

Community Development Committee Meeting

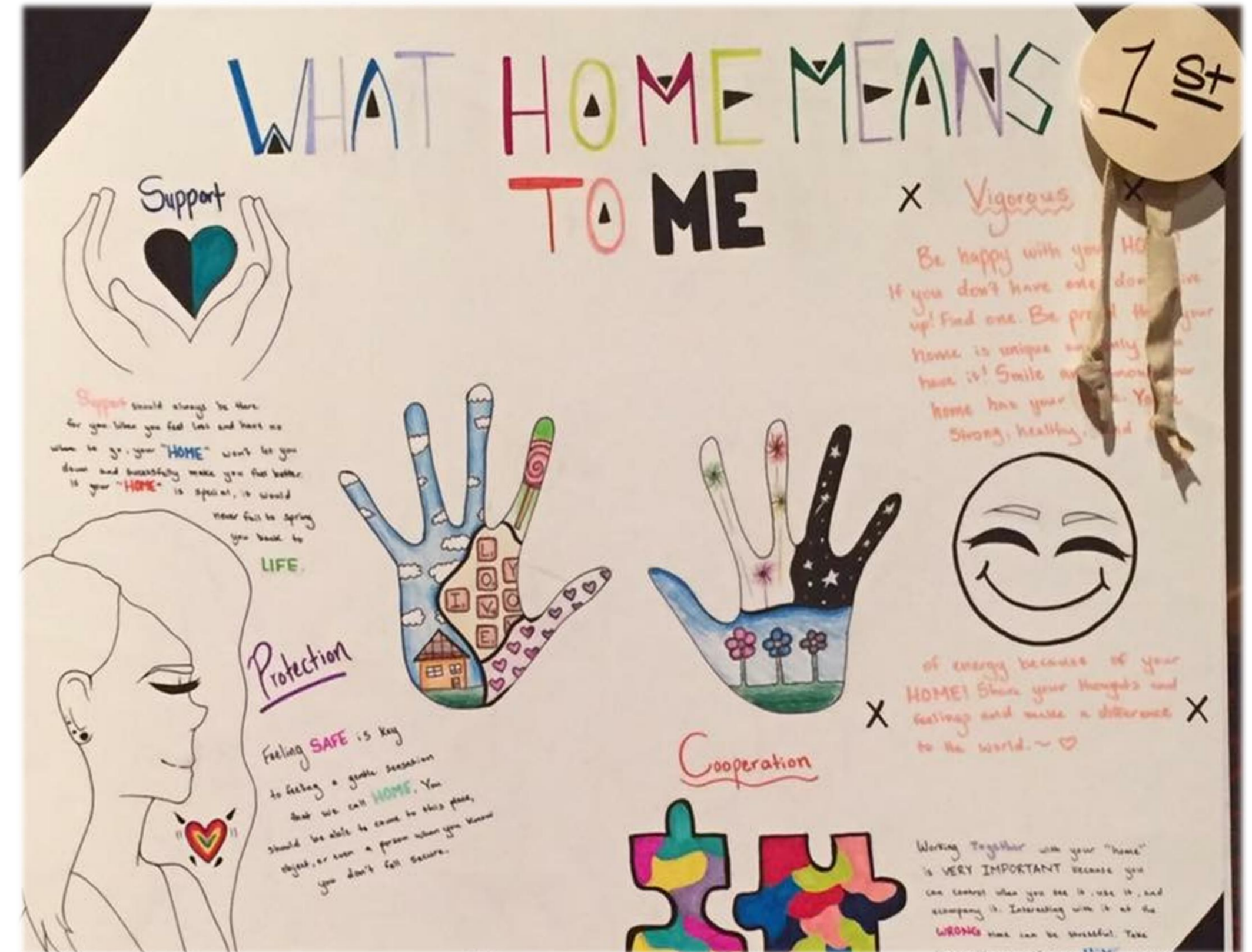
Metropolitan Council Housing and Redevelopment Authority (Metro HRA)

