



**METROPOLITAN**  
C O U N C I L

# National Trends in the Housing Choice Voucher Program

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June 6, 2022

Community Development Committee



# Agenda

- COVID Impacts on the Housing Choice Voucher Program
- National utilization trends vs. Metro HRA trends
- Funding Summary
- Special Purpose Voucher Utilization
- What to do?



# Program COVID Impacts



## Summary of HUD Report

- HUD wants to see increased leasing to 98% nationally by year end 2022
- HCV family loss of income
  - Increases in average subsidy costs
- Voucher turnover rates dropped
- Reduction in new admissions and portability
- Influx of CARES Act funds
  - Results in higher than ever reserve levels

# Housing Choice Voucher Leasing

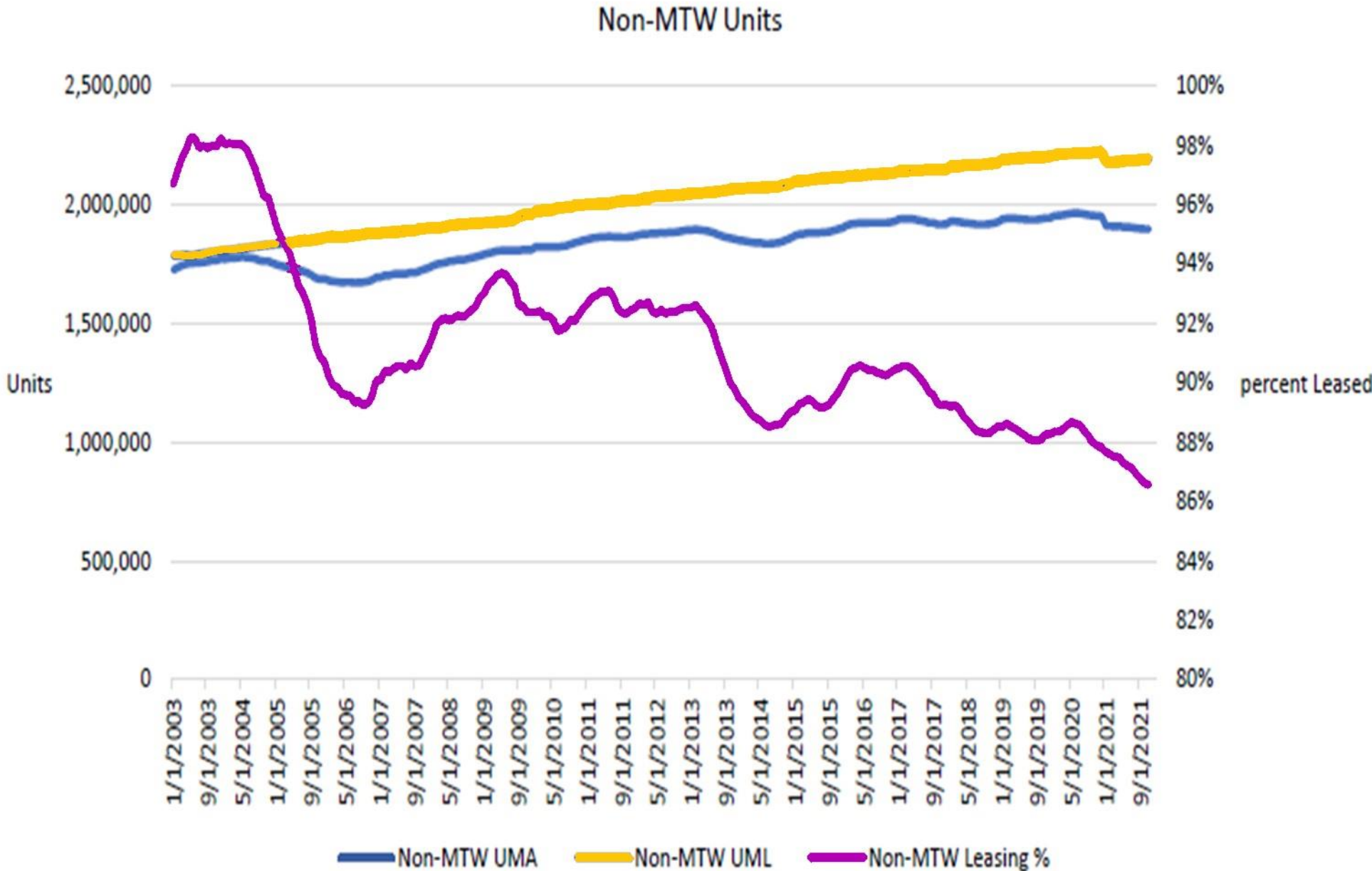
**National**

The HCV program hit an all-time low leasing level of **86.9%** in 2021

**Metro HRA**

2021 year-end leasing level = **97.86%**

April 2022 Leasing = 98.65%



# Vouchers on the Street

## National

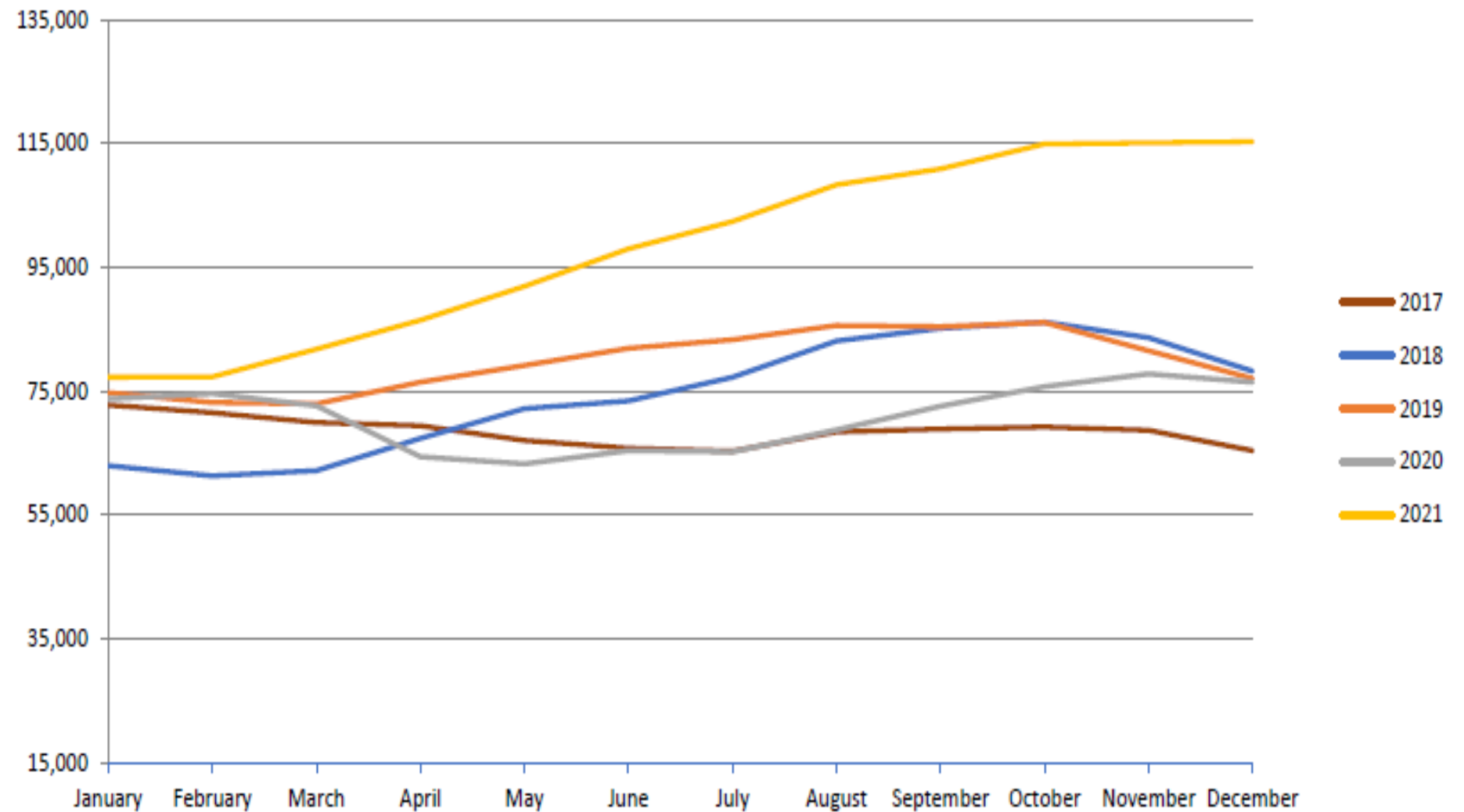
More vouchers on the street than in the past 5 years

