



# 2024 Annual Public Housing Agency Plan

Metropolitan Council Housing & Redevelopment Authority (Metro HRA)

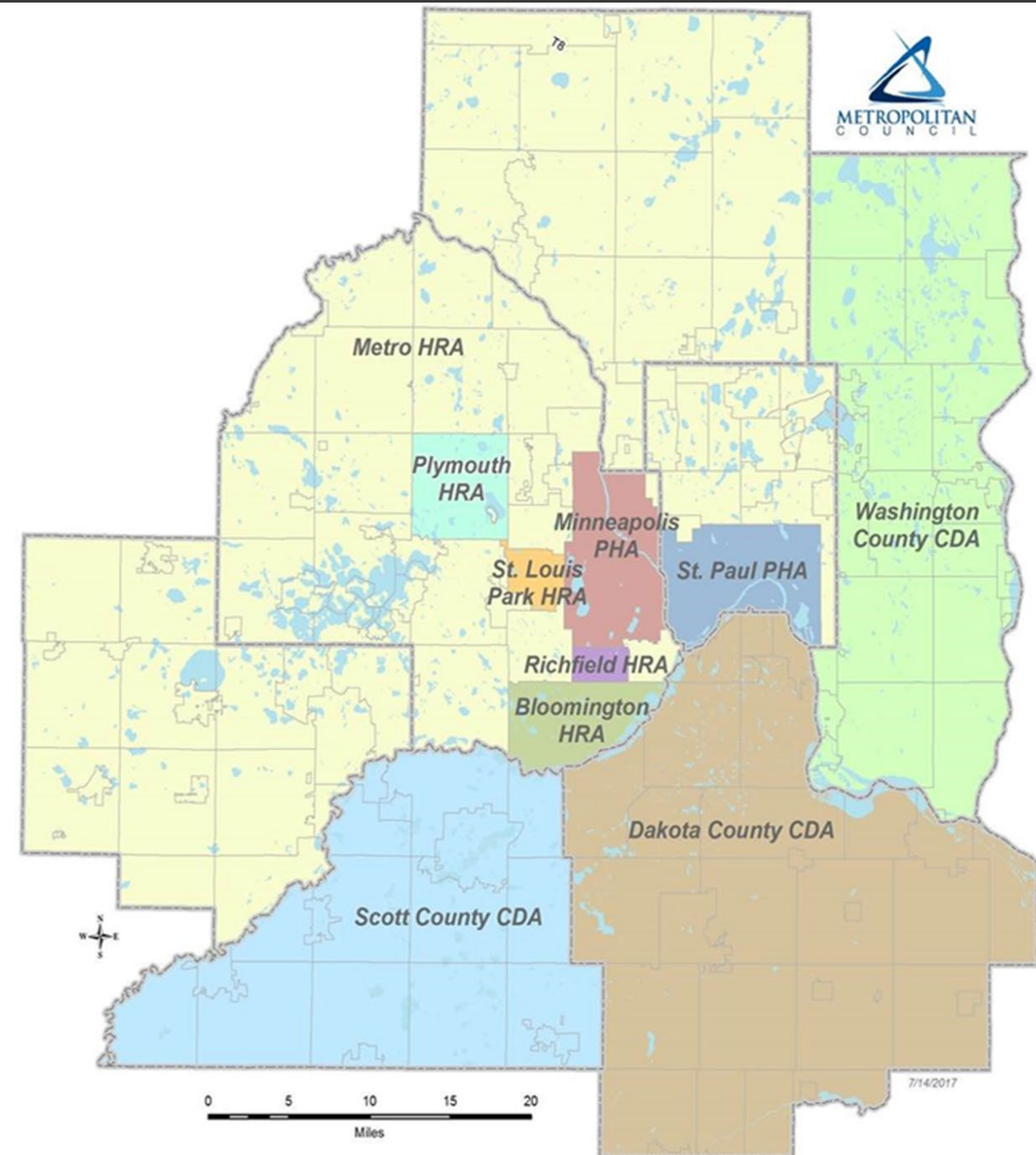


Metropolitan Council Meeting  
August 2, 2023

# Metropolitan Council Housing & Redevelopment Authority (Metro HRA)

## Background

- Over 7,200 households served
- Anoka and Carver County;  
Suburban Hennepin & Ramsey  
County
  - 96 Communities
- 2022: \$78 million in housing  
assistance payment