Presented by: Terri Smith, Director, Housing and Redevelopment Authority
March 18, 2019



Metro HRA Summary

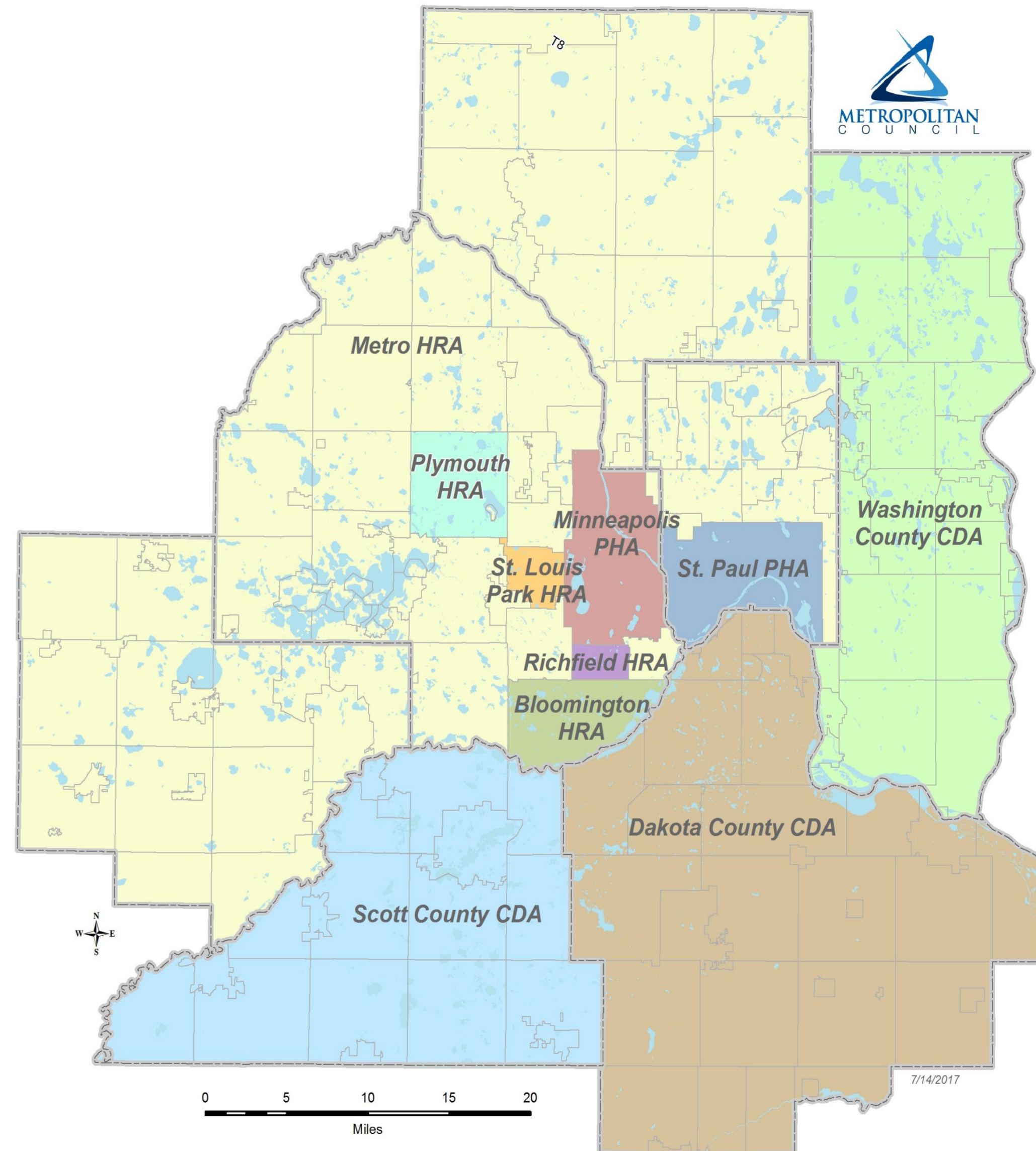
- Created by Minnesota Legislature in 1974
 - Specifically to administer rent subsidy programs for low income families.
- Section 8 of the U.S. Housing Act
 - Allows public rent payments to private landlords
- 10 programs serving low-income families with rent subsidy
 - 7,200 program households
 - \$60 million annually in rent payments
 - 2,000 active landlords



