

Metro HRA

2022 Project Based Voucher Update

Terri Smith, Director, Metro HRA

July 18, 2022

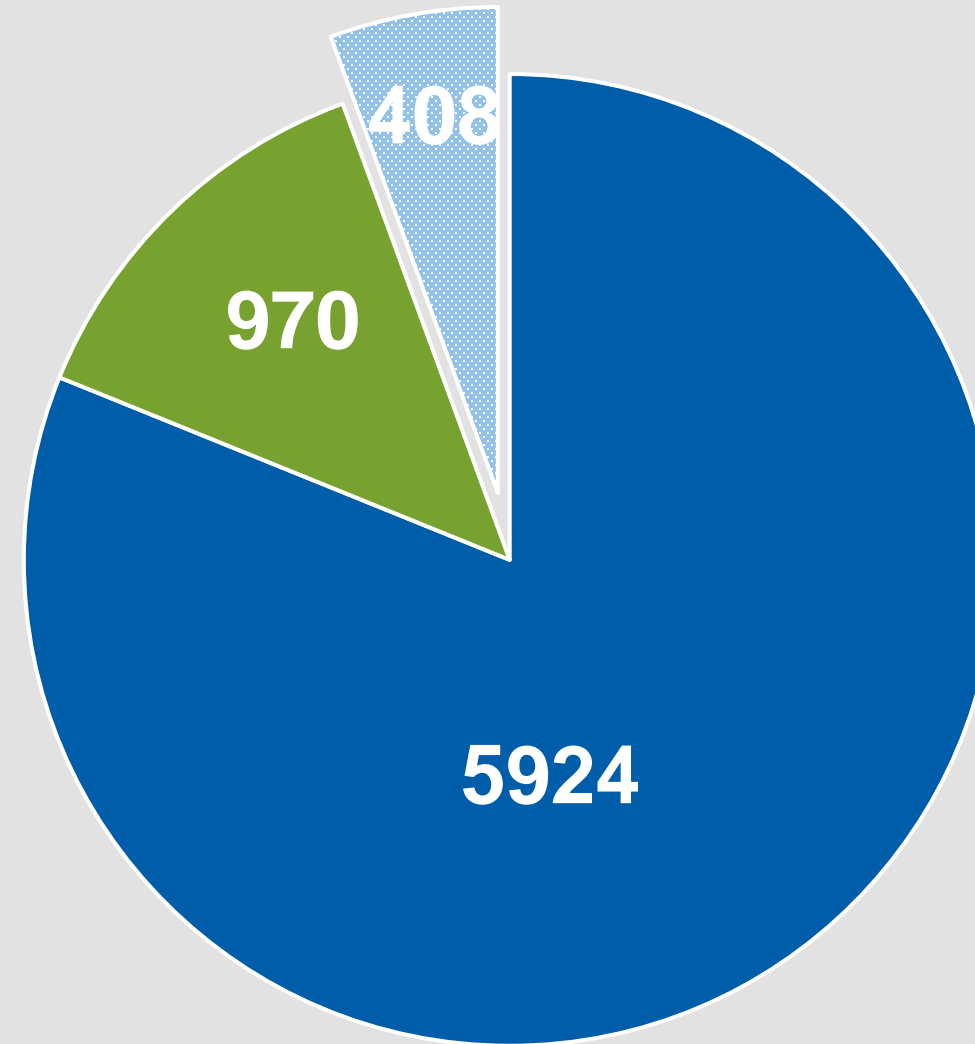
Community Development Committee



PBV Summary

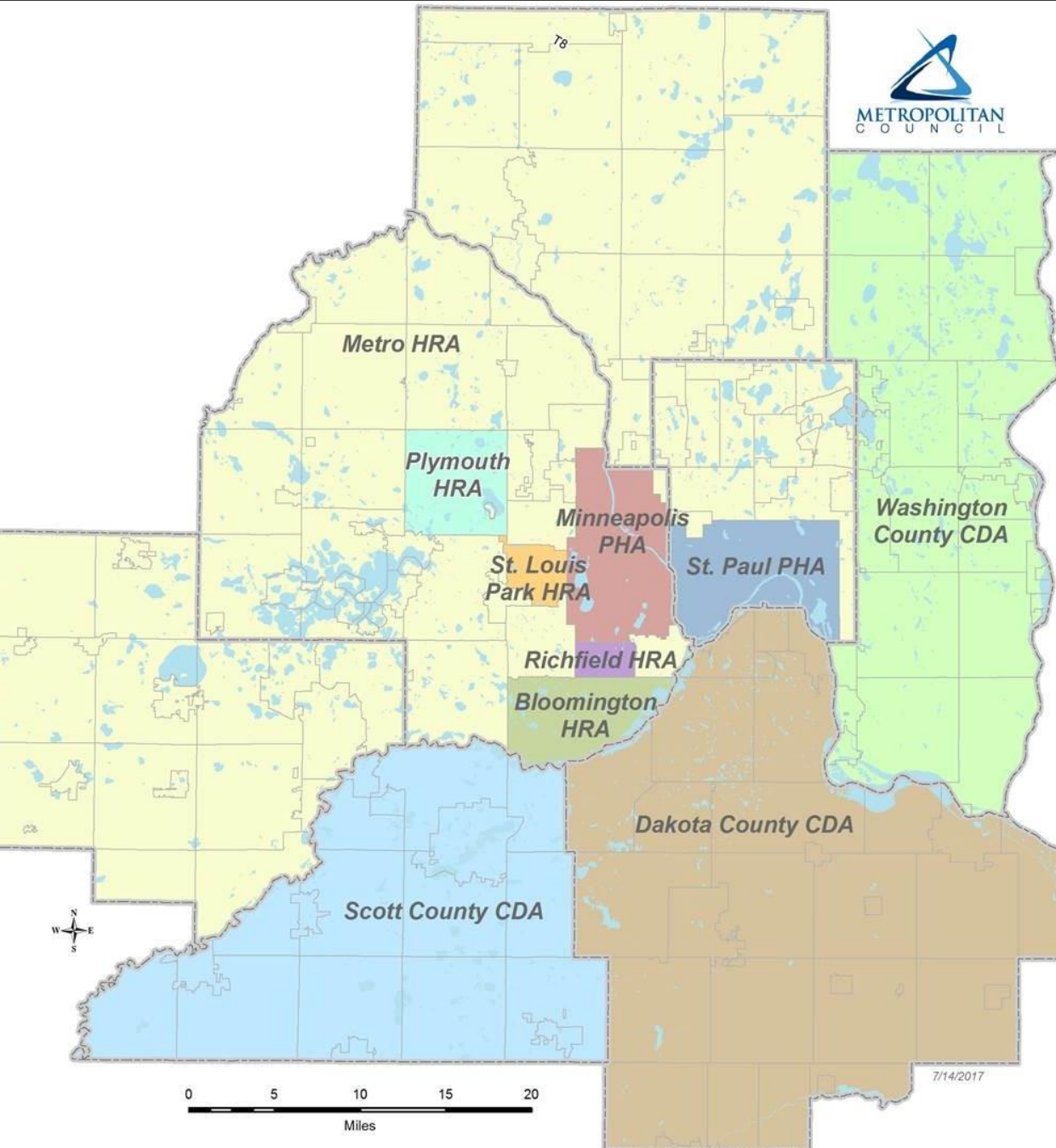
- 6,894 Vouchers
- HUD allows up to 20% PBV
- 970 PBV units awarded (14%)
- 55 Developments
- 33 Communities

Current Voucher Split



- Housing Choice Vouchers
- Project Based Vouchers
- Remaining available to Project Base

Project Based Voucher Policy



Metro HRA will:

- Operate a PBV program using *up to* 20 percent of vouchers
- Offer and award PBVs in the following ways:
 - Independent Request for Proposals (RFP) process
 - Offer through Minnesota Housing RFP process
- Prioritize PBVs in its own operating area

Project Based Voucher Policy

Staff consider many variables when determining PBV offer

- Overall voucher utilization
- Current voucher turnover rates
- Funding and budget
- Balancing PBV and waiting list admissions



