



St. Paul PHA's Section 8 Program Overview

Jon Gutzmann, Executive Director

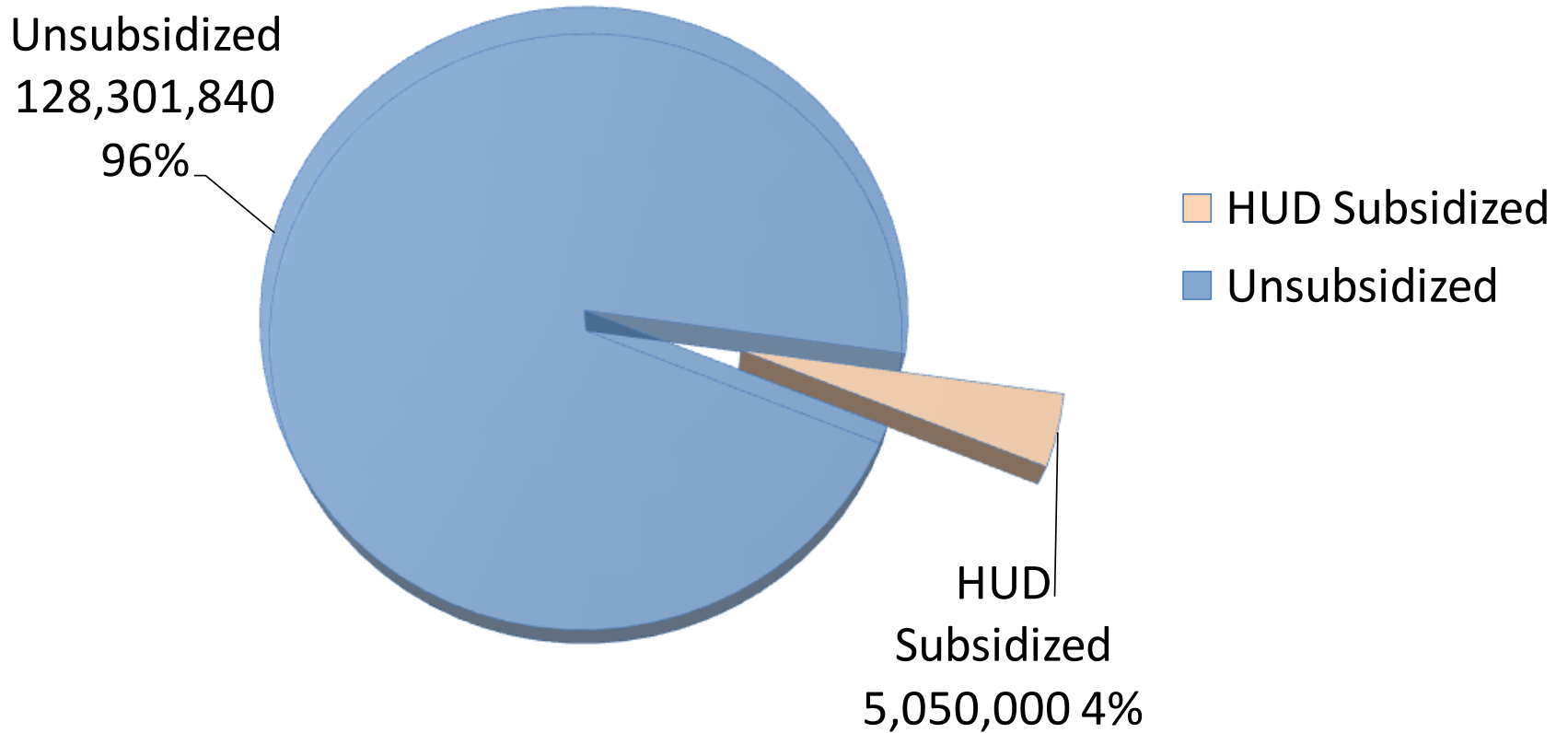
Al Hester, Housing Policy Director

Dominic Mitchell, Section 8 Programs Manager

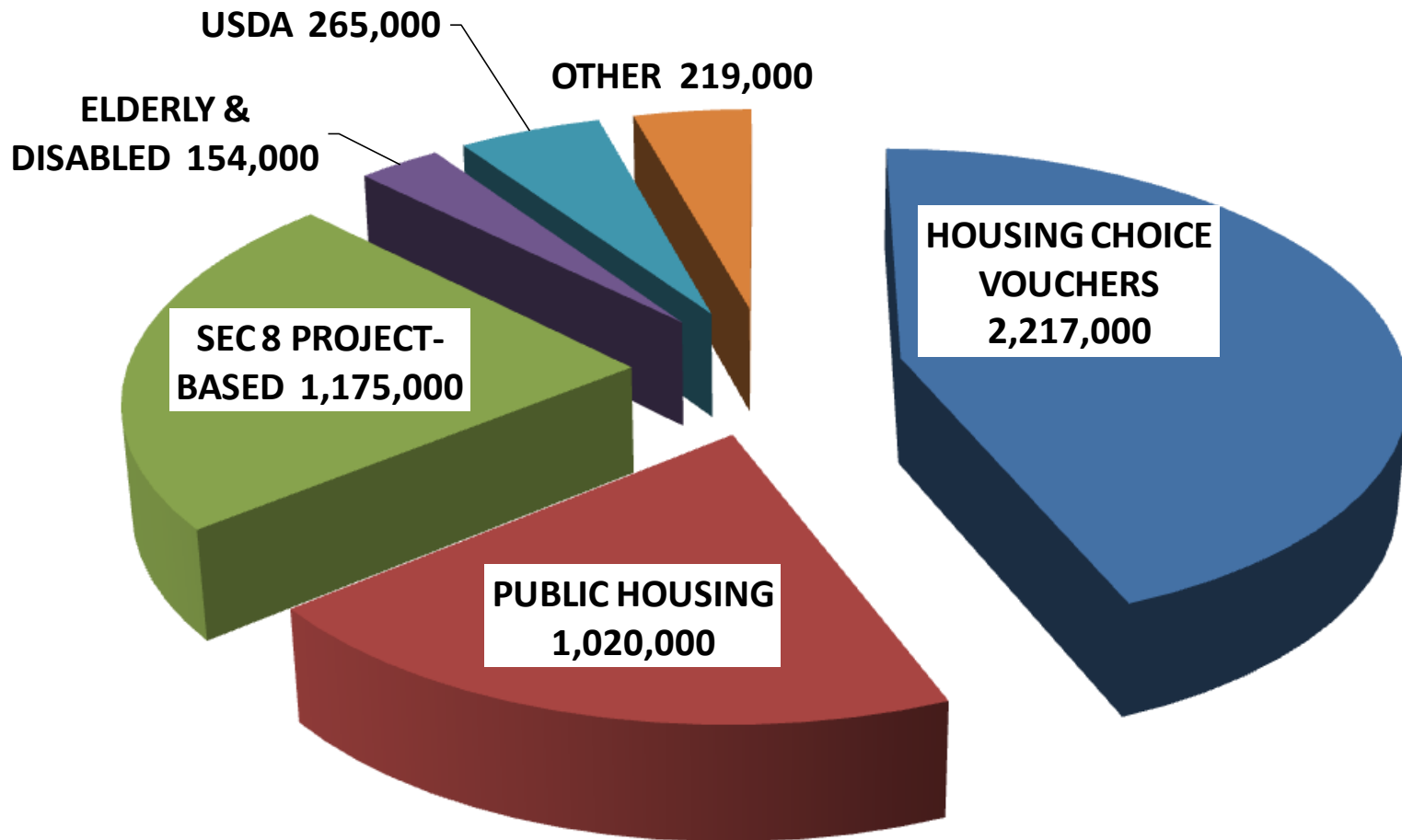
Cynthia Yuen, Assistant Section 8 Programs
Manager

St. Paul PHA

**APPROXIMATELY 133 MILLION HOUSING UNITS IN THE U.S.
ABOUT 4% OF THEM RECEIVE FEDERAL SUBSIDIES THROUGH HUD
ONLY ABOUT 1/4 OF ELIGIBLE HOUSEHOLDS RECEIVE RENT
ASSISTANCE**



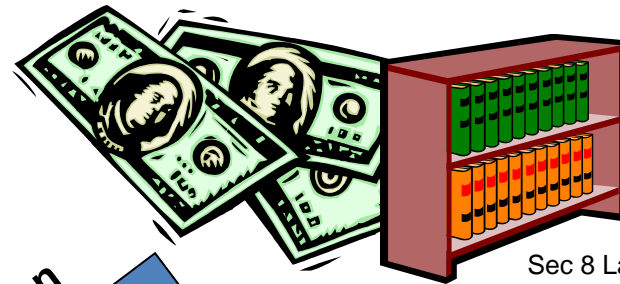
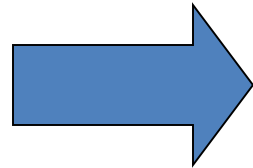
HUD -SUBSIDIZED HOUSING IN THE U.S. 5 MILLION HOMES - 4% OF HOUSING SUPPLY



