

Housing Choice Vouchers: Where Residents Choose to Live

February 16, 2016

Community Development Committee



Panel presentation

- How the Housing Choice Voucher program works and who operates the program in our region – Terri Smith
- Where voucher holders are choosing to live and why – Libby Starling and Matt Schroeder
- Metro HRA demographics and mobility patterns – Steve Victorey
- Metro HRA initiatives to expand choice – Jennifer Keogh
- Community Choice Program – Terry Hardin and Corina Serrano

Terri Smith

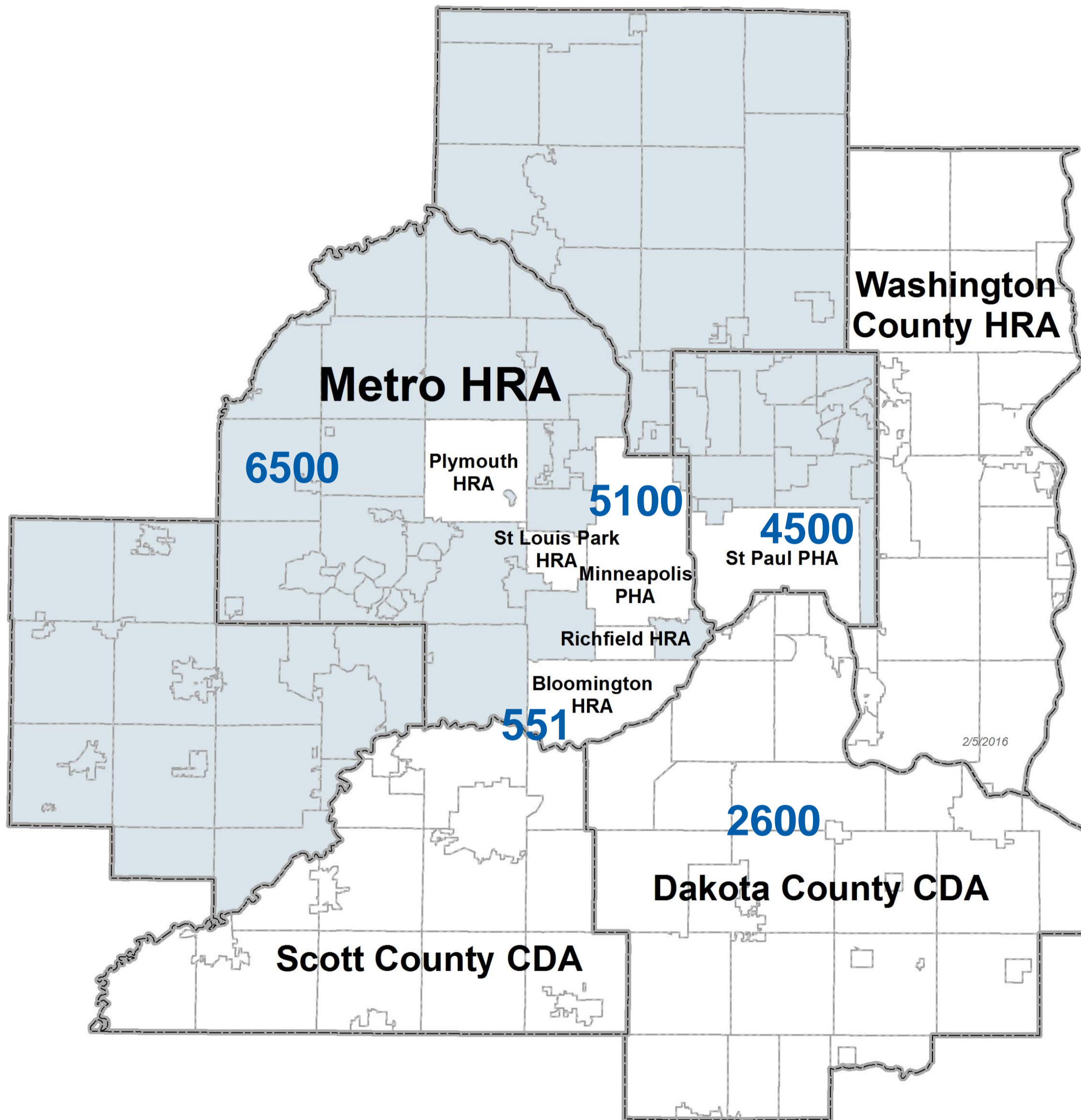
About the Housing Choice Voucher Program



Housing Choice Vouchers

- Federally funded rent assistance program
- Waiting List
- Voucher Issued
- Housing search begins
- “Choice” component - participant chooses where they want to live
- Rent from a private landlord willing to participate in program

Housing Authorities with a Housing Choice Voucher program



Where can voucher holders live?

- Vouchers are “portable”
- Portability = the process by which a family obtains a voucher from one housing authority and uses it to lease a unit in another housing authority’s service area
- Constant movement back and forth among agencies
 - 30 vouchers out each month
 - 50 vouchers in each month
 - Cumulative 500 vouchers out
 - Cumulative 500 vouchers in

What influences housing choice?

- Availability of rental units
- Landlord participation
- Proximity to jobs and school, transportation, support systems, services, family and friends
- Rent amount \$\$
- Vacancy rates
- Individual circumstances
 - Rental and credit history
 - Criminal background
- Neighborhood acceptance

