

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

REPORT TO COMMISSIONERS

FROM JON M. GUTZMANN
EXECUTIVE DIRECTOR

REGARDING RAD Conversion; Establishing the
Multifamily Housing (PBRA) Waiting List

DATE September 25, 2019

Staff requests Board approval of Resolution No. 19-9/25-03 to adopt a policy establishing how the Agency will transition applicants from the current Low Income Public Housing (LIPH) waiting list to a new Multifamily Housing Project-Based Rental Assistance (PBRA) waiting list. This step is required as part of the RAD conversion of public housing to PBRA. The attached draft shows the full text of the recommended policy.

After the RAD conversion the Agency will maintain two “PHA-owned property” waiting lists instead of the current single public housing waiting list. (The Housing Choice Voucher/Section 8 waiting list will continue to operate as a separate list.) The “PHA-owned property” waiting lists will be:

- The public housing waiting list will only serve families whose household size matches the unit sizes in the single family homes and duplexes on scattered sites. After the RAD conversion the 418 scattered sites will be the PHA’s entire public housing portfolio, including the 360 units currently in AMP 9 plus the 42 duplex units in AMP 7 and the 16 duplex units in AMP 8. Since there are no 1-bedroom or 0-bedroom (efficiency) units in scattered sites, applicants for those unit sizes will be moved to the PBRA waiting list.
- The Multifamily (PBRA) waiting list will serve families whose household size matches the unit sizes in the sixteen hi-rises and the four family housing developments (McDonough, Roosevelt and Mt. Airy Homes, and Dunedin Terrace). Applicants currently waiting for six-bedroom units would not be added to the PBRA waiting list because no such units are included in the RAD transaction. Those households would remain on the public housing waiting list.

HUD's rules for RAD conversions allow housing agencies and their PBRA projects to continue or establish site-based waiting lists, which permit an applicant to apply to one or more specific projects. However, in the Board-approved Tenant Selection Plan and PBRA Occupancy Policies (TSP) the PHA committed to continue to operate a community-wide waiting list after the RAD conversion. This was part of an ongoing effort to minimize the impact of the RAD conversion on PHA applicants and residents.

After the RAD conversion, all current public housing applicants will remain on at least one waiting list. Whether applicants are on one or both waiting lists after the conversion depends on the availability of the bedroom size they applied for in that program, as follows:

- 0-BR applicants- Multifamily waiting list
- 1-BR applicants- Multifamily waiting list
- 2-BR applicants- Multifamily waiting list and public housing waiting list
- 3-BR applicants- Multifamily waiting list and public housing waiting list
- 4-BR applicants- Multifamily waiting list and public housing waiting list
- 5-BR applicants- Multifamily waiting list and public housing waiting list
- 6-BR applicants- Public housing waiting list

Applicants will retain the sequence date applicable at the time of conversion, whether they remain on the public housing waiting list or are moved to the Multifamily waiting list.

LF/FAH

Attachments: Resolution No. 19-9/25-03
Policy on Establishing the Multifamily Housing Waiting List

**PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL
RESOLUTION NO. 19-9/25-03**

**RENTAL ASSISTANCE DEMONSTRATION (RAD) CONVERSION TO
PROJECT-BASED RENTAL ASSISTANCE (PBRA);
APPROVAL OF POLICY ON
ESTABLISHING MULTIFAMILY HOUSING WAITING LIST**

WHEREAS, the Public Housing Agency of the City of Saint Paul (PHA) has applied to the U.S. Department of Housing & Urban Development (HUD) to convert 3,855 dwelling units of Low Income Public Housing (LIPH; Section 9) to Project-Based Rental Assistance (PBRA; Section 8), through HUD's Rental Assistance Demonstration (RAD) program, as initially approved by the PHA's Board of Commissioners on August 23, 2017; and

WHEREAS, on July 26, 2019 the PHA received HUD's "RAD Conversion Commitments" (RCCs) for all eight RAD conversion applications, for Asset Management Projects (AMPs 1-8); and the PHA accepted the RCCs on August 14, 2019; and

WHEREAS, public housing agencies that are converting public housing units to PBRA are required to adopt a policy establishing the waiting list for the properties converted to Multifamily Housing (PBRA); and

WHEREAS, staff have recommended approval of the attached policy which establishes the Multifamily Housing waiting list and the transition from the current public housing waiting list, after the RAD conversion to PBRA takes effect; and

WHEREAS, the Board of Commissioners finds that the proposed policy is necessary and appropriate, in furtherance of the PHA's applications to convert the public housing units in the PHA's hi-rises and family housing developments to Project-Based Rental Assistance (PBRA) through HUD's Rental Assistance Demonstration (RAD) program, to best serve the needs of PHA residents;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Public Housing Agency of the City of Saint Paul as follows:

1. The attached Policy on Establishing the Multifamily Housing Waiting List is approved as presented; and
2. Pursuant to HUD notice dated January 11, 1990, the PHA certifies that no employee is serving in a variety of positions that will exceed 100 percent of his or her work time.

RENTAL ASSISTANCE DEMONSTRATION (RAD) CONVERSION; POLICY ON ESTABLISHING THE MULTIFAMILY HOUSING WAITING LIST

The conversion of former public housing projects to the Multifamily Housing/Project- Based Rental Assistance Program (PBRA) requires the establishment of a new Multifamily Housing waiting list as well as maintaining a public housing waiting list for the remaining public housing units.

After the RAD conversion, all current public housing applicants will remain on at least one waiting list. Whether applicants are on one or both waiting lists after the conversion depends on the availability of the bedroom size they applied for in that program, as follows:

- 0-BR applicants- Multifamily waiting list
- 1-BR applicants- Multifamily waiting list
- 2-BR applicants- Multifamily waiting list and public housing waiting list
- 3-BR applicants- Multifamily waiting list and public housing waiting list
- 4-BR applicants- Multifamily waiting list and public housing waiting list
- 5-BR applicants- Multifamily waiting list and public housing waiting list
- 6-BR applicants- Public housing waiting list

Applicants will retain the sequence date applicable at the time of conversion, whether they remain on the public housing waiting list or are moved to the Multifamily waiting list.

Recommended for PHA Board Approval on September 25, 2019