

Metropolitan Council Housing and Redevelopment Authority

HRA Programs Overview

February 19, 2020

Community Development Committee

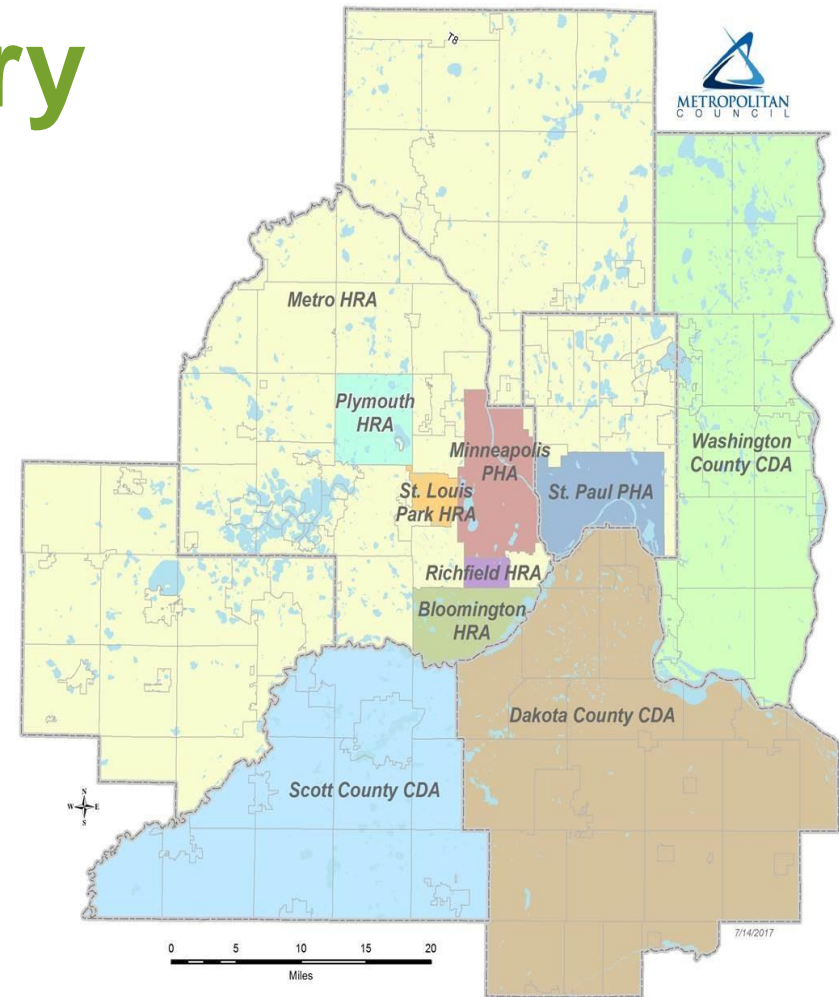


History of the Metro HRA

- Metropolitan Council Housing and Redevelopment Authority was created by Minnesota Legislature - 1974
- Created to administer rental assistance programs for low-income families
 - Specifically the Section 8 Housing Choice Voucher Program

Metro HRA Summary

- 7,200 program participants
- 9 Programs
- Anoka and Carver County, Suburban Hennepin and Ramsey County
 - 96 communities
- \$60 million annually in rent payments
- 1,800 active landlords



Nine Rent Assistance Programs

- Housing Choice Voucher
 - Veteran's Affairs Supportive Housing
 - Mainstream
 - Family Unification
 - Non-elderly Disabled
- Project Based Voucher
- Housing Opportunities for People with Aids
- Bridges
- Housing Trust Fund

Housing Choice Vouchers – 6,727 Vouchers

| Tenant Based Vouchers | Project Based Vouchers |
|---|---|
| 5,904 | 823 |
| Tied to the tenant | Tied to the unit |
| Tenant pays 30% of income towards rent | Tenant pays 30% of income towards rent |
| Tenant has locational choice | Locational choice is limited |
| Tenant burdened with finding a landlord willing to accept a voucher | Landlord already committing to program participation |
| Voucher openings filled with Metro HRA waiting list applicants | Unit openings marketed to families on the Metro HRA waiting OR filled through referral from service providers |
| Concentration of voucher holders in lower rent areas of the region | Ensure permanent affordable housing units are placed in variety of neighborhoods |

Special Purpose Vouchers

- HUD-awarded funding for specific populations
- Funding must be used to assist families within specified category
- Operating rules same as Housing Choice Vouchers
- Special admission
 - Non-waiting list selections
- Metro HRA has 555 Special Purpose Vouchers

Special Purpose Vouchers

- Veteran's Affairs Supportive Housing - 157
 - Partnership with the U.S. Department of Veteran's Affairs
 - Serve veterans experiencing homelessness
 - HRA provides rent subsidy
 - VA provides support services for independent living success
 - 20 Project - Based at Fort Snelling site
 - 137 Tenant - based
 - Additional funds generally awarded each year since 2012
 - Congressional priority
 - HUD and VA determine where need is greatest

Special Purpose Vouchers

- Mainstream Vouchers - 156
 - Assists non-elderly people with disabilities who are:
 - Homeless
 - At risk of homelessness
 - Transitioning out of institutional or other segregated settings
 - Competitive application process
 - 89 awarded in November 2018 and 67 December 2019
 - Connect people experiencing homelessness and using the transit system as shelter to housing
 - Partnership with Metro Transit Homeless Action Team
 - 20 dedicated to Anoka and Carver county

Special Purpose Vouchers

- Family Unification Program - 44
 - Assists families for whom lack of adequate housing is a primary factor in the separation of children from their families
 - Partnership with Anoka Public Child Welfare Agency
 - Provide referral and services
 - Submitted an application to HUD for 75 more FUP vouchers in December 2019
 - Additional funding included in 2020 federal budget
 - Will apply when funding notice is issued

Special Purpose Vouchers

- Non-Elderly Disabled Vouchers - 200
 - Awarded in 1998
 - Serve people with disabilities
 - Ages 18-61
 - Selected from the Housing Choice Voucher waiting list

Federal Program

- Housing Opportunities for People with Aids - 65
 - Federal program providing rent assistance to people who are living with HIV
 - Referral and services provided by JustUs Health (formerly MN Aids Project)
 - Operate in 7 counties

State Funded Programs

Programs funded through MN Housing competitive biennial application process

- **Bridges - 150**
 - Serves persons with serious mental health issues
 - All of Anoka, Hennepin and Ramsey Counties
 - HRA provides rent assistance
 - Counties provides services
- **Housing Trust Fund Program - 50**
 - Serves individuals and families that are high priority homeless
 - Anoka County

Family Affordable Housing Program

- Council owns 150 housing units
- Project Based Vouchers
- Scattered site – 3 Counties, 11 Cities
 - Anoka County – Blaine, Coon Rapids
 - Hennepin County – Eden Prairie, Edina, Golden Valley, Maple Grove, Minnetonka, Plymouth, Richfield
 - Ramsey County – Roseville, Shoreview
- Single Family, Duplex, Townhouse
 - 2 – 5 bedrooms

Funding

- U.S. Department of Housing and Urban Development
 - 97% Federal
 - \$62 Million Subsidy
 - \$5 Million Administrative fees
- MN Housing
 - 3% State
 - \$1.9 Million Subsidy
 - \$150,000 Administrative Fees

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