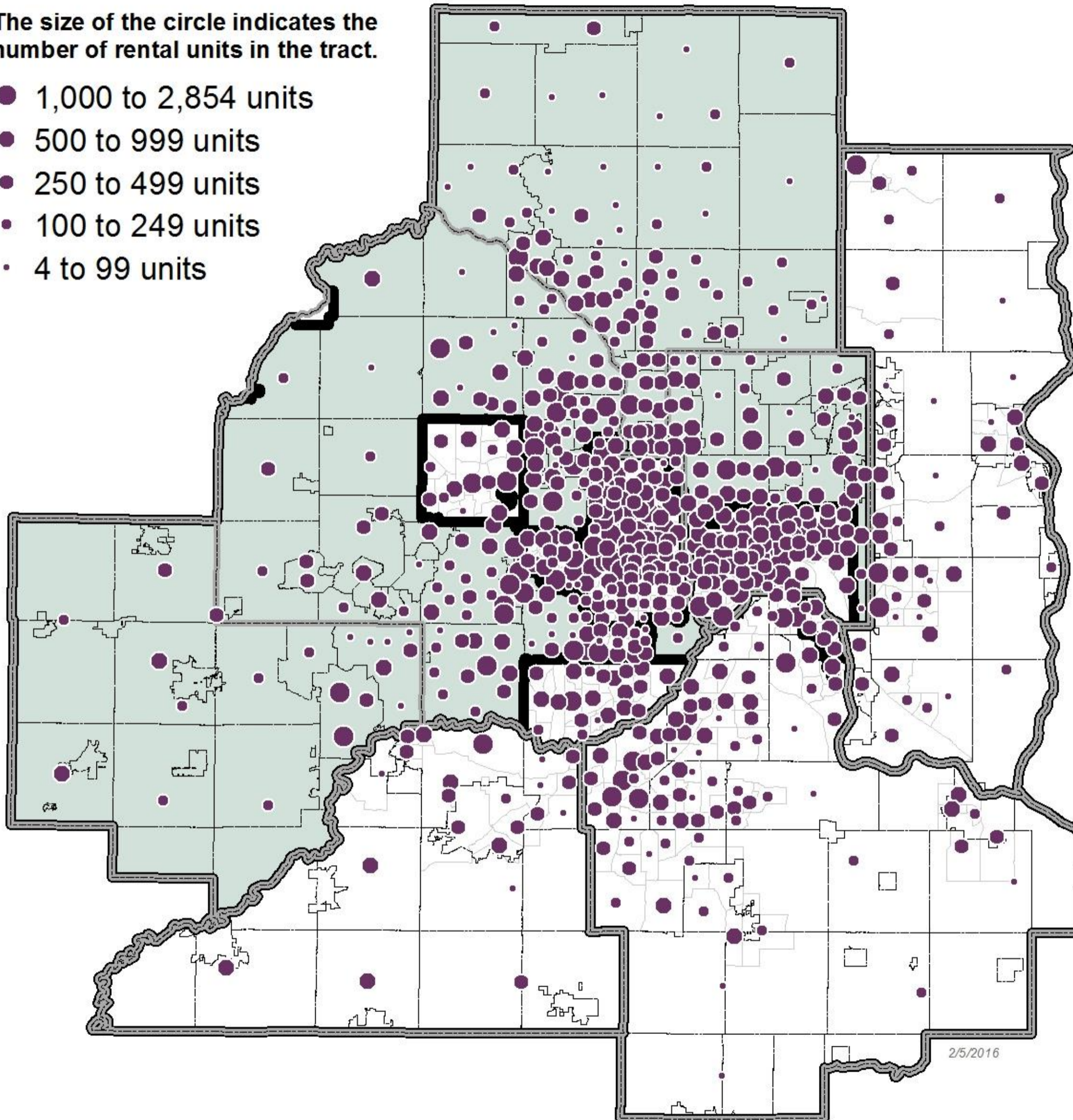
Libby Starling and Matt Schroeder

Where Voucher Holders are Choosing to Live and Why

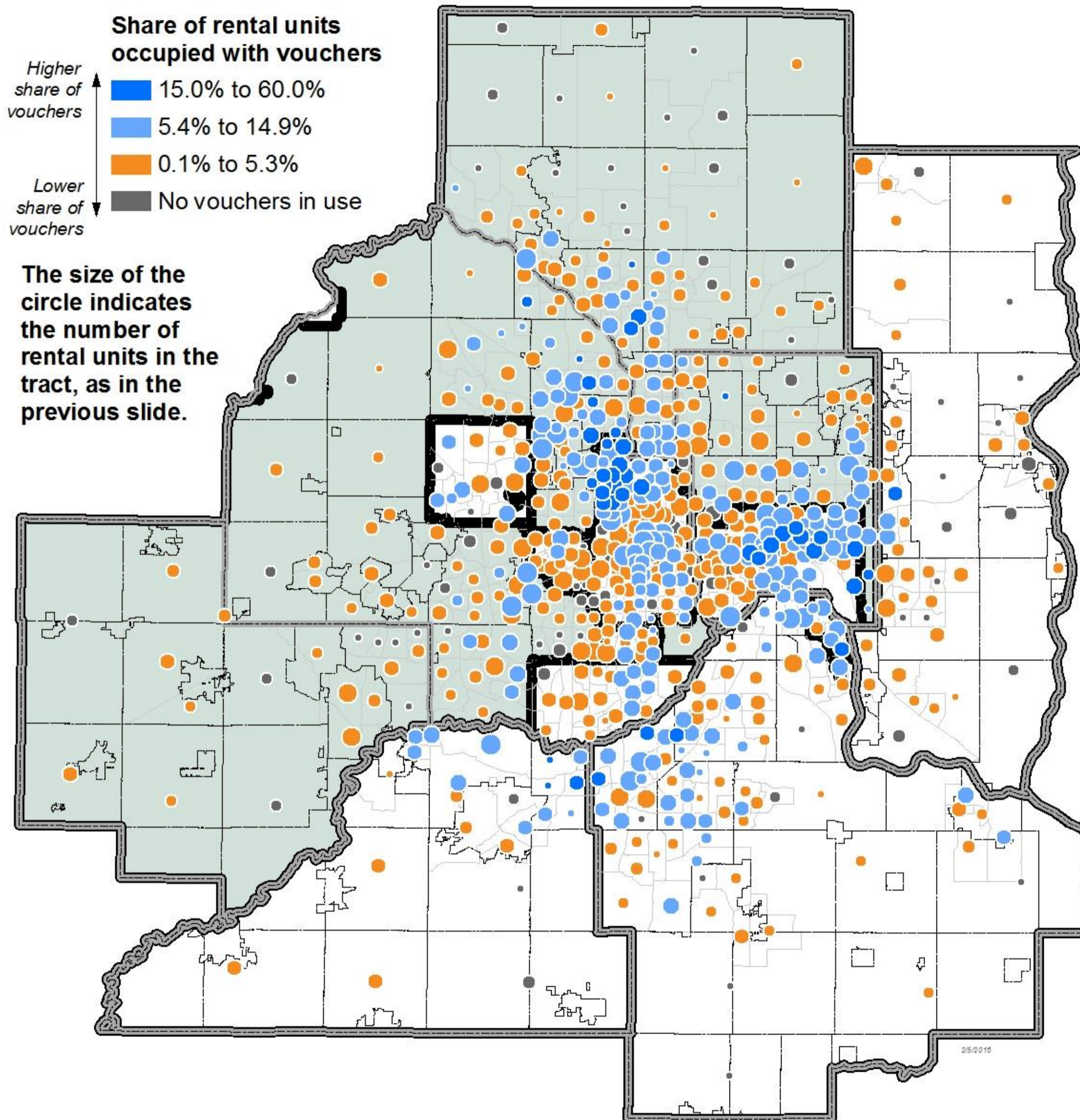
Where is rental housing?

The size of the circle indicates the number of rental units in the tract.