SECTION 8 HCV: Subsidies to Private Owners

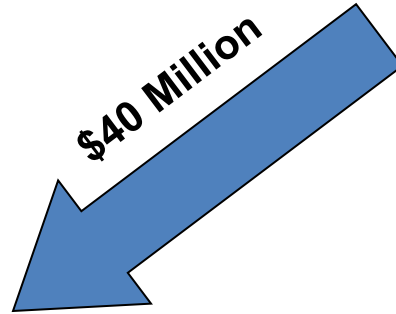


\$19.5 Billion

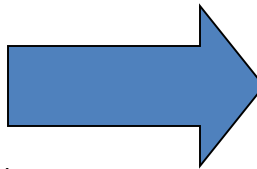


Sec 8 Laws
& Rules

\$40 Million

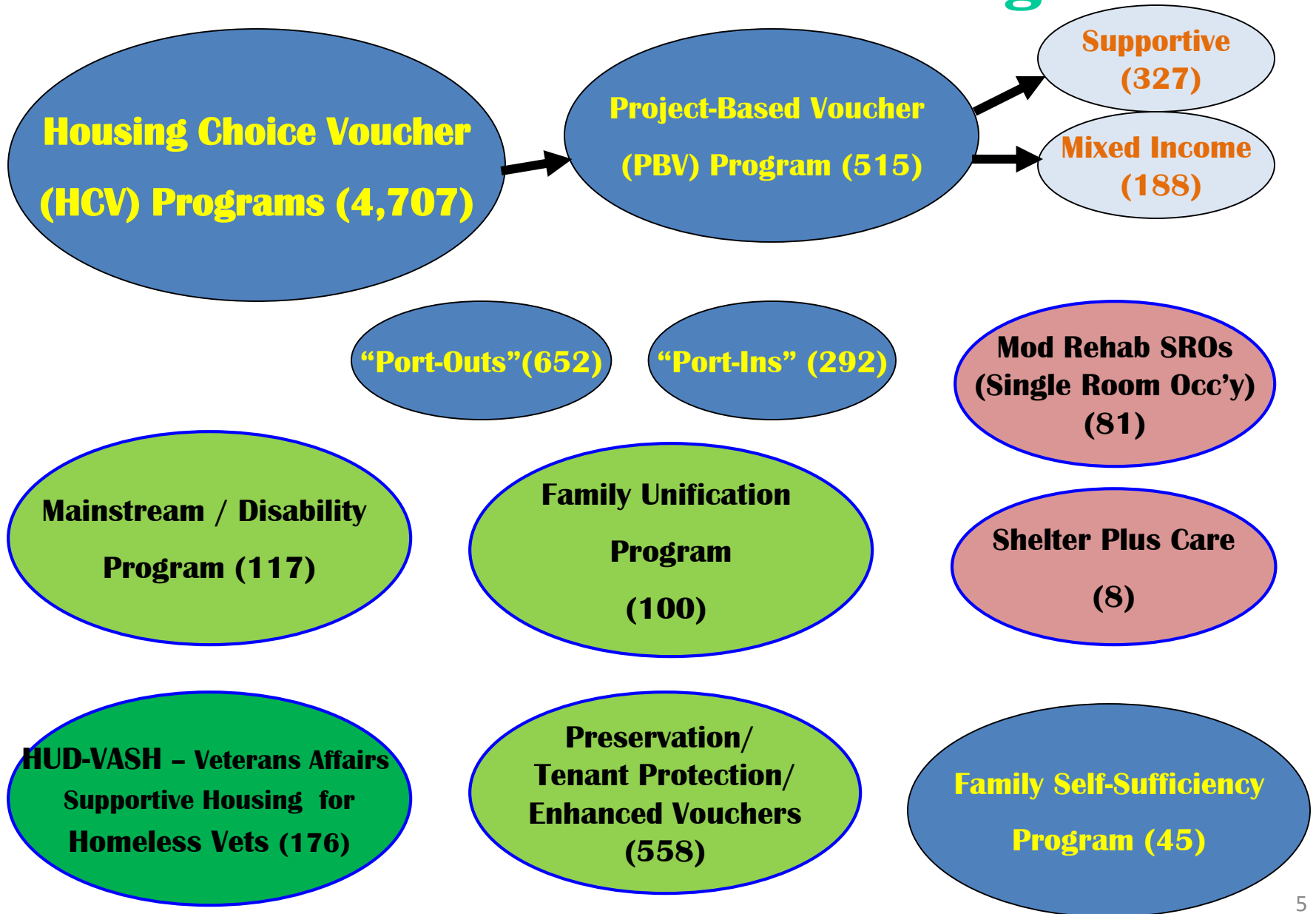


\$37 Million



4,600 Units, 1,200 Owners

The Section 8 Voucher Programs



SEMAP “HIGH PERFORMER”

- SEMAP: HUD’s Section Eight Management Assessment Program

15 factors, including

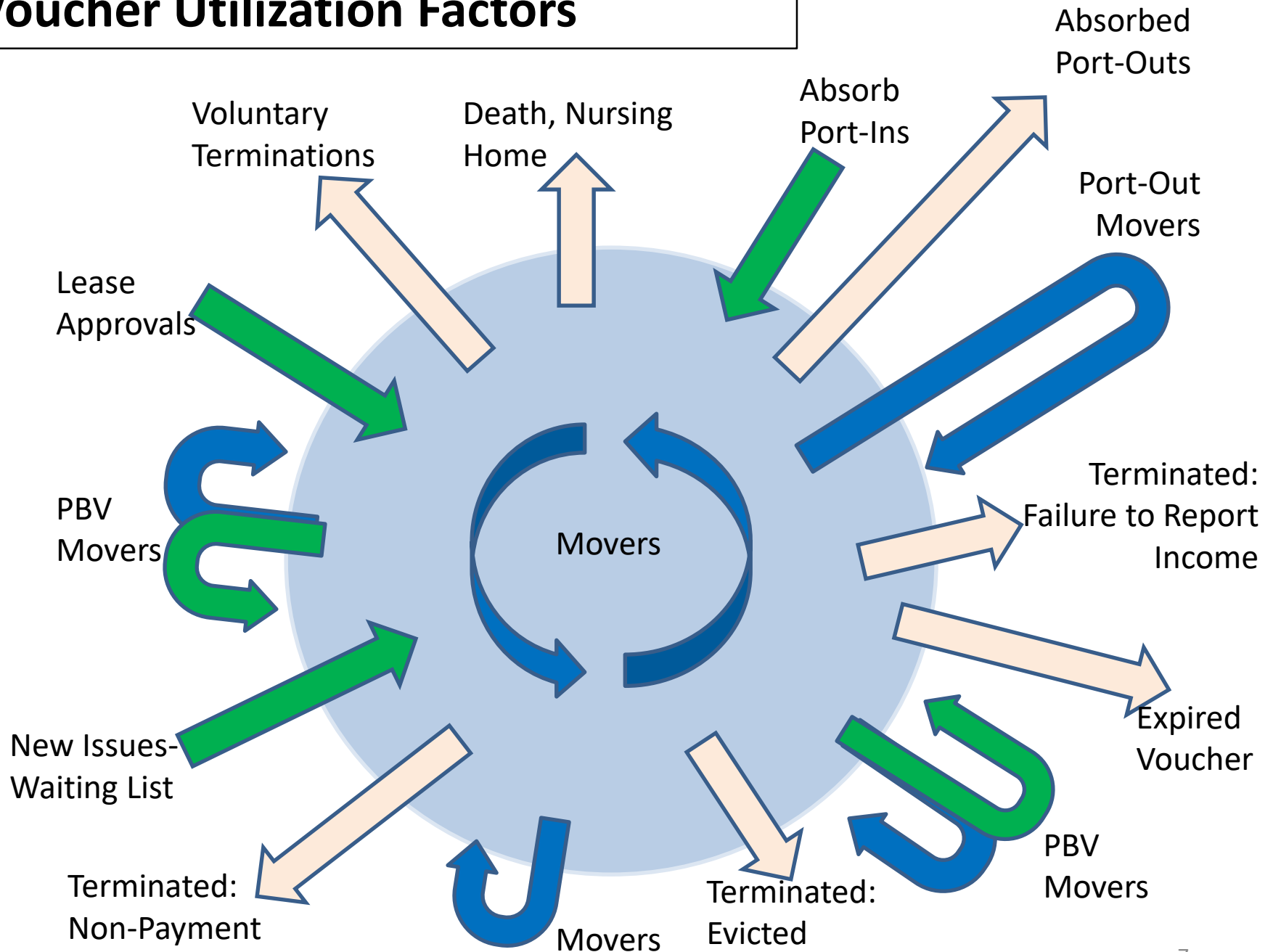
- Lease-up rate
- Inspections
- Eligibility reviews
- Rent approvals



