



Preserving Family Homes

Using a HUD program to fund home improvements and sustain public housing

WHY is MPHA using this program?

MPHA needs to maintain and update more than 700 single-family, duplex, and four-plex homes across the city. To preserve them, MPHA has been approved for HUD's Section 18 program. The program gives MPHA **more federal dollars 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 the 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 guarantees the homes **serve only low-income families.**

HOW does the new program work?

STEP 1: APPLY

Since **current federal funding is not enough to operate and maintain this housing long-term,** MPHA was approved in 2019 for a HUD program called "Section 18." This means **more than \$3 million in new, annual federal funding** for repairs and operations.

STEP 2: MPHA-OWNED NONPROFIT

As required by the Section 18 process, **MPHA will transfer the properties to a public nonprofit that is 100% controlled by MPHA,** called "Community Housing Resources," or CHR. Residents may sign a new or updated lease that is very similar to the current one.

STEP 3: FUNDING

The approved Section 18 application leads to a **large increase in the subsidy amount, 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 property-manage** all of these homes.