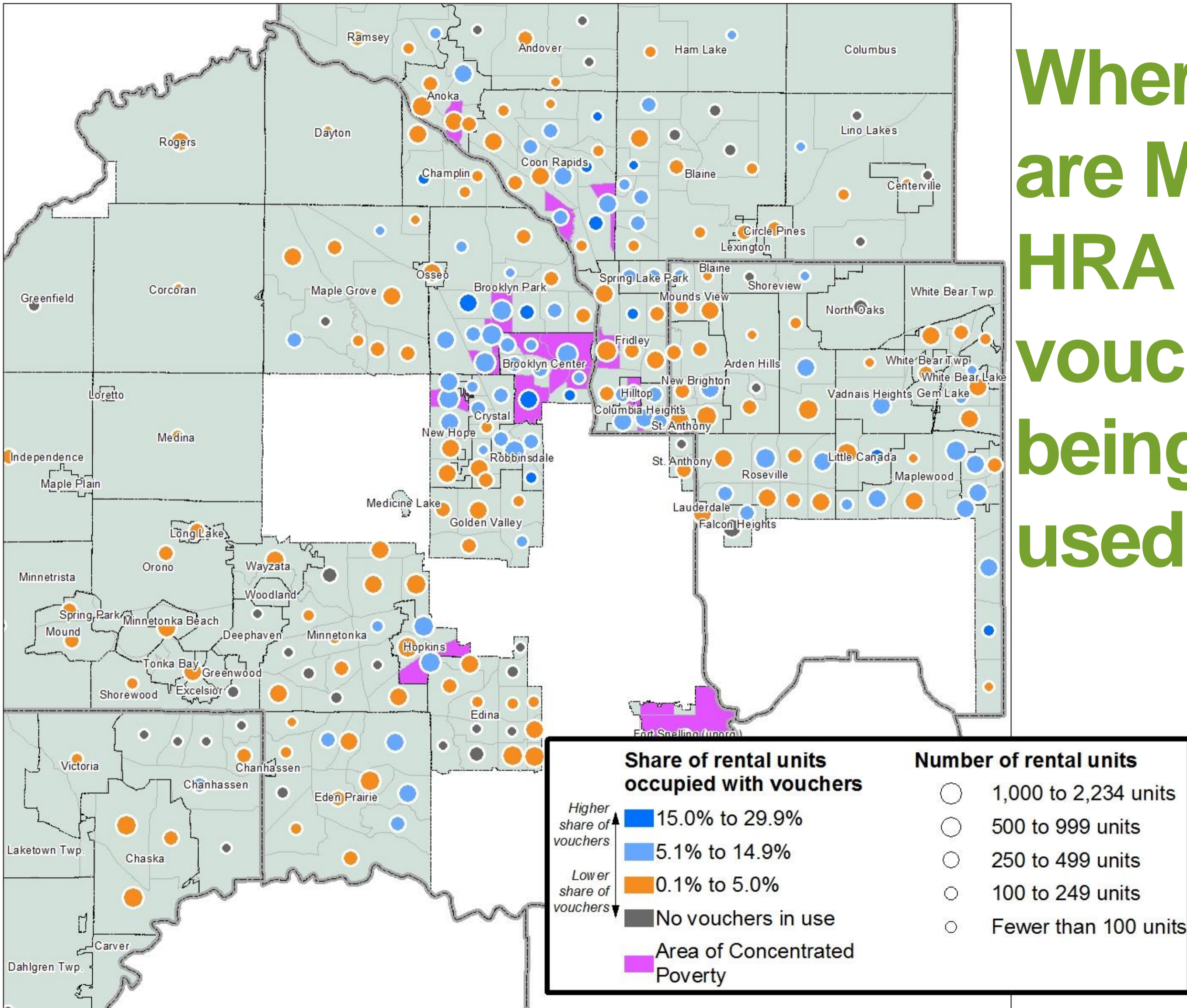
- 1,000 to 2,854 units
- 500 to 999 units
- 250 to 499 units
- 100 to 249 units
- 4 to 99 units



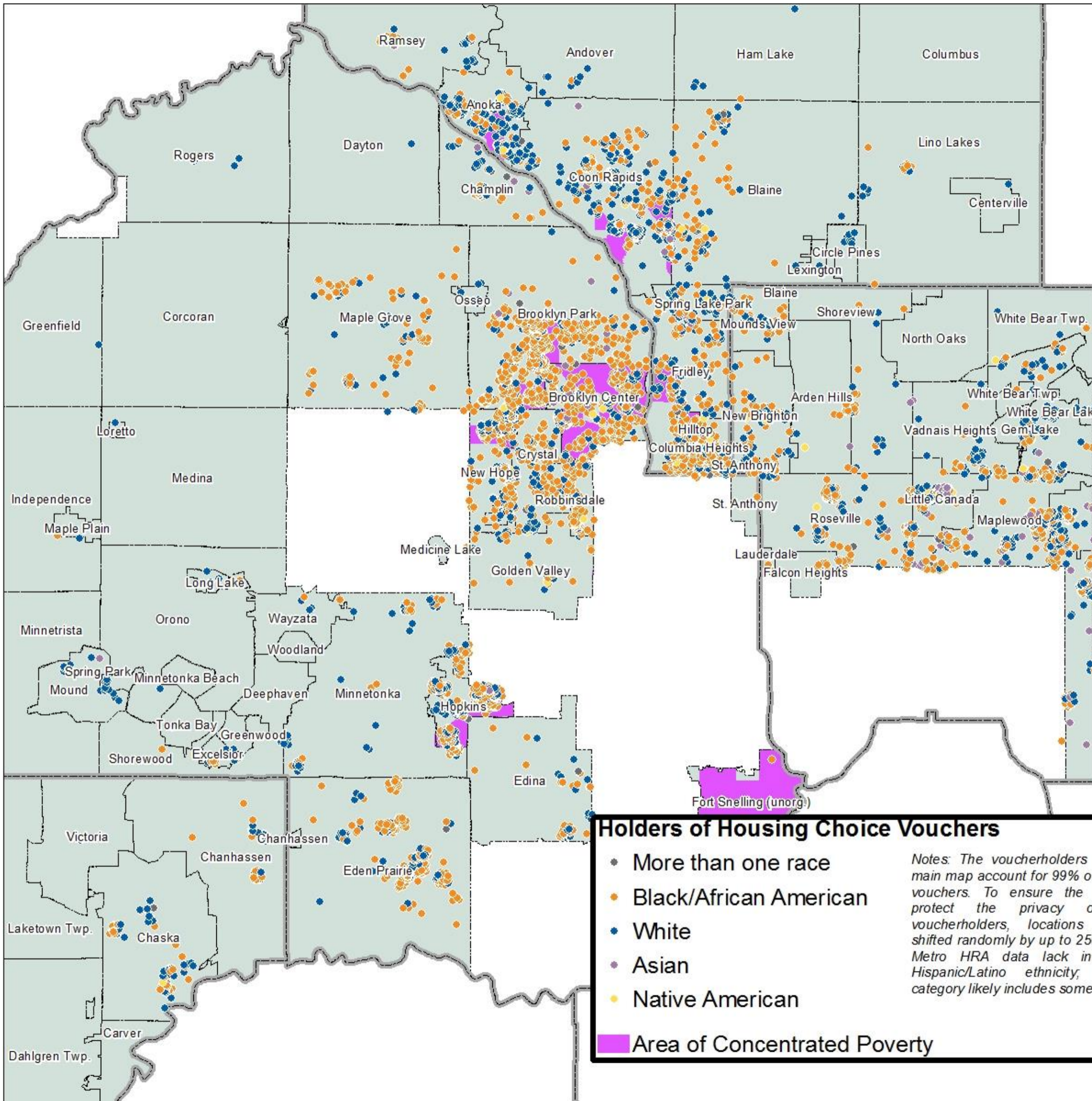
Where are vouchers being used in the region?



Where are Metro HRA vouchers being used?



Where are Metro HRA vouchers being used?