Metro HRA Service Area

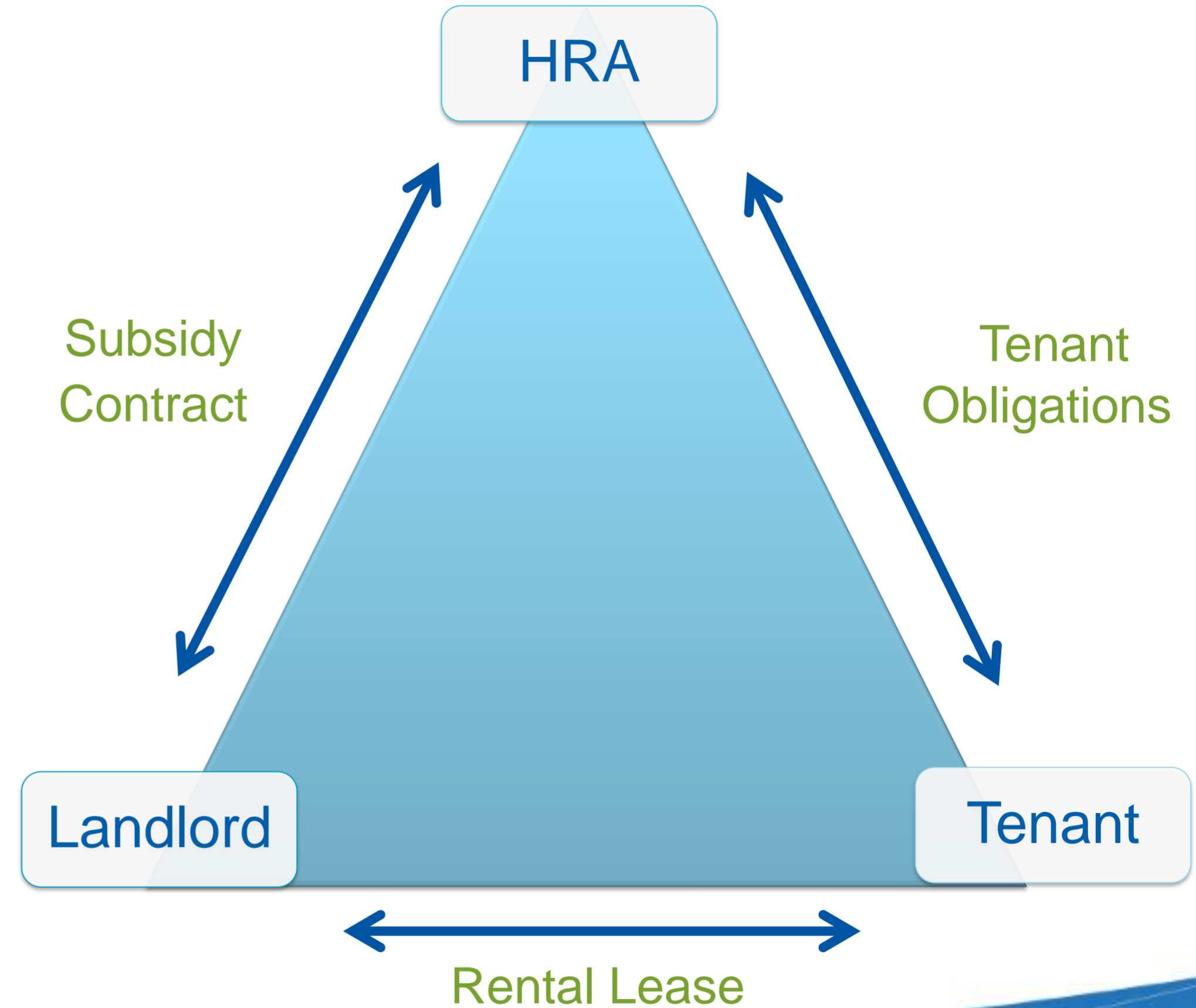
- Anoka County
- Carver County
- Suburban Hennepin County
- Suburban Ramsey County
- 96 communities