## Metro HRA

Following the same trend

Currently 346 voucher holders in selection process

Vouchers on Street at End of Month





# Spending and Average Subsidy Cost

## National

Average Subsidy continues to rise

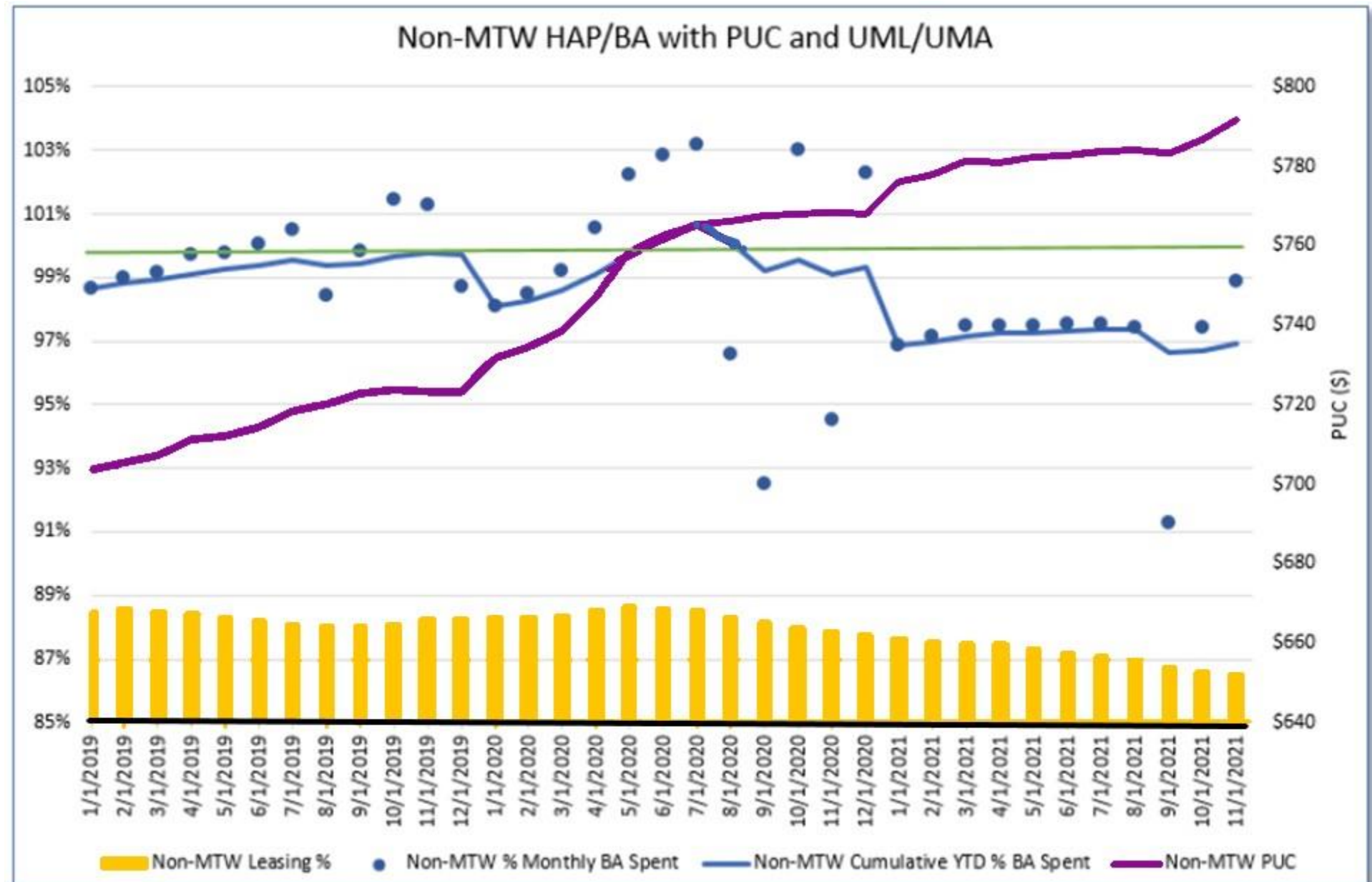
Spending was down at end of 2021 resulting in increased reserves