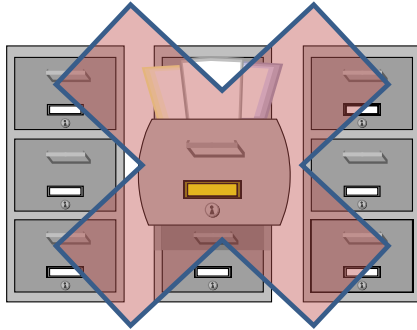
“High Performer”
rating for 16
years!

- All Section 8 Housing Choice Vouchers are leased and “utilized.”
- During **FY 2017**, the PHA had 53,462 “unit-months-available” and 53,434 “unit-months-leased”, just 28 short of 100% (**99.95% utilization**).
- During **FY 2016**, the PHA had 53,153 “unit-months-available” and 53,155 “unit-months-leased” (**100.0% utilization**).

Voucher Utilization Factors



Online Section 8 Waiting List



- The waiting list was opened in September 2015 for one week.
 - Over 12,000 applications were submitted online.
 - The PHA conducted a lottery from those submissions for 3,500 spots on the list. The PHA started drawing from the list in November 2015.
- Depending on turnover and funding, the PHA may issue 300-400 vouchers per year to the waiting list.
- The waiting list was closed to new applications from 2007-2015.

PROCESS FOR SECTION 8 RENT ASSISTANCE

Applicant selected from PHA Section 8 Waiting List; eligibility for assistance verified.

PHA issues applicant a Housing Choice Voucher.

Applicant locates suitable unit.

Owner screens and selects applicant for tenancy.

Applicant submits RFTA (Request For Tenancy Approval) to PHA for rent approval. Initial move-in inspection is scheduled. PHA ensures that that the family will not pay over 40% of monthly adjusted income for rent and utilities.

PROCESS FOR SECTION 8 RENT ASSISTANCE

PHA inspects rental unit using HUD's Housing Quality Standards (HQS).

Unit passes HQS inspection; Housing Assistance Payments (HAP) contract prepared and sent to owner.

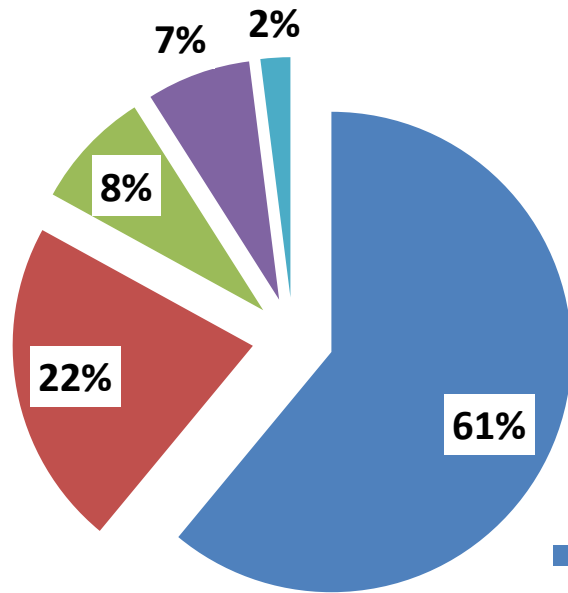
Owner reviews and signs HAP contract and returns it to PHA with executed copy of owner's lease (must include Section 8 Tenancy Addendum). Lease start date must match HAP contract start date.

Applicant becomes a Section 8 Program participant; Housing Assistance Payments (HAP) are sent to owner.

