

Metropolitan Council Housing and Redevelopment Authority

Project Based Voucher Program Award Recommendations

November 20, 2017

Community Development Committee



Metro HRA's Voucher Program

- 6502 Housing Choice Vouchers
 - HRA discretion to project base up to 20%
- 681 Project Based Vouchers (10%)
 - 38 developments
 - Suburban Anoka, Carver, Hennepin, Ramsey and Washington Counties
 - 150 Council-Owned Units
 - 21 Supportive Service (homeless, disabled, self-sufficiency)
 - 17 General Occupancy

Tenant Based vs. Project Based Vouchers

- Difference
 - TBV – Moves with the tenant
 - PBV – “Tied” to a unit
- Unit Vacancies
 - General units - Marketed to households on Metro HRA Waiting List
 - Support units - Direct referral from Coordinated Entry or service providers
- Tenant pays 30% of income towards rent and utilities

PBV Offer and Selection

- PBV offer through Minnesota Housing RFP Process
 - June 2017
 - Offered 25 PBVs
- Proposals ranked by Metropolitan Housing Implementation Group (MHIG)
 - Minnesota Housing funding partners, Metropolitan Council
- Financially feasible proposals forwarded to Metro HRA for review

PBV Requests

- Eight applications received for a total of 46 units
- Four not recommended for funding by Minnesota Housing
 - Not financially feasible
 - Not in Metro HRA service area
- Four applications recommended for funding
 - 20 year Housing Assistance Payments Contracts

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	Number of Units in Project	PBV Request	PBV Award
Edison	Roseville	58	4	4
The Mariner	Minnetonka	55	4	4
Waconia Townhomes	Waconia	2	2	2
Wayzata Portfolio	Wayzata	14	6	6

Edison, Roseville

- New construction project
- 58 Units Total
 - 4 PBV requested and recommended
 - Four 2-bedroom units
 - Serve long-term homeless families
 - Services provided
- Not in an Area of Concentrated Poverty
- Other Funding
 - Minnesota Housing 9% tax credits

The Mariner, Minnetonka

- New construction project
- 55 Units Total
 - 4 PBV requested and recommended
 - Two 2-Bedroom
 - Two 3-Bedroom
 - Serve long-term homeless families
 - Services provided
- Not in an Area of Concentrated Poverty
- Other Funding
 - Council Local Housing Incentives Account \$210,500
 - Minnesota Housing 9% tax credits

Wayzata Portfolio, Wayzata

- Existing Housing
- 14 total units
 - 6 PBV requested and recommended
 - Three 2-bedrooms
 - Two 3-bedrooms
 - One 4-bedroom
- Housing for low wage workers
 - School district partnership initiative designed to close the achievement gap for district students
- Not in an Area of Concentrated Poverty

Waconia Townhomes, Waconia

- Existing Housing
- Two 2-Bedroom townhome units
 - 2 PBV requested and recommended
 - Serve long-term homeless families
 - Services provided
- Project includes partnership with the school district
 - Provide housing for homeless families within district
- Not in an Area of Concentrated Poverty



Recommendation

- That the Metropolitan Council approve the award of Project Based Voucher (PBV) assistance and authorize staff to execute necessary documents with the project owners for the four projects outlined in the business item.

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