## Metro HRA

Average Subsidy Jan 2020 = \$785

Average Subsidy April 2022 = \$944

Spent 97.5% of funds in 2021



# Voucher Turnover

## Metro HRA Voucher Turnover

Year	Monthly Voucher Turnover	Annual Voucher Turnover	Comments
2018	65	780	
2019	56	672	
2020	53	636	
2021	36	432	350 voucher turnover reduction in 3 years

### National

Reduced program attrition and reduced new admissions

### Metro HRA

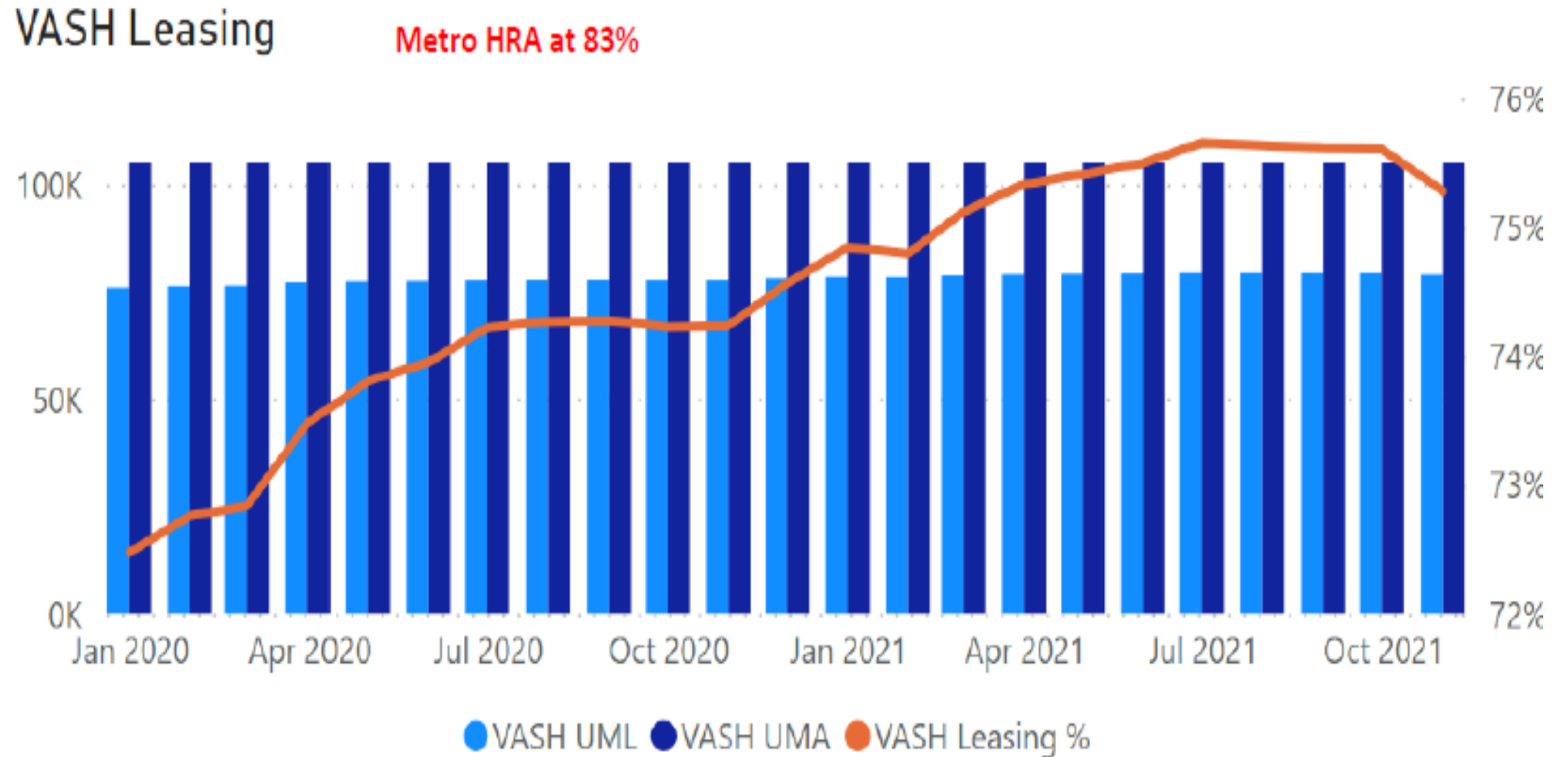
Following the same trend

# Veterans Affairs Supportive Housing

Provides Housing and Services to Veterans experiencing homelessness

**National**  
Leasing 76%

**Metro HRA**  
Leasing 83%



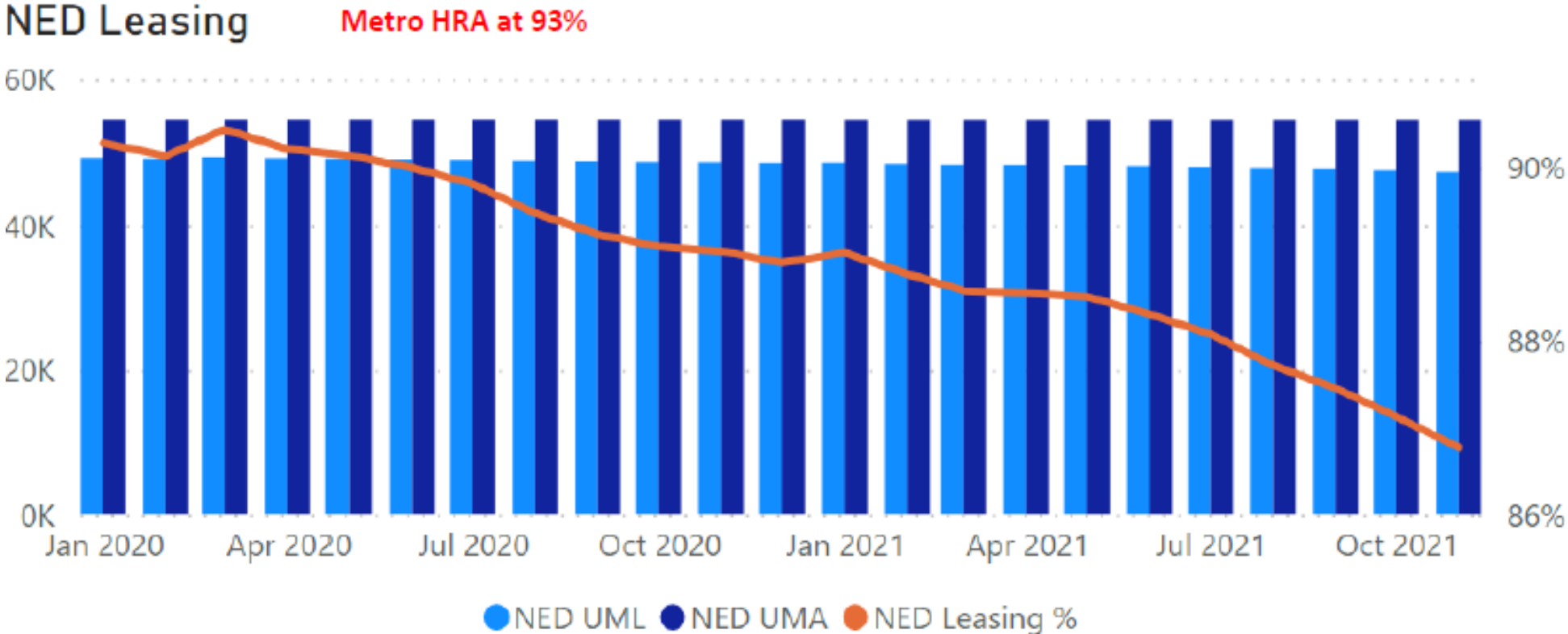