*Some small specialized programs serve entire region



Program Basics

- Tenants apply to waiting list for a voucher
 - Waiting lists are long and generally closed
- Tenant determined eligible
 - Meet income and other eligibility criteria
- Tenants find a unit on the open rental market renting from a private landlord
 - Unit must pass health and safety inspection
- Tenant pays 30% of income
- Federal “voucher” makes up the difference
 - Paid directly to a private landlord



Metro HRA Programs

- Housing Choice Voucher Program - 6,697 units
 - Tenant Based – tied to the tenant - 5,907 units
 - Project Based – tied to the unit - 790 units
 - 150 Council-owned units known as Family Affordable Housing Program
- Other Federal and State Programs – 600 units
 - Serve specialized populations such as disabled and homeless
- New initiative – Homeless on Transit
 - Awarded 89 new federal housing vouchers
 - Partner with Metro Transit Homeless Action Team
 - Provide housing subsidy and services for homeless using transit system as temporary shelter.



Council-Owned Housing Units

- 150 Project-Based Voucher units
- Scattered site – 3 counties, 11 cities
 - Blaine, Coon Rapids
 - Eden Prairie, Edina, Golden Valley, Maple Grove, Minnetonka, Plymouth, Richfield
 - Roseville, Shoreview
- Single Family, Duplexes, and Townhouses
 - 2 to 5 bedrooms



Community Choice - Mobility Counseling Program

- Established in December 2014
- Assists voucher holders in moving to areas of opportunity
 - Less than 20% poverty
 - Access to above average performing schools

Thrive MSP 2040 statements:

- Offer housing options that give people in all life stages and of all economic means viable choices for safe, stable and affordable homes.
- The Council's goal is to expand housing options for all residents, whatever their choice may be.

Landlord Engagement

Participant Recruitment

Pre-Move Counseling

Housing Search

Post-Move Support

Program Funding

- U.S. Department of Housing and Urban Development
 - 97% of total funding
 - \$61 million – Subsidy
 - \$5 million – Administrative Fees
 - Congressional appropriations
- Minnesota Housing
 - 3%
 - \$2 million
 - Competitive application



