input.

TOPIC	SUMMARY OF CHANGE
Resident Charges	<p>Description: Outlines charges that are applied to residents for property damages beyond normal wear and tear.</p> <p>Proposed Changes: Charge for tampering with or disabling smoke detectors</p>
House Rules	<p>Description: The House Rules connect to the lease and provide a more detailed list of rules and expectations for tenants.</p> <p>Proposed Changes:</p> <ul style="list-style-type: none">• Delete liability coverage requirement for pet owners• Delete timeline for charges for repairs• Insert clarification notes about windows being left open and smoke detector tampering• Amendment to better clarify the limitations of the emergency alarm system.• Addition re: religious décor• Amendment about snow removal and vehicles in the parking lot
Capital Funding	<p>Description: This outlines capital needs that the PHA will be undertaking over the</p>

Grant 5 Year Plan

next 5 years that will be funded with the Capital Funding Grant.

Proposed Changes: Amending items based on recent Capital Needs Assessment and Repositioning goals. Please note that budget amounts are subject to change.

2017 Grant- Total of 175,269 (No changes- 100% Expended)

- Tractors 25,000
- Elevators at High Rise 142,505.23 (POHP leverage)
- AC Unit to protect High Rise Elevator- 7,763.77 (Not POHP leverage)

2018 Grant-Total of 263,330 (No changes)

- Transfer to Operations- 20,000
- Physical Needs Assessment- 37,650
- Furnace and AC Replacement- 15,367
- River View Heights Elevator/Haz Materials- 7,762.77 (POHP leverage)
- River View Heights Elevator (AC Unit not POHP leverage)- 2,736.23
- Sharp View Elevator- 6,107.82 (POHP leverage)
- Tenant Damage- 7,971
- Air Handler Unit- 165,735.18

2019 Grant= Total of 275,171

- **SUBTRACT- Kitchen Upgrades at High Rise**
- **CONTINUE- Air Handler Unit- 56,627.82**
- **ADD- Upgrades at 18 Scattered Sites and 12 units at Heatherwood Circle (numerous locations) - Roof replacement at eleven locations, concrete and foundation work at three sites, furnace and water heater replacement, flooring and window replacement and radon mitigation. \$204,101.18**
- Truck with plow- 14,400
- Sharp View Elevator- \$1
- Excessive Tenant Damage- \$1

2020 Grant- Total of 293,570

- **CONTINUE- Scattered Site- 46,000**
- **REDUCE- Change Roof Replacement at Sharp View from 210,321 to 46,417. (may need some basic repairs to add protection/extend lifespan or combine with 2021 grant for full replacement)**
- **ADD- Replace with Windows at the High Rise. Use funding as leverage and apply for a grant to cover the rest. Total cost estimate is 500,500 30% leverage is \$150,150.**
- **Transfer to operations \$15,000**
- **ADD- Sharp View Carpet Replacement \$1.00**
- **ADD- Carpet replacement of main floor at the High Rise - \$25,000**
- **ADD- Removal/disposal of underground fuel tank \$1**
- **ADD- High Rise Sprinkler Upgrades- Install water shut off valves on every**

	<p>other floor as well as a drain system that runs through the stair wells. \$25,000</p> <ul style="list-style-type: none"> • ADD- Water Heater replacement 1,000 • Tenant Damage- \$1
Grievance Procedure	<p>Description: Outlines process for residents to express concerns and/or formally dispute actions taken by the Public Housing Agency.</p> <p>Proposed Change: Clarification on timeline to request an informal hearing for lease termination</p>
Admissions and Occupancy Policy	<p>Description: The ACOP is the policies to be used in the administration of the public housing program in accordance with HUD requirements.</p> <p>Proposed Change: Added income exclusion for ABLE Accounts. This is required under federal law. ABLE stands for the Achieving Better Life Experience Act.</p>
Repositioning of Public Housing	<p>This is included in the MPHA strategic plan and 5 year plan under review for submission to HUD. Below is a letter and informational sheet recently sent to residents of scattered site units.</p>

Dear Resident:

We are writing to let you know of an exciting new possibility that HUD has provided to housing authorities who own public housing units. The first thing that you should know is that if Moorhead Public Housing Agency (MPHA) takes advantage of this opportunity, you will never be required to move and/or pay more than 30% of your income towards your rent due to this change.

MPHA is looking to apply to HUD to remove the unit you currently rent from us from the “public housing inventory” and transfer it to a different affordable housing program. Doing so would help our agency meet its mission of providing quality affordable housing for years to come.

This topic was discussed at the recent Resident Advisory meetings. MPHA will also be holding an additional meeting for residents of scattered site locations. The meeting will be on **WED Feb 12th at 10:00 AM at River View Heights High Rise- 800 2nd Ave N in Moorhead.**

Your attendance at this meeting is not required, but encouraged. If you would like to meet with us but need to schedule a different time, please contact Toni Vondal at 218-299-5457.

If you need a language interpreter or another accommodation to assist with communication, please let our office know.

This topic is being included in the 5 Year Agency Plan that is currently under a 45 Day Public Comment Period. A Public Hearing to allow public review and comment on the Agency Plan will take place on Tuesday, February 25 2020 at 11:30 AM at the First Floor Chambers of City Hall, 500 Center Avenue in

Moorhead MN. All interested parties, including MPHA tenants, are encouraged to attend. Written comments will also be accepted.

Enclosed is an informational sheet that provides more background about Public Housing Repositioning. We invite and welcome your input and questions as we review options going forward.

Sincerely,

Dawn Bacon, Executive Director

Moorhead Public Housing Agency

Informational Sheet- Transfer of Public Housing Units

What might change? MPHA operates units under the Public Housing Program under contract with the Department of Housing and Urban Development (HUD). MPHA is considering a change where the units would no longer be under the Public Housing Program, but a different affordable housing program. You may hear this referred to as “repositioning”.

Why is this being considered? The costs to maintain these units exceeds the funding available under the Public Housing Program. MPHA is looking to change to a different program called the Project Based Section 8 program. This program has more stable funding which helps with building upkeep/maintenance and keeps housing affordable well in to the future.

How would this change impact me? Below are a few ways that this change might impact you.

Housing Authority- If this change were to happen, MPHA would continue to manage the units but you would work with another Housing Agency who would administer the housing subsidy. The housing subsidy is federal funding that helps keep rents affordable for tenants.

Eligibility- Public Housing operates under a different regulations than the Project Based Section 8 program. If household income is over 50% Area Median Income (AMI), you would not receive a subsidy under the Project Based Section 8 program. You would not have to move. (Note, AMI is based on household size. Currently 50% of AMI for a household of four is \$42,050).

Rent- The Project Based Section 8 Program is similar to Public Housing Program, where people typically pay 30% of their income towards rent and the subsidy covers the rest. Households that

do not qualify for the Project Based Section 8 Program due to income would not have to move but the rent amount would increase at lease renewal.

Will I have to move?

No one would have to move. This includes households not eligible for a subsidy under the Project Based Section 8 program. Residents that are eligible for Project Based Section 8 could remain in their unit or use their voucher to rent a unit anywhere in the United States.

Has a decision been made to make this change? No. Currently, the agency is exploring the option to transfer the public housing units. Providing information to residents and getting their input and feedback is an important part of the process.