# Non-Elderly Disabled (NED) Program

Serves people living with disabilities between ages of 18 and 62

National  
Leasing **87%**

Metro HRA  
Leasing **93%**

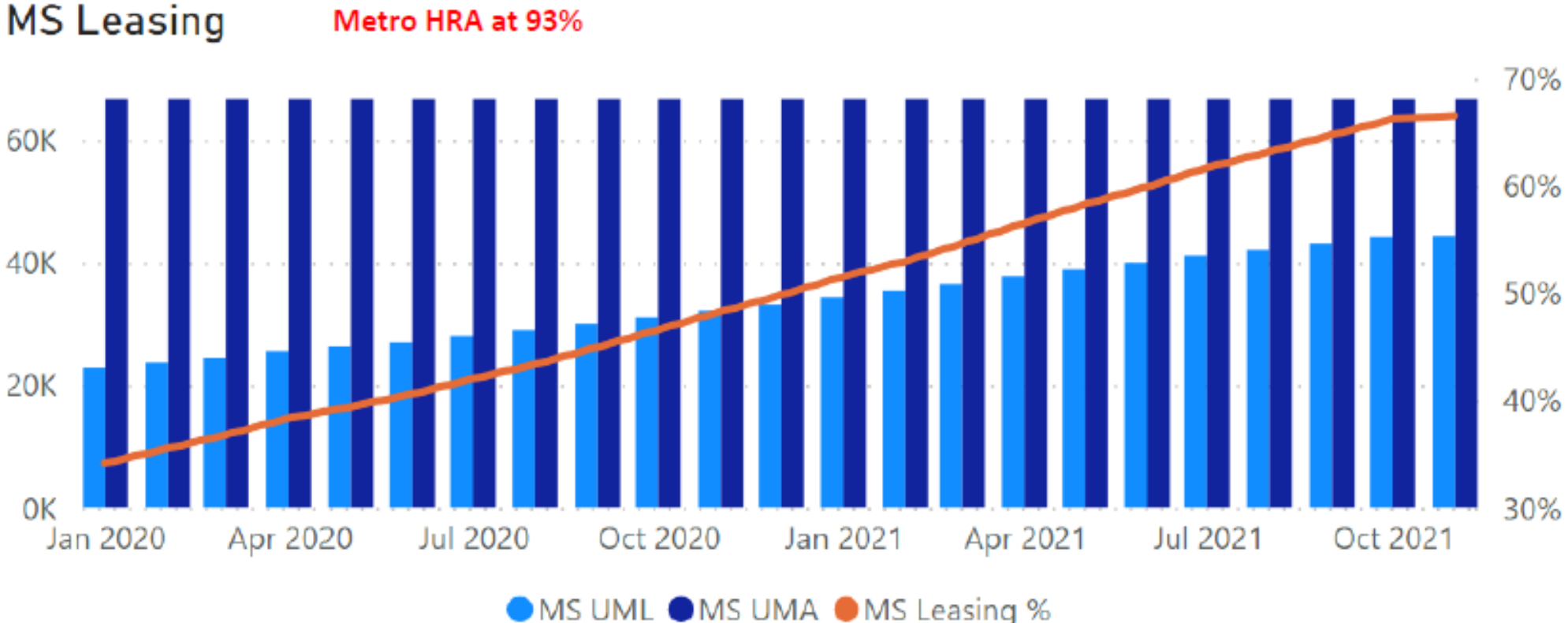


# Mainstream Vouchers

Serves people living with disabilities and experiencing homelessness between the ages of 18 and 62