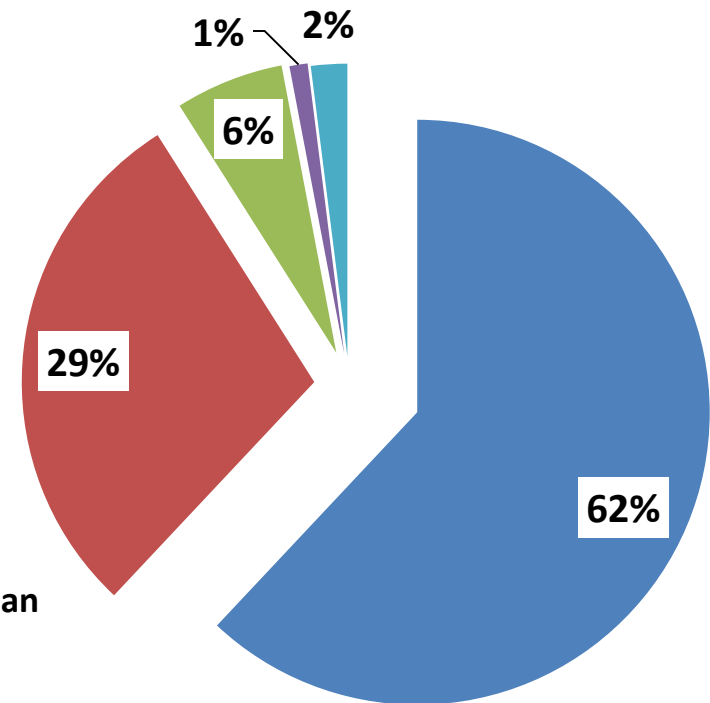
Annual & interim re-exams, Inspections, etc....

HCV Race Data as of 3/31/17

Waiting List (1,791)



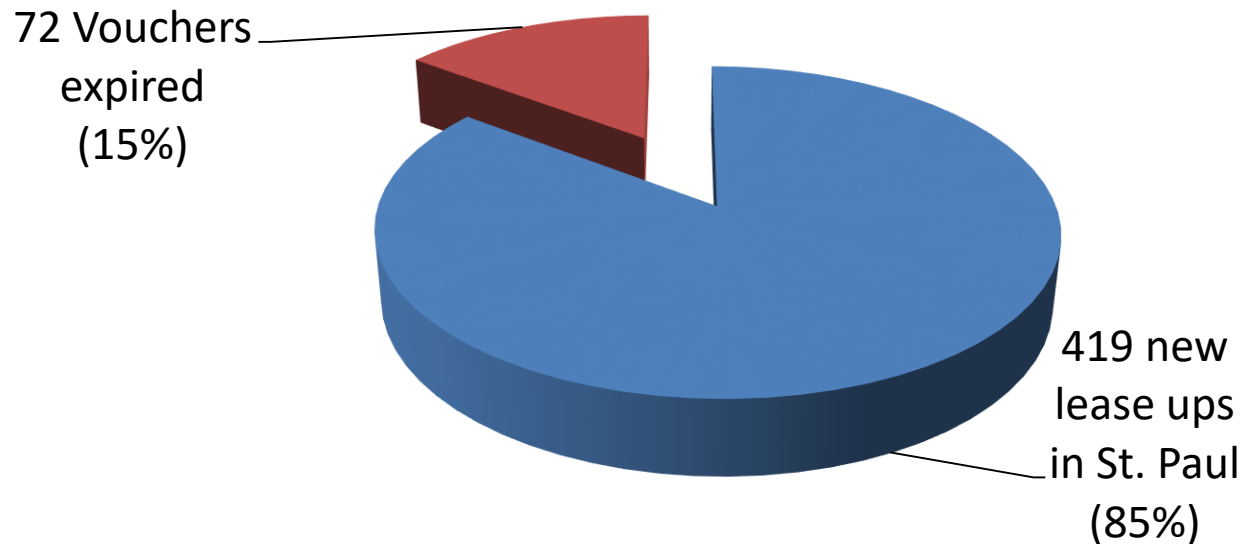
Current participants (4,236)



- African American
- White
- Asian/PI
- Multiple
- American Indian

Shopping Success Rates

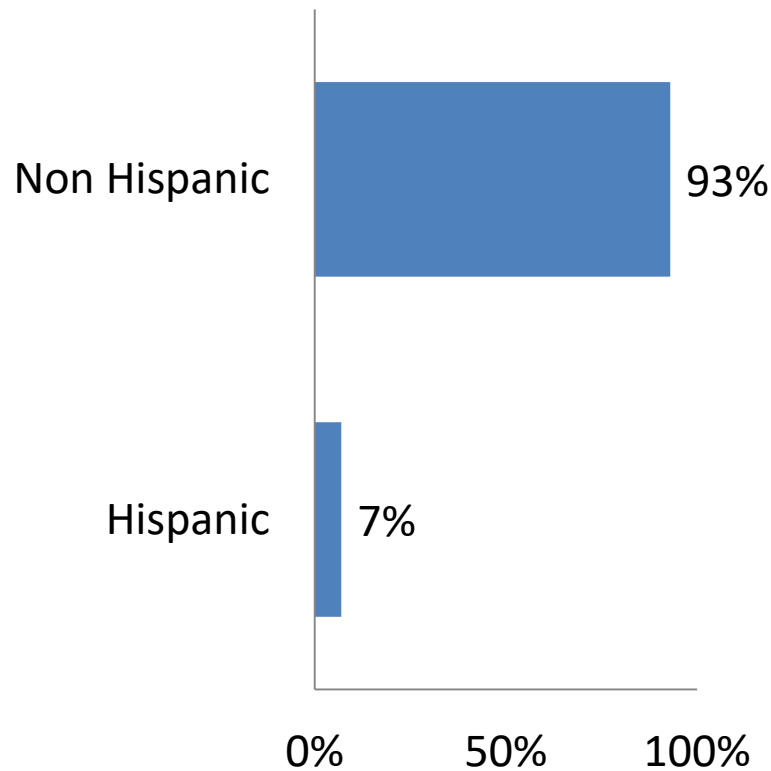
Average shopping success rate over the last 6 months (491: total number of shoppers)