2022 PBV Offer

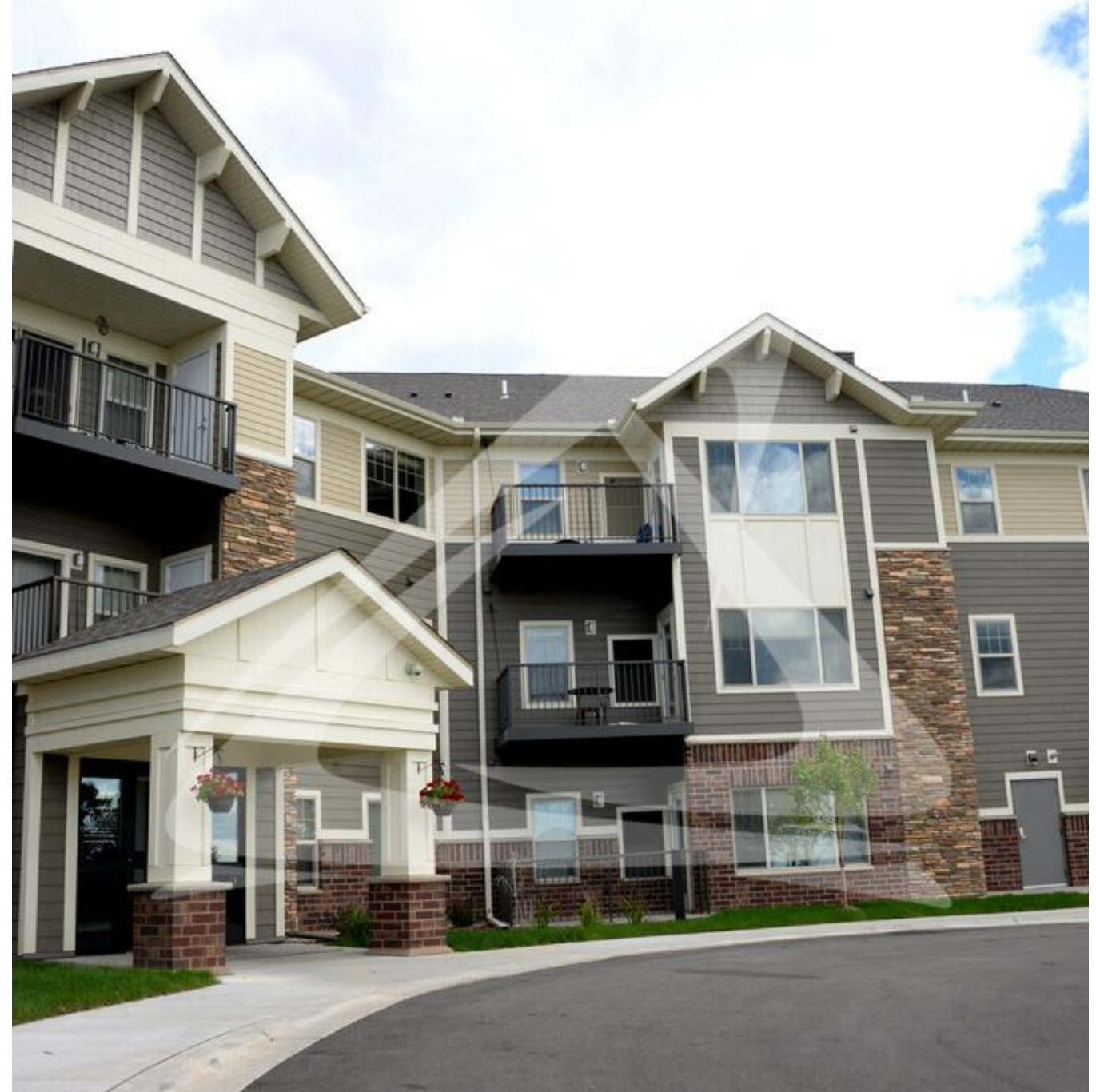
Metro HRA offered up to 20 Veteran's Affairs Supportive Housing Project Based Vouchers – VASH PBV

- VASH
 - Serves veterans experiencing homelessness
 - Department of Veterans Affairs provide referral and services
 - Metro HRA provides rent subsidy
- RFP Issued March 15, 2022
- Applications Due April 15, 2022
- Received two applications for a total of 9 VASH PBVs
- RFP requires projects to receive full funding in 2022 to receive formal PBV award

Two Applications Received

Carver Oaks Senior Residences – Carver, MN

- New construction, 43-unit senior affordable housing
- One and two-bedroom units
- Requested 7 VASH PBVs
- Met initial eligibility criteria
- Received a Letter of Intent to commit the PBVs
 - Full funding in 2022 = project will receive formal PBV approval
 - Not full funding in 2022 = project will need to reapply for PBVs at a later date



Two Applications Received

Nolte River Place Apartments – Anoka, MN

- New construction, 80-unit senior affordable housing
- One and two-bedroom units
- Requested 2 VASH PBVs
- Did not meet initial eligibility criteria
 - Not eligible as new construction – already broke ground
 - Not eligible as existing housing – project not complete
- Project will need to reapply for PBVs at a later date



Next Steps

December 2022-January 2023

- Formal award of PBVs
- If Carver Oaks receives full funding

February 2023

Engagement on offer and award of PBVs for 2023

- Council members
- Landlords
- Residents



Terri Smith

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