National  
Leasing **69%**

Metro HRA  
Leasing **93%**

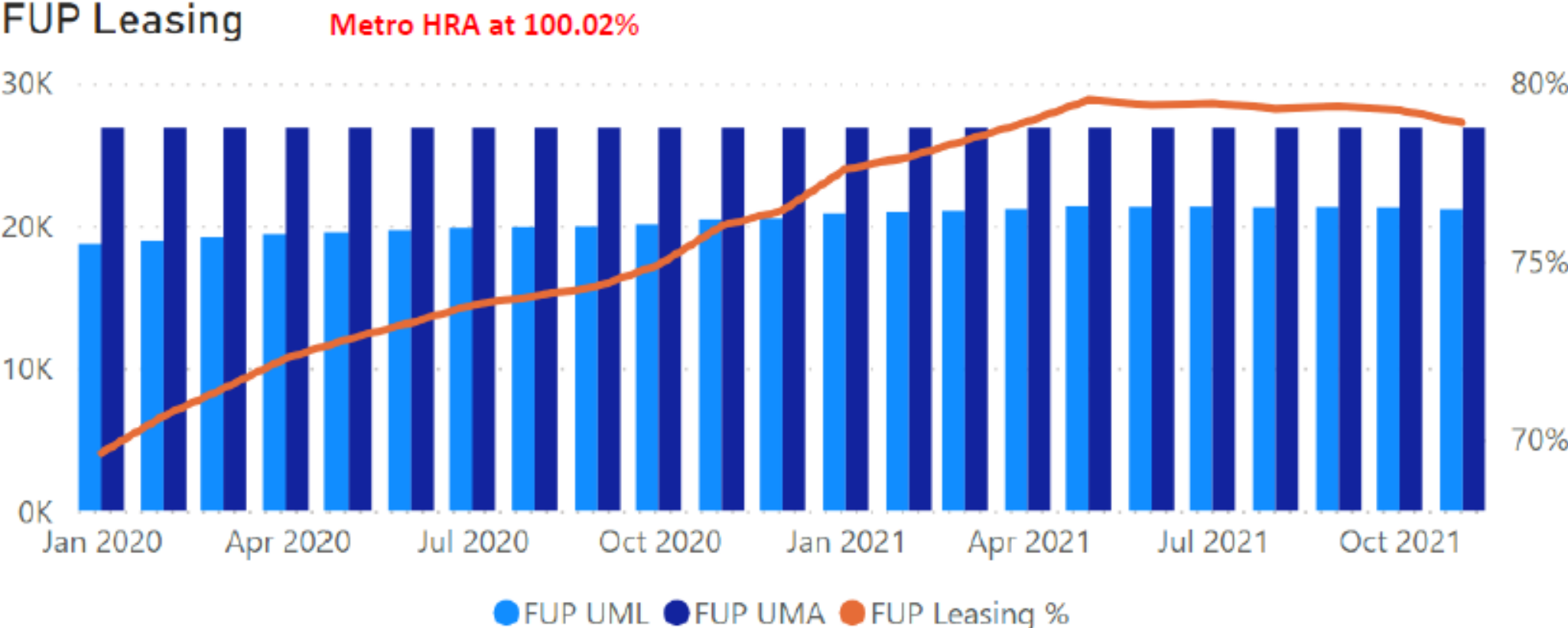


# Family Unification Program (FUP)

Serves families involved in the child protection system

**National**  
Leasing **79%**

**Metro HRA**  
Leasing **100%**



# Emergency Housing Vouchers

Awarded in 2021 through the American Rescue Plan, serves people experiencing homelessness, at risk of homelessness or fleeing domestic violence

## National

Leasing **25.9%**

## Metro HRA

Leasing **38%**





# What to do . . . . Considerations

## Funding

- 2022 Funding = \$75,961
- Funding will allow leasing (close to) full baseline
- Carry-over funds from 2021
- Appear eligible for 2022 set-aside funds
- Monitor spending closely

## Voucher Success

- Success rates down
- Updated Waiting List
- Intentional outreach to voucher holders
- Opening waiting list
- Provide housing search assistance
- Assistance with deposits and application fees

## Landlord Strategies

- Conduct landlord outreach and engagement
- Landlord education
- Expedited inspections
- Use risk mitigation funds

# Waiting List Opening

## Metro HRA Housing Choice Voucher Waiting List to Open

- Online applications will be available June 22-28, 2022
- Applicants may apply any time during the open period
- 2,000 applicants will be placed on the waiting list through random draw
- 95% of waiting list placements for applicants who live in seven-county metro area.
  - Remaining 5% will be awarded to any other applicants.
- Extensive community engagement
- Future CDC Information Item on result of waiting list opening.



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