Holders of Housing Choice Vouchers

- More than one race
- Black/African American
- White
- Asian
- Native American
- Area of Concentrated Poverty

Notes: The voucherholders visible in the main map account for 99% of Metro HRA's vouchers. To ensure the visibility and protect the privacy of individual voucherholders, locations have been shifted randomly by up to 250 meters. The Metro HRA data lack information on Hispanic/Latino ethnicity; the "white" category likely includes some Latinos.

Steve Victorey

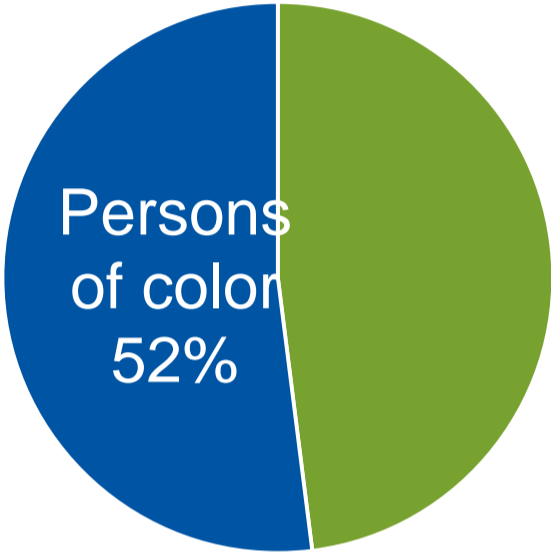
Metro HRA Demographics and Mobility

Demographic Changes

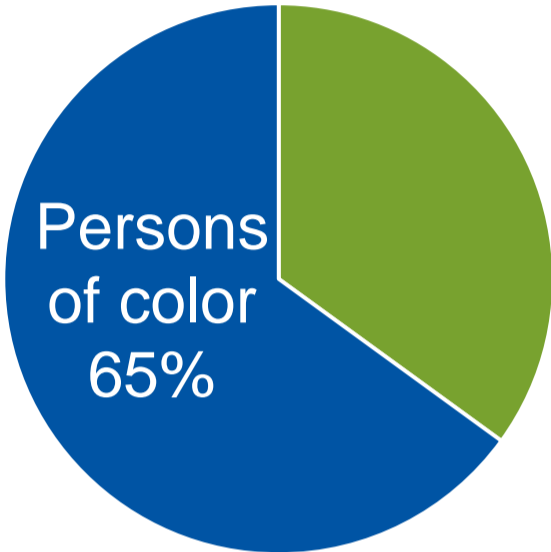
- Significant changes have occurred since 2006
- Program has become more racially diverse
- Fewer households have children
- Significant increase in elderly households