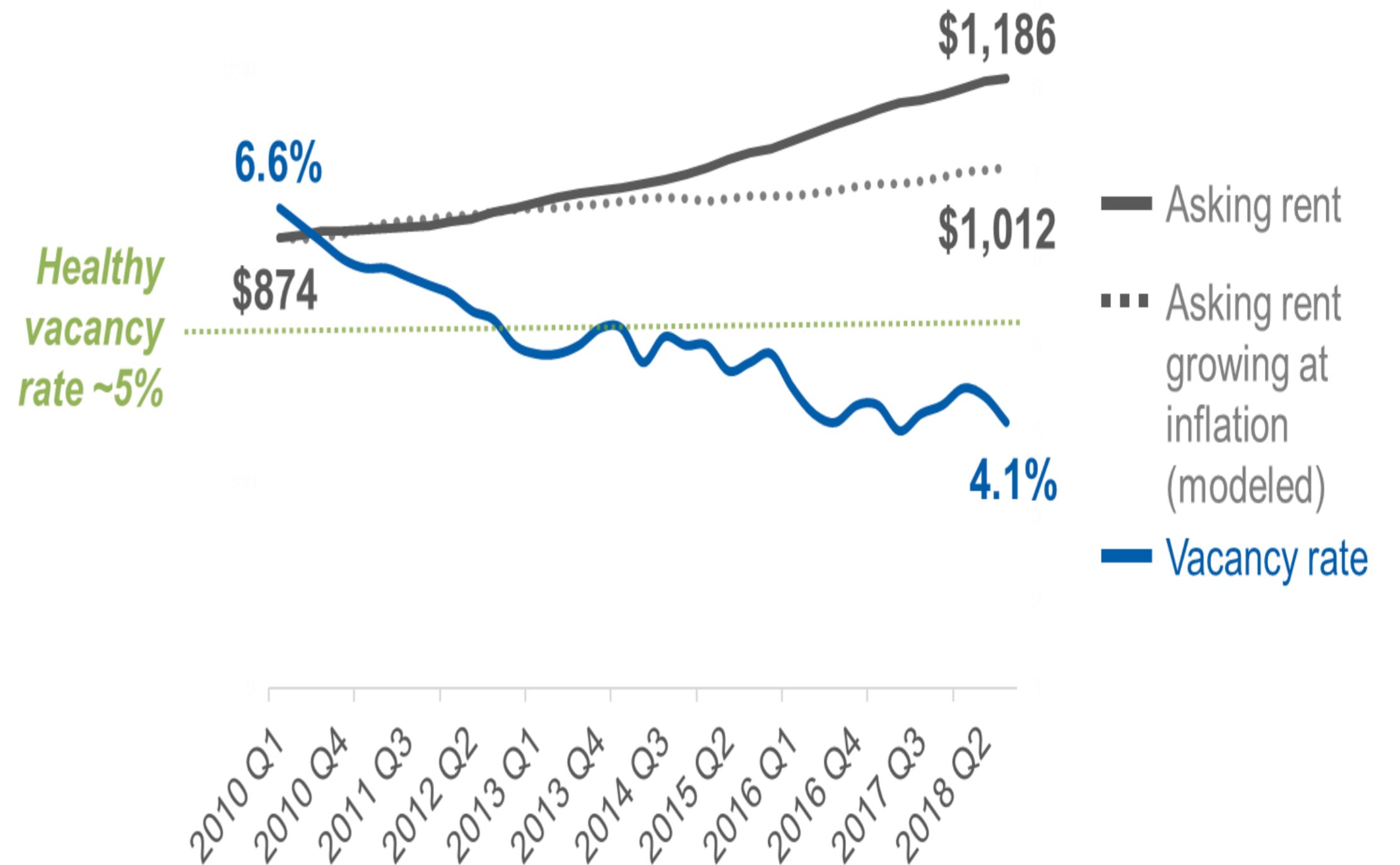
Who do we serve?

- 19,000 people housed each month
 - Including 9,500 children
- Average family size: 2.9 persons
- Average income: \$16,000
- 46% of households have wage income
- 47% of households are elderly or disabled
- Average tenant rent share: \$400
- Average HRA rent share: \$740



Today's Challenges

- Rising Housing Costs
 - Federal Funding not keeping pace with rising rents
 - Can no longer lease to all families within funding provided
- Administrative Deficit
 - Prorated federal revenues do not cover the rising cost of administration
- Tight Rental Market
 - Less units available for voucher holders
 - Landlords opt out of program participation
 - Low vacancy = rising rents



Upcoming Topics

- April 4th Committee of the Whole
 - Unsheltered Homeless on Transit
 - Joint presentation between Metro Transit Police and Metro HRA
- April 15th Community Development Committee
 - Discussion on Metro HRA Waiting List
- May 6th Community Development Committee
 - HRA Budget and Funding Overview

Questions?

Terri Smith

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