# 2024 Annual Public Housing Agency (PHA) Plan

## Overview

- Required by U.S. Department of Housing & Urban Development (HUD) for any agency administering the Housing Choice Voucher (HCV) program.
- Serves as a guide and informs HUD, program participants, and the general public of the Metro HRA's mission for serving the needs of low-income families across the region and strategies for addressing those needs.

# Long Range Plan

## PHA Plan: Five-Year Plan

- Submitted every 5<sup>th</sup> year
- Currently approved 2020 – 2024

### PURPOSE

- Provide HUD long range goals for meeting the needs of low-income persons in the region

# Annual PHA Plan

## PHA Plan: Annual Plan

- Submitted each year to HUD in October

### PURPOSE

- Provide strategies for meeting identified housing goals and needs in the coming year
- Communicate elements of the plan that have been updated or revised

# PHA Plan Component



## Housing Choice Voucher (HCV) Administrative Plan

- Required by HUD as a supporting document to the PHA Plan
- Metro HRA's primary policy document
- Contains mandatory and discretionary policies
- Must be available for public review

# Project Based Voucher

## What is a Project Based Voucher?

HUD allows PHAs to attach vouchers to specific units rather than using it for tenant-based assistance.



# 2024 Annual PHA Plan

## 2020 Administrative Plan Changes

### Project Based Vouchers (PBVs)

- Additional language on considerations
- Timing of PBV offer and award
- Prioritization of developments in the Metro HRA service area
- Policy remains at up to 20% PBV