Changing racial / ethnic mix

2006

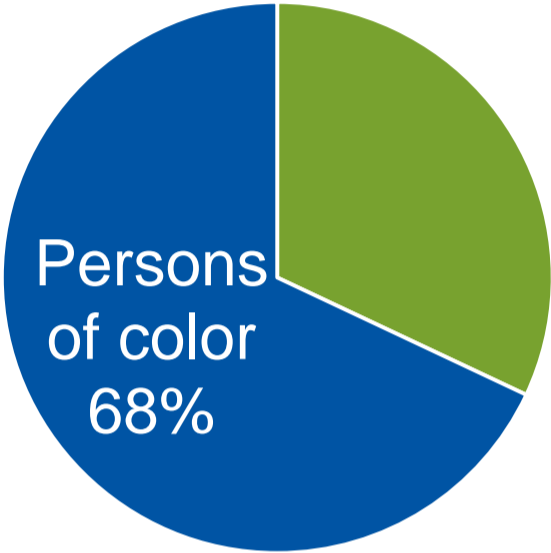


2015

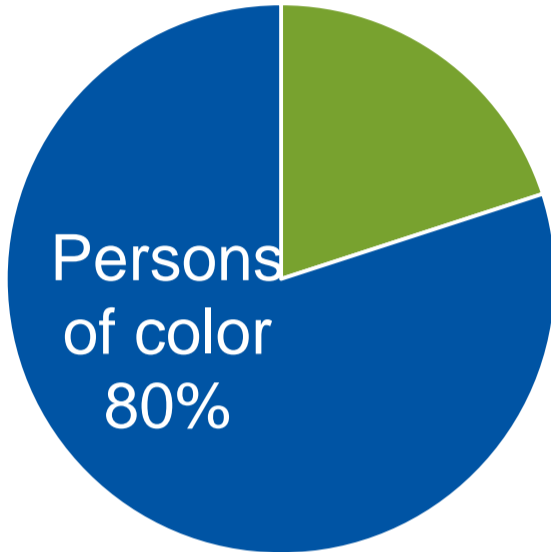


Head of household

2006

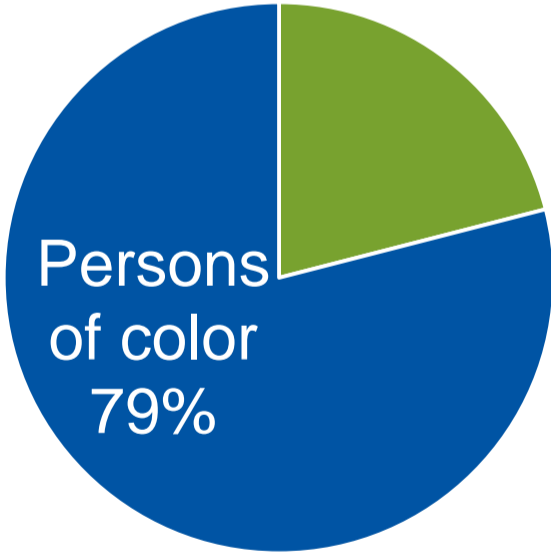


2015

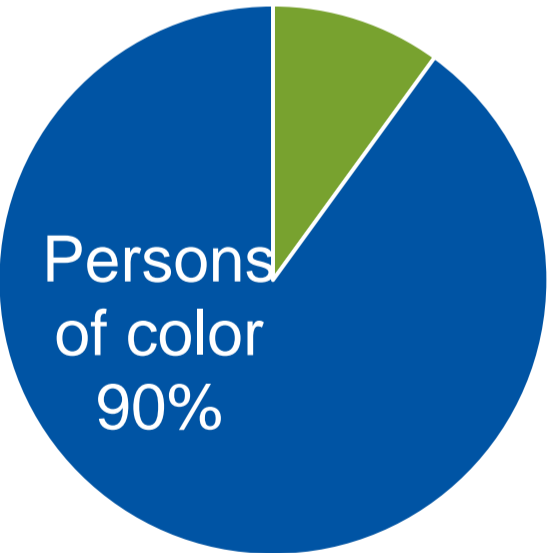


All household members

2006



2015

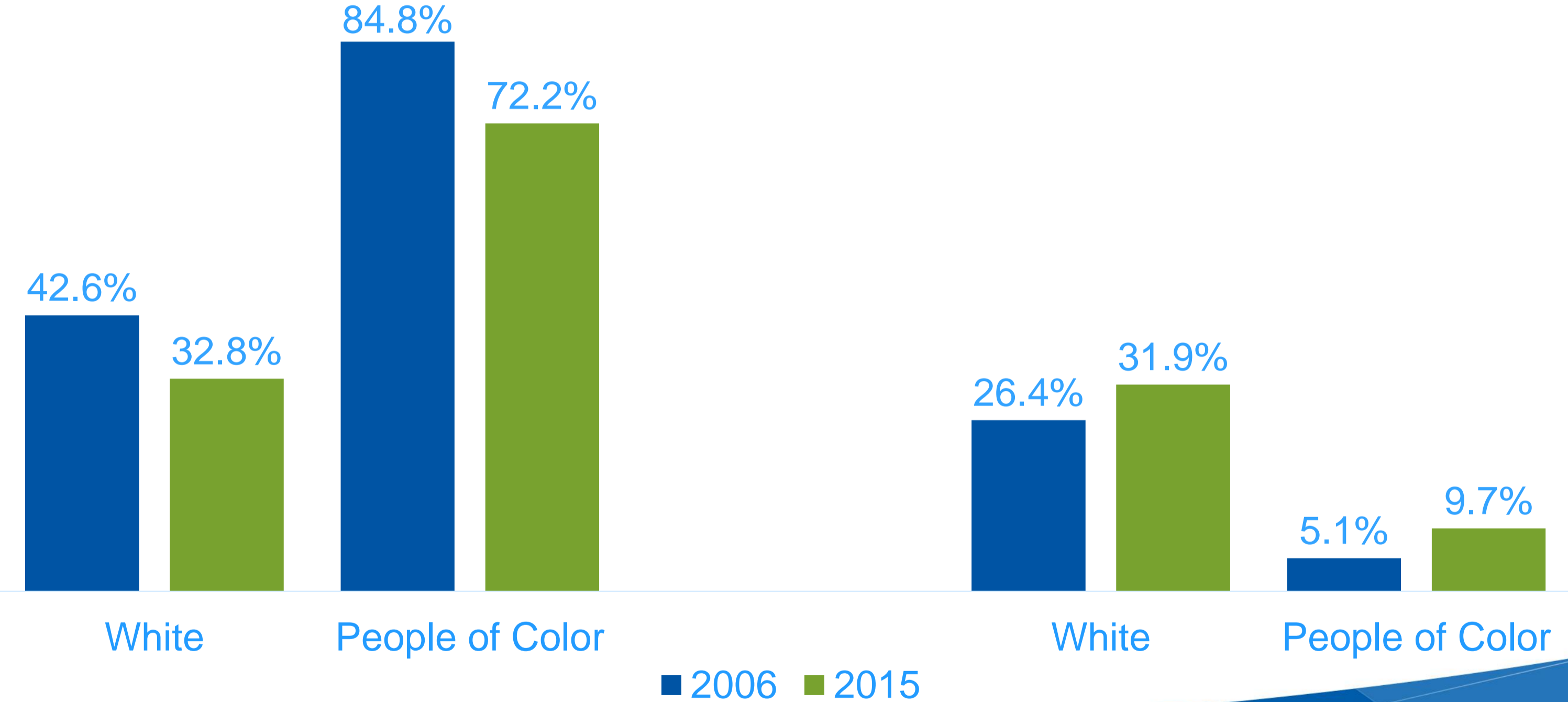


Children

Metro HRA households are aging

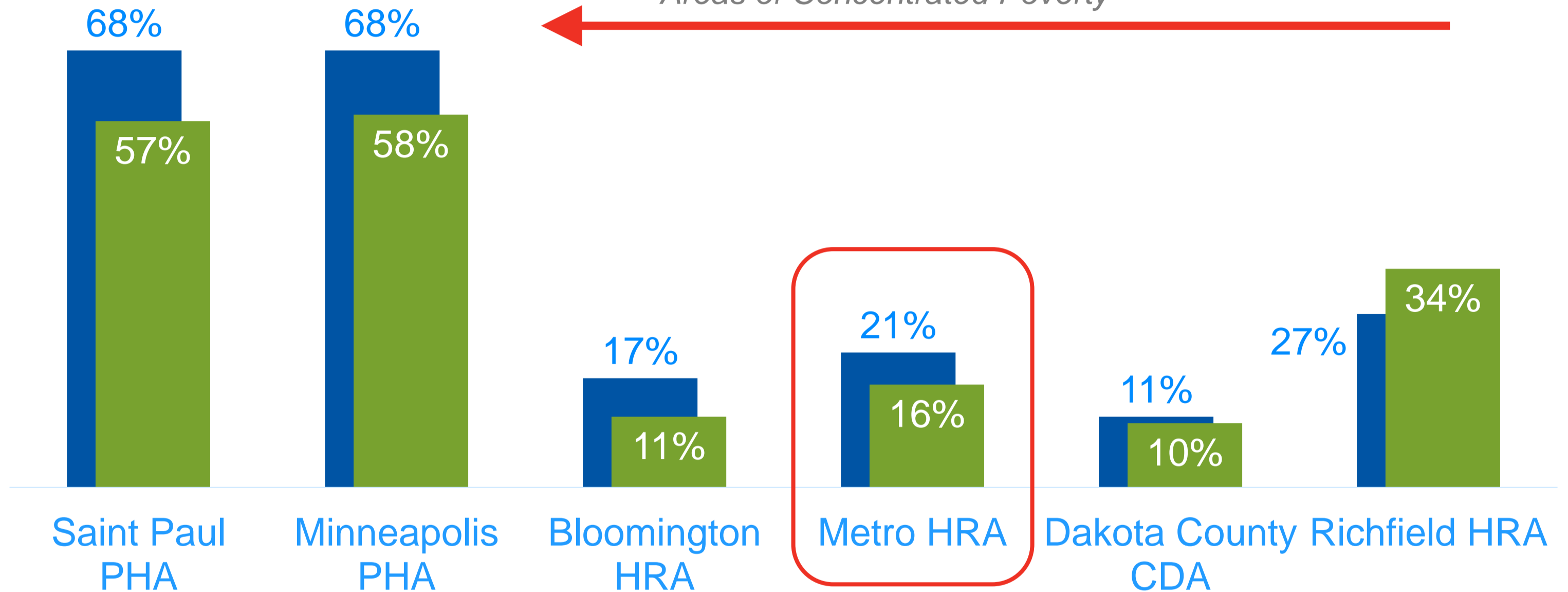
Share of households with children

Voucherholders age 62 and over



Vouchers & Concentrated Poverty

Greater over-representation of voucherholders in Areas of Concentrated Poverty

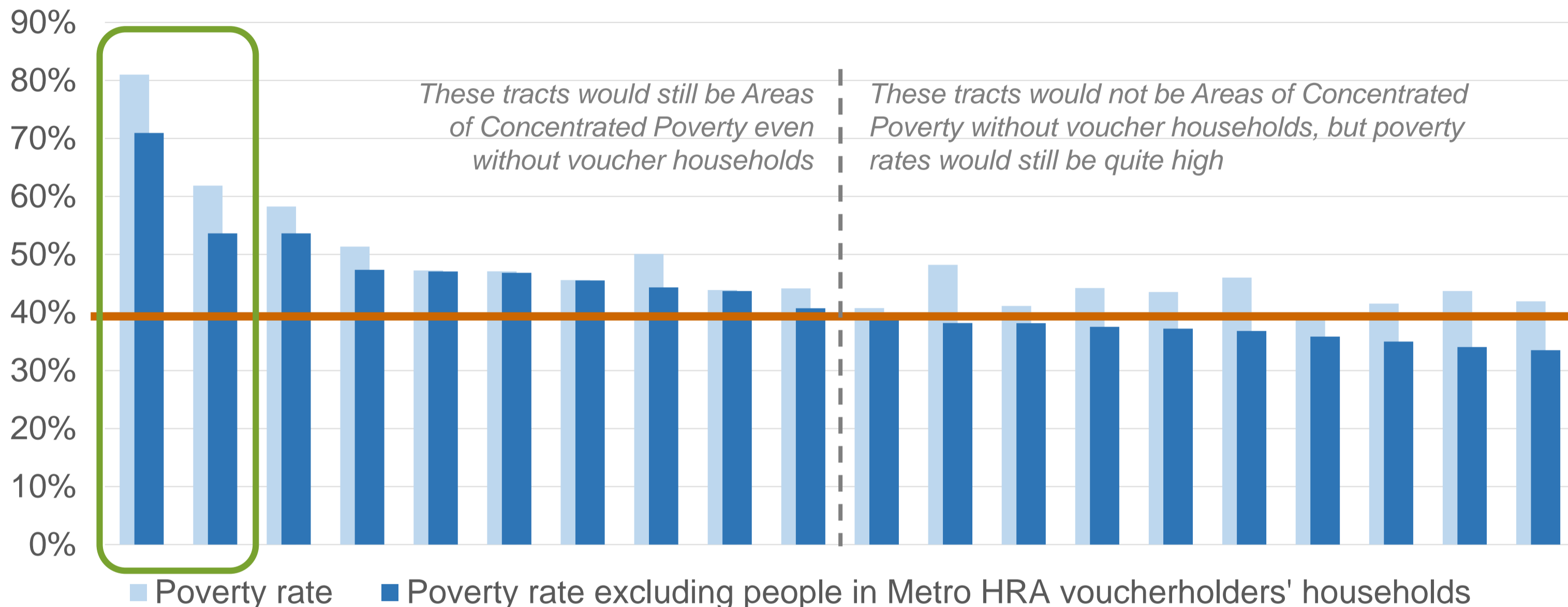


- % of voucherholders in an Area of Concentrated Poverty
- % of low-income renters in an Area of Concentrated Poverty

Source: U.S. Department of Housing and Urban Development, 2014 Picture of Subsidized Households data.

Vouchers & Concentrated Poverty

