

Metro HRA

Project Based Voucher (PBV) Program Award Recommendations

November 16, 2015

Metro HRA's Voucher Program

➤ 6490 Housing Choice Vouchers

- HRA discretion to project base up to 20%

➤ 596 Project Based Vouchers (9%)

- 27 developments
 - Suburban Anoka, Carver, Hennepin, Ramsey and Washington Counties
 - 150 Council-Owned FAHP Units
 - 24 General Occupancy
 - 13 Supportive Service (homeless, disabled, self-sufficiency)

Tenant Based Vouchers vs. Project Based Vouchers

➤ **Difference**

- TBV – Moves with the tenant
- PBV – “Tied” to a unit

➤ **Occupancy**

- Marketed to households on HCV Waiting List
- Direct referral from owner

➤ **Tenant pays 30% of income towards rent and utilities**

PBV Offer and Selection

- **PBV offer through MHFA Super RFP Process**
 - June 2015
- **Proposals ranked by Metropolitan Housing Implementation Group (MHIG)**
 - MN Housing funding partners, Family Housing Fund, Metropolitan Council
- **Financially feasible proposals forwarded to Metro HRA for review**

PBV Requests

- **Eight applications received**
- **Two not recommended for funding**
 - Not financially feasible
 - Shoreview Area Housing Initiative
 - Crest Phase II, Brooklyn Center
- **Six applications recommended for funding**

Ranking Criteria

➤ Metro HRA Administrative Plan criteria:

- Owner experience
- Extent to which the project furthers poverty deconcentration
- To promote projects outside of Areas of Concentrated Poverty
- To increase the supply of affordable housing
- To integrate housing and tenant services
- To encourage housing for larger families
- Extent to which the project promotes linkages among housing, jobs and transportation.

PBV Recommendations

Project Name`	City	Total Number of Units in Project	Number of PBV Units
66 West	Edina	39	39
Bluff Creek Apartments	Carver	14	3
Bottineau Ridge Apartments	Maple Grove	50	4
Centennial Hill	Chanhassen	65	3
Indian Knoll Manor	Mound	66	16
Windstone Townhomes	Chaska	92	3
Total			68

66 West, Edina

- **39 Units Total**
 - 39 PBV
- **Adaptive Reuse and New Construction**
- **Permanent Supportive Housing**
- **Serve Homeless Young Adults ages 18-24**
- **Located on 66th Street West**
- **Across street from Southdale Mall**
 - Access to jobs, transportation and services

Indian Knoll Manor, Mound

- **66 Units Total**
 - 50 Rental Assistance Demonstration
 - 16 PBV
- **Rehabilitation and New Construction**
- **General Occupancy and Long-Term Homeless Units**
- **Located on west side of Lake Minnetonka**
- **Walking distance to amenities, services and transportation**

Bottineau Ridge, Maple Grove

- **50 Units Total**
 - 4 PBV
- **Existing Housing – Built in 2014**
- **Long-Term Homeless Units**
 - Services provided by Salvation Army
- **Located in major retail service area of Maple Grove**
- **Maple Grove Transit Station ½ mile away**

Carver County CDA – 3 Projects

- **All will contain 2 General Occupancy Units and 1 Long-Term Homeless Unit with Services**
- **Bluff Creek, Carver**
 - 14 Units Total; 3 PBV
- **Centennial Hill, Chanhassen**
 - 65 Units Total; 3 PBV
 - Serves Seniors Ages 55+
- **Windstone Townhomes, Chaska**
 - 92 Units Total; 3 PBV

Next Steps

- **Agreement to Enter into a Housing Assistance Payments Contract**
 - Commit PBVs during construction/Rehab period
- **Housing Assistance Payments Contract**
 - 15 Year Term
 - Existing Housing – Right to this step – No AHAP
- **Inspect units to ensure they meet health and safety standards**

Recommendation

That the Metropolitan Council approve proposals for Project Based Voucher Assistance (PBV) and authorize staff to execute necessary documents with the U.S. Department of Housing and Urban Development (HUD) and the owners of the projects to assign a total of 68 Vouchers in six (6) projects as outlined in the business item.

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