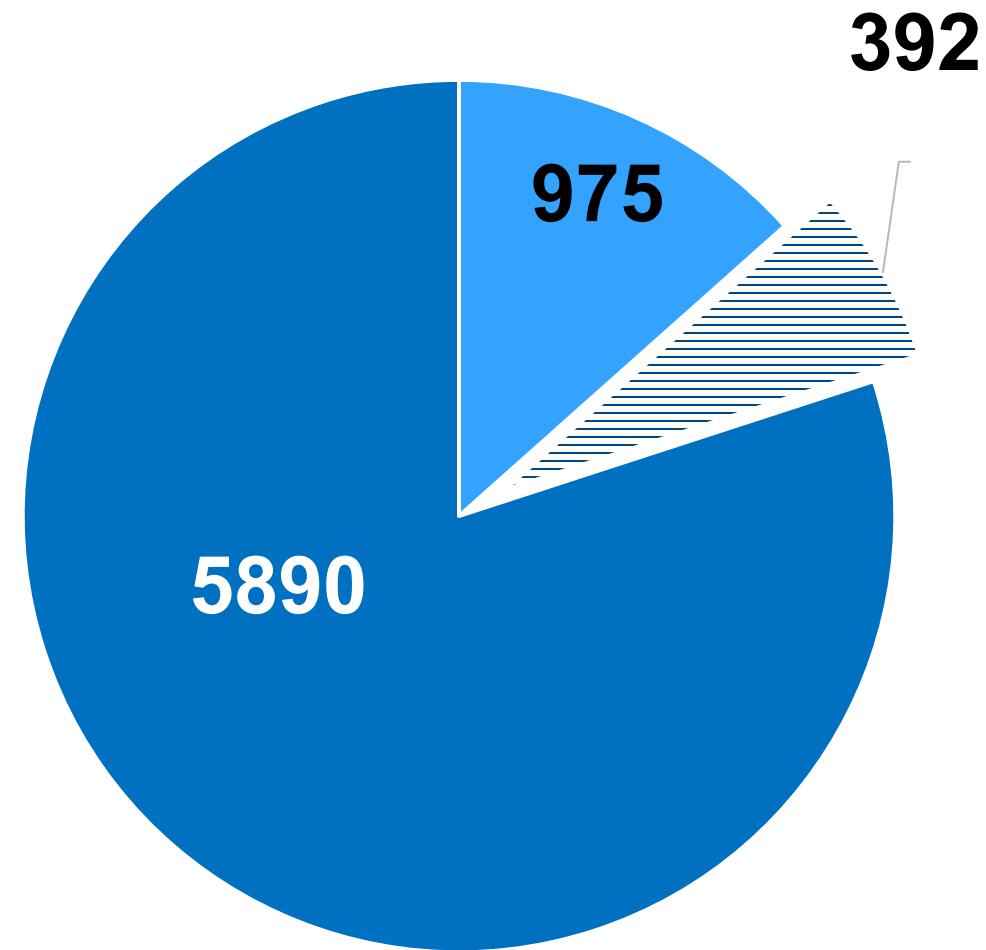


# Project Based Vouchers

## PBV Summary

- 6,839 total Vouchers with PBV option
- HUD allows up to 20% PBV (1367 vouchers)
  - Plus and additional 10% for certain units (683 units)
- 975 PBV units awarded (14%)

## Current Voucher Split



- Project Based Vouchers (PBV)
- Remaining Vouchers available to Project Base
- Housing Choice Vouchers (HCV)

# Vouchers and Project Base Option

## Voucher Overview

Program Name	Population Served	PBV Option?	# Vouchers	# Designated as PBV
Emergency Housing Vouchers	Homeless or fleeing domestic violence	No	218	N/A
Mainstream Vouchers	Homeless or transitioning out of institution	Yes	253	20*
Veteran's Affairs Supportive Housing	Homeless veterans	Yes	210	40*
Family Unification Program	Families with child protection involvement	Yes	46	0
Non-Elderly Disabled	Disabled ages 18-61	No	200	N/A

**\* 2023: The Metro HRA tentatively awarded 20 VASH and 20 Mainstream PBVs**

# PBV Considerations

HUD does not provide new vouchers for project basing

- Both tenant-based and project-based vouchers come from the same pool of vouchers

PBVs come from a limited supply of turnover vouchers that serve many purposes

- Waiting list applicants
- Waiting list preferences
- Initially filling PBV units and then subsequent PBV unit movers
- Absorbing vouchers from other housing authorities

# 2024 Annual PHA Plan

## Current Policy

PBV up to 20% of vouchers

### 14% as PBV (975)

- 392 remain before reaching 20%
- Average annual turnover vouchers: 532 vouchers

## Policy Request

PBV up to 30% of vouchers

- Will not reach 20% in the next few years unless most turnover vouchers are committed to PBV
- Staff capacity cannot support immediate 30% PBV policy growth without shifted priorities
- The PBV resource will be exhausted when the PHA reaches 30% PBV designation

# 2024 Annual PHA Plan

## Proposed HCV Administrative Plan Updates

- Updated Criminal History admission language
- Informal Review process
- Special Purpose Voucher – Chapter 19

# 2024 Annual PHA Plan

## Resident Advisory Board Engagement

### Homeownership and Wealth Building

Attendees were interested in learning more about homeownership and other wealth building strategies.

Attendees were interested in workshops, resources, and trusted community resources for wealth building.

### Moving with Assistance

Attendees shared that overall experiences with the Metro HRA move process were positive

Attendees recognize that there have been recent updates to rent limits (payment standards) but would like to see further increases.

# PHA Plan: Goal Progress



# 2024 Annual PHA Plan



## Goal Progress

- Maintained 99% utilization of all vouchers
- Awarded new Foster Youth to Independence Program Vouchers
- Awarded additional Veteran vouchers
- Lunched the Community Choice Demonstration Program
- Received 218 Emergency Housing Vouchers
- Offered 40 Project Based Vouchers to serve veterans and people experiencing homelessness



# 2024 Annual PHA Plan



## Homework Starts with Home (HSWH)

### Ramsey County – 2020

Committed 20 HCVs annually to eligible program participants upon completion of the program to promote housing stability.