Census tracts in Metro HRA service area that are Areas of Concentrated Poverty



Note: The poverty rate is the share of each tract's residents who have in individual or family income that is less than 185% of the federal poverty threshold. For a family of four in 2014, this means an income that is less than \$44,826.

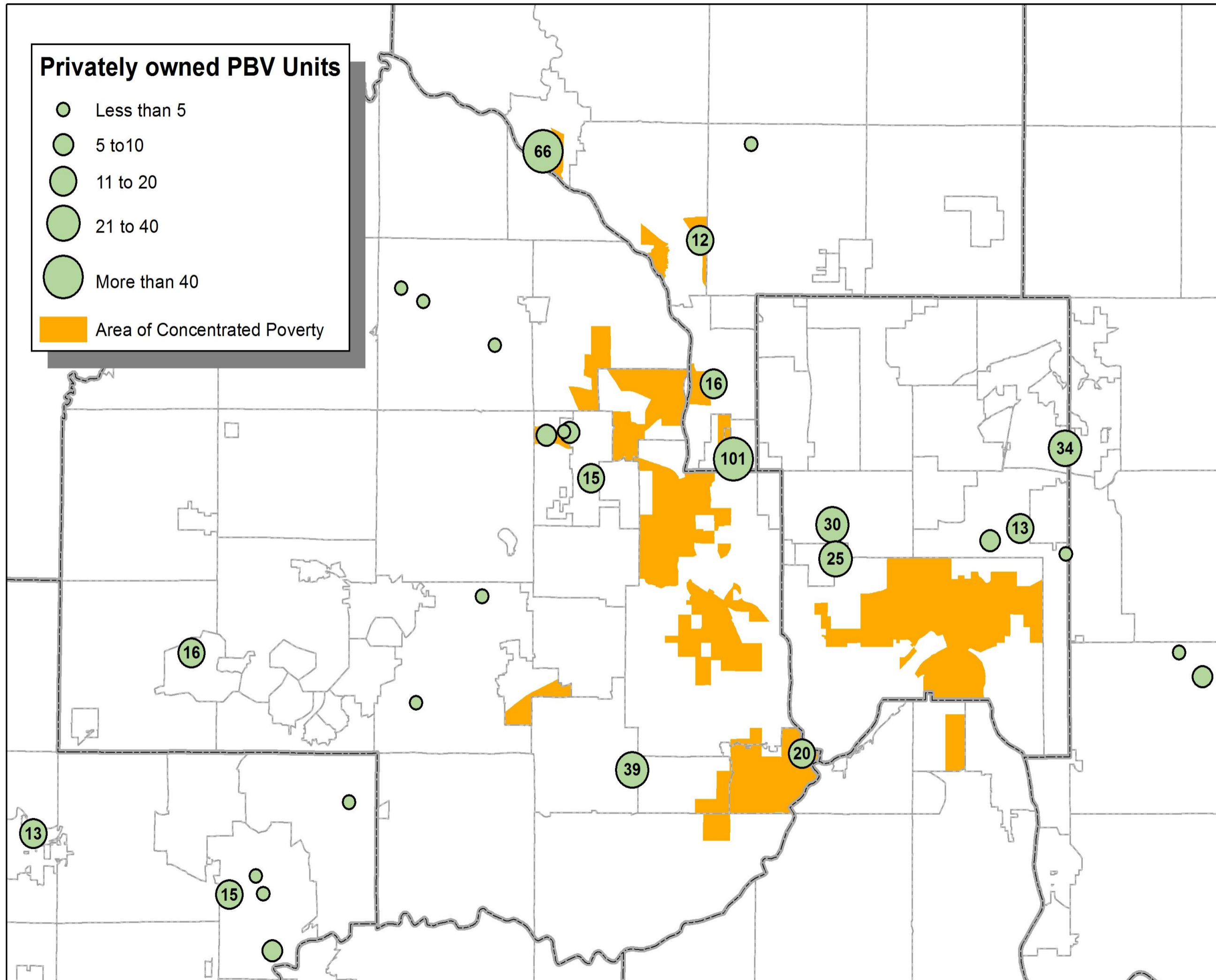
Moves within Metro HRA

- Analysis of intra-jurisdictional voucher holder moves:
 - 6300 moves over 2006-2013
 - Unable to analyze portability moves
- Voucher holders of color were three times more likely to move into an area of concentrated poverty than white voucher holders
- Among voucher holders of color who moved:
 - An equal number moved into and out of areas of concentrated poverty
 - Two thirds of movers living in an area of concentrated poverty did not move into another area of concentrated poverty