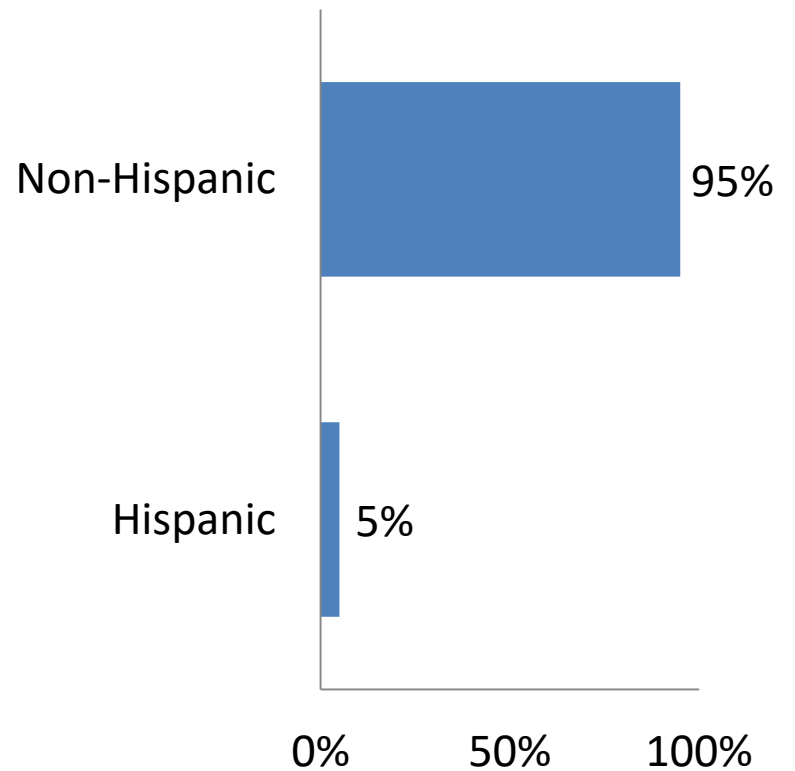
- “Success” is defined as the number of clients who have leased a unit in St. Paul, relative to how many vouchers expire in a given month.

HCV Ethnicity Data as of 3/31/17

Waiting List (1,791)