### Anoka County – 2023

Operate Housing Trust Fund (HTF) Rental Assistance for eligible HSWH households and committed 10 HCVs per grant year to eligible program participants upon completion of the program.

# 2024 Annual PHA Plan

## Financial Empowerment & Wealth Building Strategies

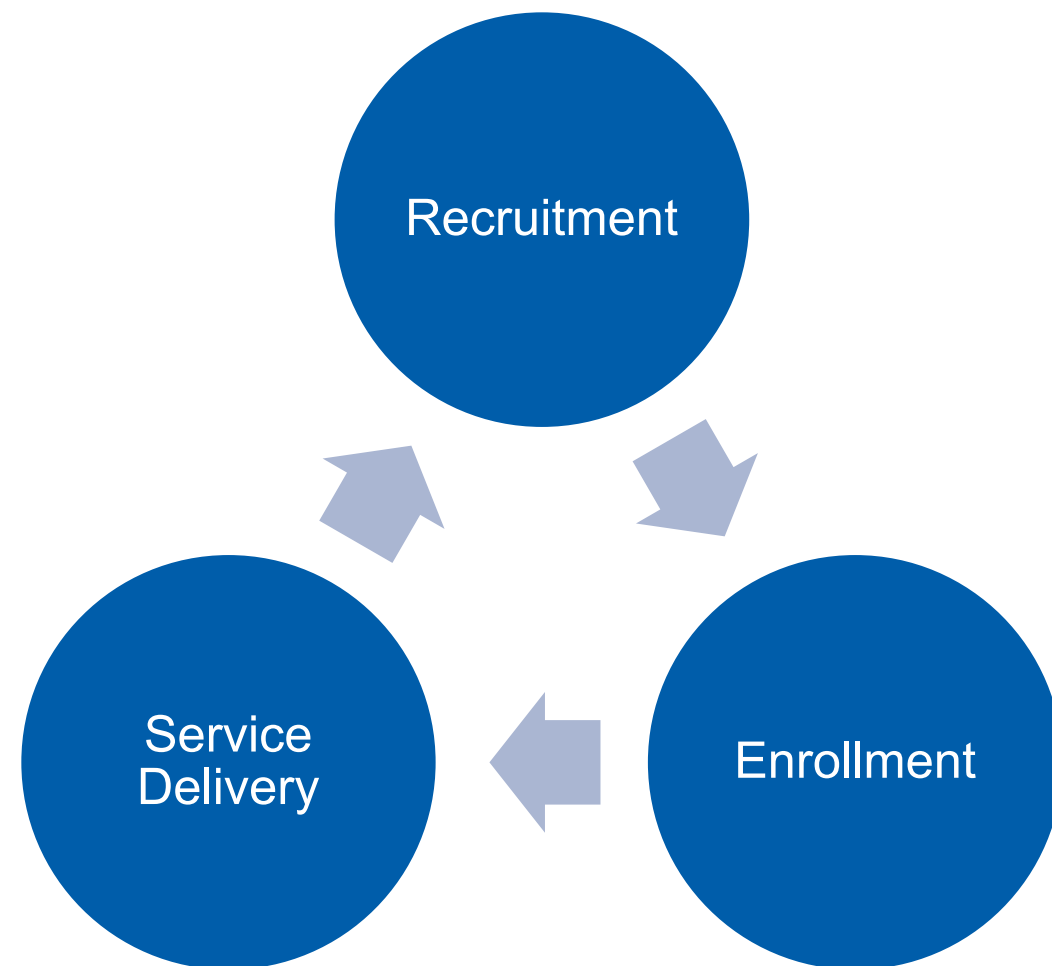
**Surveys**

**Informational  
Interviews**

**Strategic  
Plan**

# 2024 Annual PHA Plan

Exited Pilot June 1, 2023



# 2024 Annual PHA Plan

## Upcoming dates

**August 21, 2023:** Public hearing

**August 31, 2023:** Public comment period ends

**September 5, 2023:** CDC PHA Plan discussion

**September 18, 2023:** CDC final review and approval



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