Jennifer Keogh

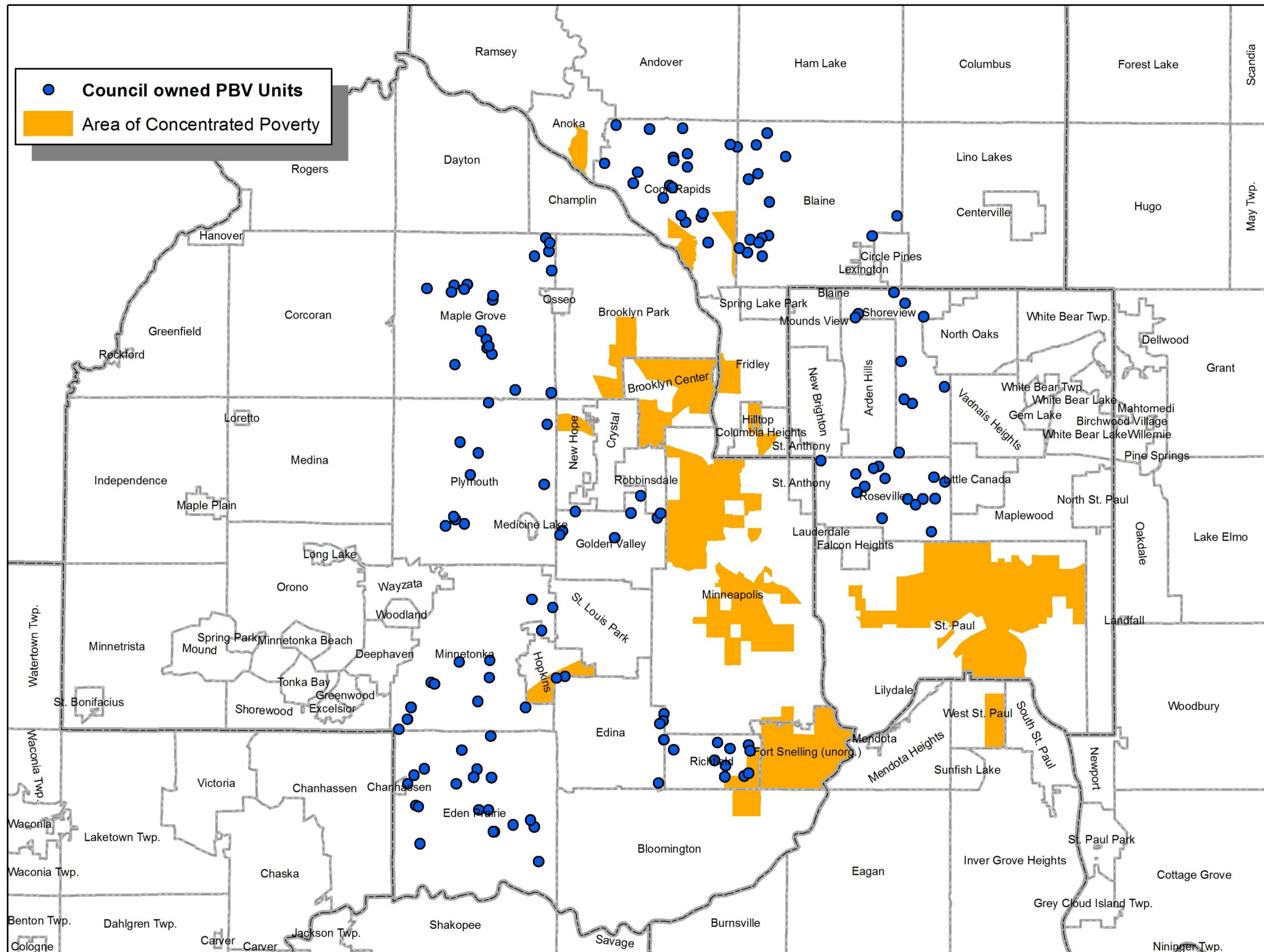
Metro HRA Initiatives to Expand Choice

Project Based Vouchers



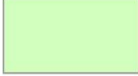

596 Units

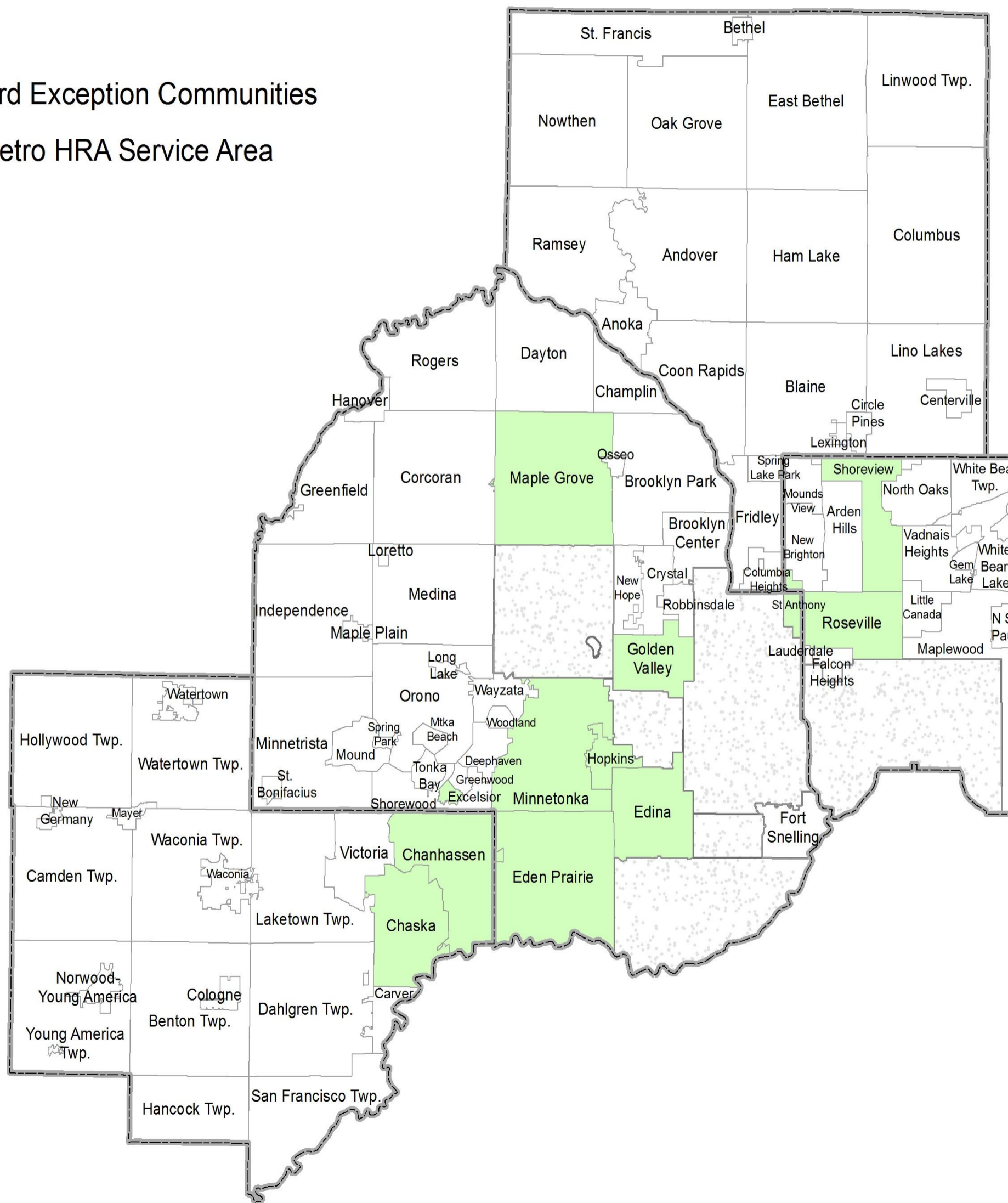
Family Affordable Housing Program



150 Units
Single
Family,
Duplex,
Townhomes

Exception Communities

-  Payment Standard Exception Communities
-  City outside of Metro HRA Service Area



Other Strategies

- Voucher Search Time
- Landlord Education and Outreach
 - Outreach to cities and landlord groups
 - Family Housing Fund Grant
- Community Choice

Terry Hardin and Corina Serrano

Community Choice Program



Community Choice

- Thrive MSP 2040
 - Equity Outcome
- Housing Policy Plan
 - Supports fair housing activities
- Choice, Place and Opportunity
 - Correlates with findings

Community Choice Components



Community Choice Components



- Marketing
- Community Engagement

Community Choice Components



- Current voucher holders in Areas of Concentrated Poverty
- Waitlist families
- Minor children in household

Community Choice Components



- Client assessment
- Goal development
- Action Plans
- Financial Literacy & Tenant Education

Community Choice Components



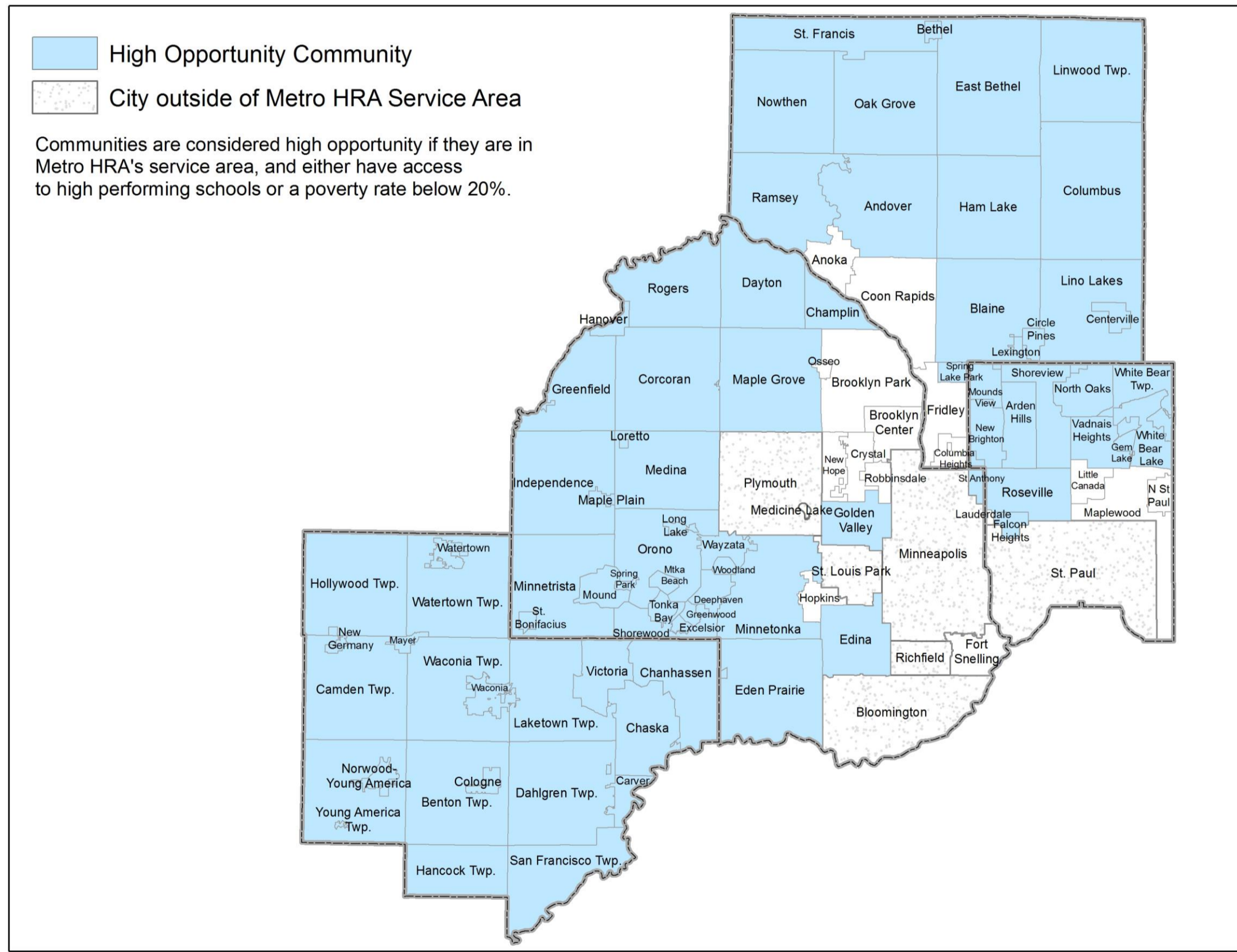
- Neighborhood Profiles
- Tenant portfolios