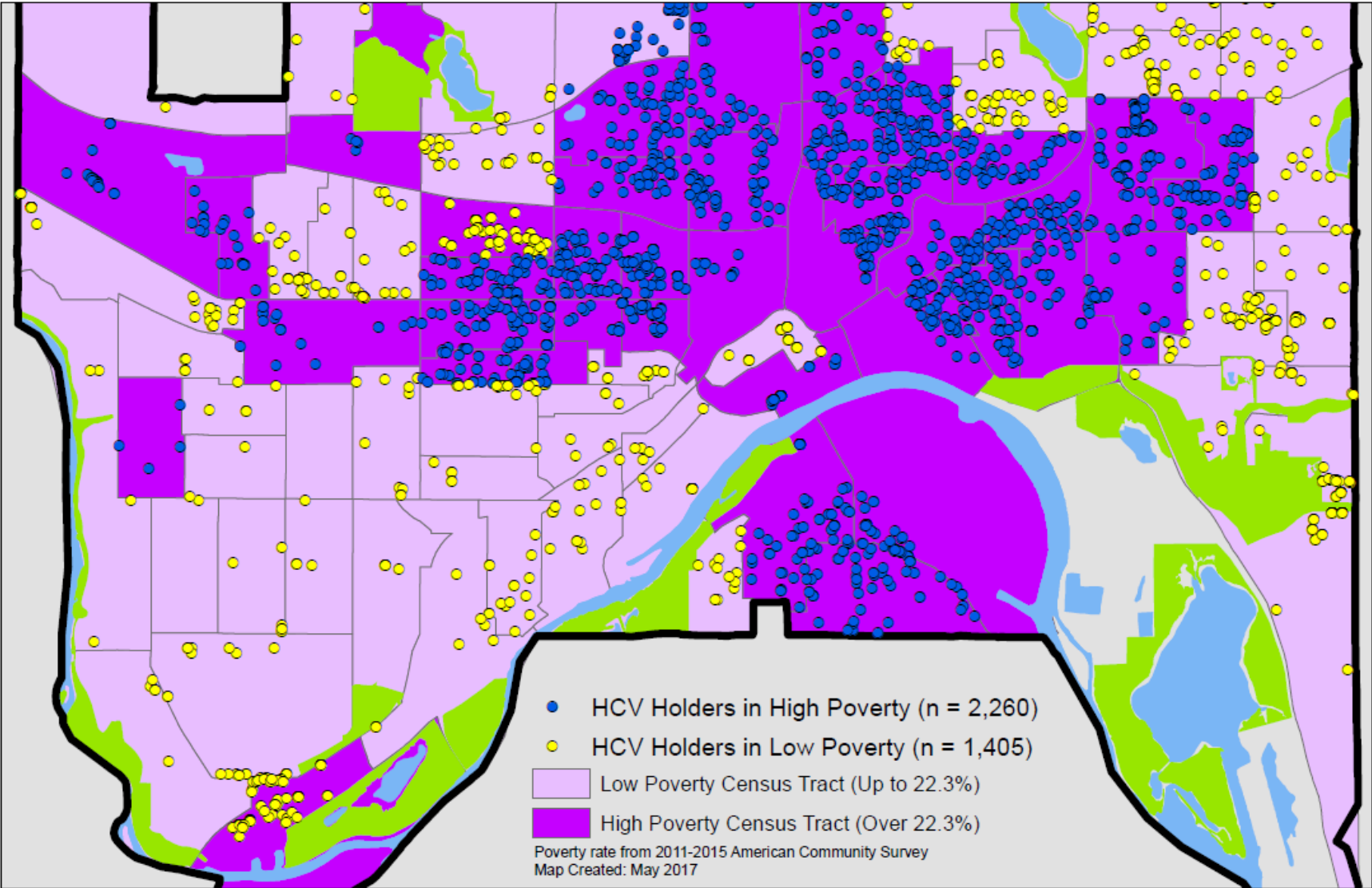


Current participants (4,236)



St Paul Public Housing Agency

2016 Section 8 Voucher Holders in High and Low Poverty



0 0.5 1 2 Miles

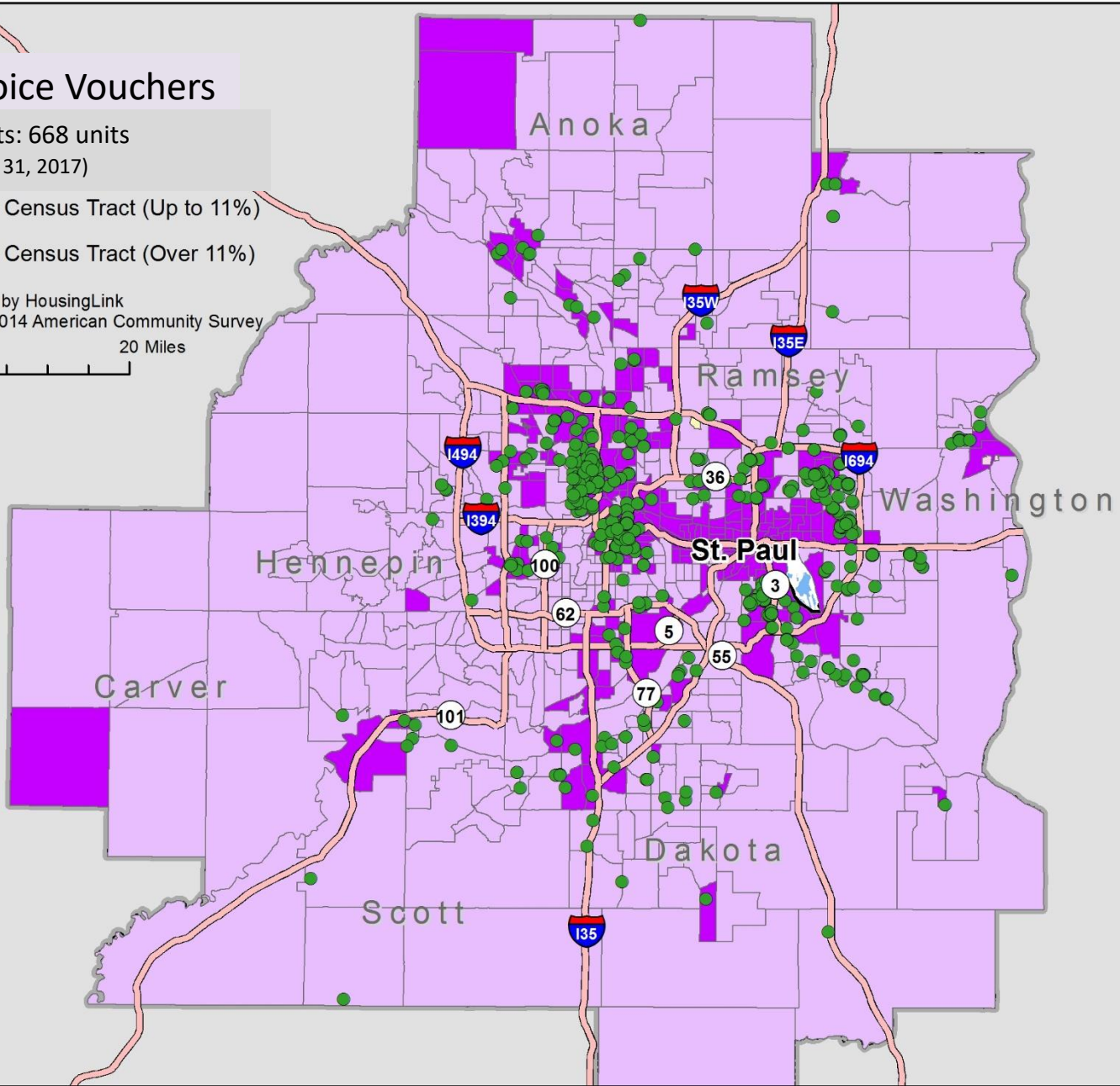
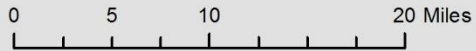
St. Paul Public Housing Agency

