

Community Development Committee

Meeting date: August 21, 2017

Subject: Metropolitan Council Housing and Redevelopment Authority (Metro HRA) Project Based Voucher Policy Discussion

District(s), Member(s): All

Policy/Legal Reference: 24 CFR Part 983

Staff Prepared/Presented: Terri Smith, Director, Metropolitan Council Housing and Redevelopment Authority (651-602-1187)

Division/Department: Community Development / Metro HRA

Proposed Action

None, information only.

Background

The Metropolitan Council’s Housing and Redevelopment Authority (Metro HRA) administers 6,500 Housing Choice Vouchers. The majority of these vouchers are tenant-based and move from place to place with the tenant. HUD allows housing authorities the discretion to project-base up to twenty percent (20%) of their vouchers. Project based vouchers tie the rental assistance to a unit instead of to a tenant.

Currently, the Metro HRA is project-basing 10% of vouchers (665 vouchers). HUD limits would allow the Metro HRA to project-base an additional 10%.

Pros of project-based vouchers

- Households do not have to find a landlord willing to accept a voucher
- The Council can ensure affordable housing opportunities in desirable neighborhoods
- Tenants are eligible for a tenant-based voucher after living in a project based unit for 12 months (pro for tenant).

Cons of project-based vouchers

- Locational choice is reduced as households are only offered the unit available
- Project-based vouchers are more administratively burdensome to administer, reducing staff time for working with other families
- Tenants are eligible for a tenant-based voucher after living in a project based unit for 12 months (con for Metro HRA).

This information item is intended to be a discussion on the percentage of vouchers to project-base and a discussion on the criteria used to award project-based vouchers.