- Supportive Services
- Transportation

Community Choice Components



- Community engagement
- Home-visits
- Resource referrals

Where Are the Opportunity Areas?



Sample Neighborhood Profile



GOLDEN VALLEY & ROBBINSDALE

Daycare

Lil Star Daycare
713 Quail Road
952-467-2641

Katrina Schrempp
107 Trilane Drive
952-467-3148

Grocery

Econofoods
710 Faxon Road

Libraries

Norwood Young America Library
102 Main Street E
952-467-2665

Pharmacies

Palace Drug
224 W Elm Street
952-467-3931

Snyders Pharmacy
309 N Faxon Road
952-467-3144

Worship Centers

St. John's United Church of Christ
12984 County Road 51
952-466-2080

United Methodist Church
224 Hill Street W
952-467-3302

Church of the Ascension

323 Reform Street N
952-467-3351

Church of Peace
424 Franklin Street N
952-467-3946

All Saints Lutheran Church
511 Merger Street
952-467-3388

St. John's Lutheran Church
101 SE 2nd Avenue
952-467-2740

Elementary Schools

Central Elementary
655 SW 7th Street
952-467-7300

Southview Elementary
225 W 4th Street
952-442-0620



Middle Schools

Central Middle School
531 Morse Street N
952-467-7200

Where Are We Now?

- Two orientations for prospective families
- Initial appointments held
- Currently have 43 families enrolled

Questions?

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