Housing Choice Vouchers

HCV Port-Outs: 668 units
(as of March 31, 2017)

- Low Poverty Census Tract (Up to 11%)
- High Poverty Census Tract (Over 11%)

Map Created: March 2017 by HousingLink
Poverty Rate from 2010-2014 American Community Survey



St Paul PHA's Vouchers: TBV and PBV (Tenant-Based Vouchers & Project-Based Vouchers)

- 4,618 Housing Choice Vouchers
- 515 Project-Based Vouchers
- 24 developments
 - 19 with supportive services
 - 5 general occupancy
- The PHA's PBV program underwent a rigorous OIG audit from 2009 to 2010.
- In order for a project to be considered, "a developer/owner must submit a proposal through Minnesota Housing's Consolidated Request for Proposals ('SuperRFP')".
- Currently project-basing 12.5% of our vouchers.
- PBV Assistance is often leveraged with tax credits to create maximum viability with maximum affordability.



PBV Project Name	Address
Sibley Park Apts.	211 E 7th St.
Crestview Apts.	1161 Westminster
Liberty Plaza	280 Arundel
Rivertown Commons	175 Charles
YWCA I	251 Oxford
YWCA	91 Lexington Ave N.
Jackson St Village	1465 Jackson
Sibley Court Apts.	484 Temperance
Families First I	515 N. Dale
Families First II	914 Thomas
Families First III	849 University Ave. W.
Seventh Landing	1360 W 7th
Straus Building – Hollman	350 Sibley

PBV Project Name	Address
Upper Landing; Hollman	200 Wilken
Martin Luther King Court	840 Marshall Ave
St. Christopher Place	286 Marshall
UniDale Apts	627 Aurora
Sankofa Apts	990 LaFond
Cleveland-Saunders	930 Cleveland
Winnipeg Apts	850 Rice
Delancey Apts	700 Selby
Lexington Commons	375 Lexington
Renaissance Box	210 East 10th Street
Fort Road Flats	2242 West 7th St.
Western U Plaza (Old Home)	370 University Ave West
Ujamaa Housing	700 Selby Ave
Prior Crossing	1949 University Ave. W.

St. Paul PHA Mobility Framework

- Premised on Maximizing Resident Choice.
- Waitlist preferences go to lowest income folks who live, work or go to school in St. Paul.
- Advertise Mobility through (chosen) Portability
 - Extend portability shopping periods in accordance with HUD guidance.
 - Subsidize many vouchers in opportunity areas outside of St. Paul, where their allocations are not large enough.
 - Regularly work with other Metro agencies to reduce obstacles to voucher portability within the Metro area.
- Finally, we work with owners to strengthen our partnerships, including those partnerships that will provide opportunities in low poverty areas...

Landlord/Owner Retention

- Family Housing Fund “Creating Opportunity Project,” completed in early 2016. Results presented by MN Multi-Housing Association, suggests 4 focus areas:
 - Recognize need for authentic **Partnership** between PHA and program owners.
 - Establish consistent **Inspection** practices.
 - Enact reasonable **Rent Setting** methods, allowing for exceptions in Low Poverty areas.
 - Implement adequate **Accountability** measures for tenants who violate leases.

PHA Steps to Retain Owners

How does the St. Paul PHA retain owners? Simply put, the PHA runs an efficient program that applies policies and practices correctly and consistently, while soliciting and responding to owner concerns with education and action. More specifically...

- **Partnership**

- PHA holds regular owner orientations and annual owner workshops.
- PHA initiated Landlord Advisory Group to solicit owner suggestions.
- PHA staff promptly respond to owner concerns with education and/or prompt correction.

- **Inspections**

- PHA staff provide regular lists of all possible inspection deficiencies.
- PHA implemented biennial inspections for qualified owners/units.
- PHA reduced inspection wait times with hiring of additional inspector.
- PHA recently implemented handheld inspection devices, which allows for owners to learn of cited deficiencies more quickly.

PHA Steps to Retain Owners

- **Rent Setting** (in a tight funding environment)
 - PHA will allow individual exception rents or exception rent increases, upon special review by a supervisor.
 - PHA will typically provide rent exceptions to low-poverty areas, recently rehabbed units, or otherwise hard-to-find units.
 - Owner must always show “rent reasonableness” within neighborhood.
 - PHA encourages owners to make “business decision” when negotiating.
- **Accountability**
 - PHA staff offer basic landlord guidance and problem-solving.
 - PHA will initiate voucher termination where mutual clients violate leases and owner has done what they can.
 - PHA supports owners whose units are damaged by voucher recipients by initiating program termination where necessary.

Additional Issues

- The PHA takes fraud quite seriously, and relies heavily on owners to assist in investigating and determining fraud. However, there have been instances of collusion where owners will enter into side agreements or hide relevant information from the PHA. This is a tricky area...
- Regarding all things Regional...
 - As articulated by the PHA's Board of Commissioners, the St. Paul PHA will remain focused on our core mission of providing 8,900 affordable housing opportunities for 21,000 low-income individuals, particularly given the persistent funding reductions by Congressional appropriators.
 - Though we have many competing requests for our limited resources, we remain willing to work with and support the City of St. Paul's regional affordable housing initiatives.
- Questions?