

# PRESERVING SINGLE FAMILY HOMES: HUD's "Section 18" program to fund home improvements and sustain public housing



- **Opening Remarks**
- **Part 1 – Section 18**
  - MPHA short presentation
  - Questions about Section 18
- **Part 2 – Small Group Discussion**
  - Share your general thoughts/ reactions/comments on Section 18
  - How do residents want to be updated?
  - What would entice you to participate in strategy discussions?
- **Part 3 – Open House Tables**
  - Learn more about Section 18. Tell us what you like or dislike about your home.
  - Discuss outstanding & new work orders
  - Interested in participating in a resident council? Want to learn more about homeownership programs?

# Welcome & Introductions

## PURPOSE:

- Consult with residents on the decision to pursue the Section 18 application process as required by HUD.
- MPHA wants to involve residents in shaping the larger family housing strategy, build a communications channel, and build relationships.

# Resident Consultation Meeting

## AGENDA

- Opening Remarks
- Part 1 – Section 18
- Part 2 – Small Group Discussion
- Part 3 – Open House Tables

# WHY is MPHA applying for this HUD program?

MPHA needs to maintain and update more than 700 single family homes across the city.

To preserve these homes, **MPHA has decided to apply for HUD's Section 18 program.** The program will give MPHA more money to take care of public housing.

# WHAT does this mean for residents?

## **MPHA's commitments to families:**

- You will not have to move
- You will not lose your housing benefits
- MPHA will still be your property manager
- Your rent calculation will remain at 30% of your adjusted income, the same as now
- MPHA's use of Section 18 program will not eliminate, reduce, or privatize any public housing
- You may experience more improvements and repairs to your home with the increased funding
- The long-term arrangement will guarantee the homes serve only low-income families

# HOW does the new program work?

## STEP 1: HUD APPLICATION

Since current federal funding is not enough to operate and maintain housing long-term, MPHA is applying for HUD's Section 18 program. Through Section 18, MPHA will apply "disposition" of these properties.

MPHA will submit the application in February after Board approval

## STEP 2: MPHA-OWNED NON-PROFIT

"Disposition" means MPHA will transfer the properties to our own public non-profit that is 100% controlled by the housing authority.

Residents will sign a new lease. The change will otherwise have little or no impact for most residents.

## STEP 3: FUNDING

When approved, HUD increases the subsidy, which allows MPHA to improve and rehab housing.

## STEP 4: CONVERSION

MPHA will convert the subsidy into project-based vouchers (PBVs). PBVs are attached permanently to the scattered-site house and operate much the way public housing currently operates.

MPHA will continue to manage and maintain all of the housing through the non-profit.

# WHAT are the next steps?

## TODAY

- Ask questions & share reactions
- Help decide how to receive communications as process moves forward
- Help decide how to participate in designing future of family housing
- Time after for individual questions, including work orders

## UPCOMING

- Physical Needs Assessment to happen at all properties
  - MPHA will provide advance notice to residents
- You will be asked to sign a new lease with our nonprofit
  - No changes to rent or rights
- Opportunities to help inform the big-picture strategy for the long-term

# LOOKING FORWARD: FORWARD: Big-Picture Strategy



Maintenance,  
Remodels, and  
Energy  
Improvements



New Construction

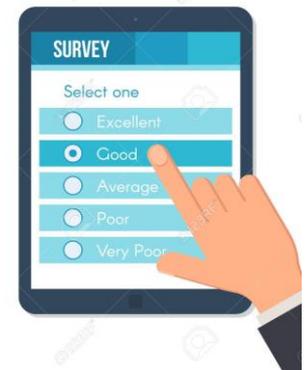


New Services

# Ways to Participate in the Big-Picture Strategy



- Surveys (online or mailed)
- Meetings
- Open houses
- Small Groups
- Design meetings
- Include kids



A photograph of a green house with a red roof and a white porch. The house has a white arched window in the gable and a white porch with a railing. The house number '2014' is visible on the porch. The background shows trees with yellow leaves, suggesting autumn. A white text box is overlaid on the image, containing the main text.

# Questions/clarifications about Section 18?

We will compile all feedback and provide  
all meeting materials online at  
[mpaonline.org/preserving-family-homes](https://mpaonline.org/preserving-family-homes)

# Small Group Discussion

1. One person in each small group will volunteer to summarize the discussion for the larger group.
2. In one minute or less, each person in the group share your response to the question (you can pass).
3. As a group, discuss 2 to 3 themes or important highlights for your volunteer speaker to share with the full group.
4. After about ten minutes the facilitators will ask you to come back together to share your highlights.

## Small group topic questions

1. Discuss your reactions and comments to MPHA's plans to apply for Section 18.
2. Applying for Section 18 and making upgrades to homes will take a number of years. How do you want to be informed about MPHA's progress?
3. MPHA wants to know what residents think about updating their homes. How would you like to participate in sharing what is important to you and other families about your home and help MPHA plan for the future of public housing?

# Visit the tables for more information.



Learn more about Section 18.  
Tell us what you like or dislike about your home.



Discuss outstanding & new work orders.



Interested in participating in a resident council?

Want to learn more about homeownership programs?