

Community Development Committee

Meeting date: March 7, 2022

Council meeting date: March 23, 2022

Subject: Metro HRA Administrative Plan Revision – Mobility Demonstration Program Waiting List Preference

District(s), Member(s): All

Policy/Legal Reference: 24 CFR Part 982

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Division/Department: Community Development Division / Metro HRA

Proposed Action

That the Metropolitan Council approve Metro HRA Administrative Plan revision to waiting list preferences as described in the Proposed Revisions section in this business item.

Background

The U.S. Department of Housing and Urban Development (HUD) awarded the Minneapolis Public Housing Authority (MPHA) and the Metropolitan Council's Housing and Redevelopment Authority (Metro HRA) \$5.2 million under the Housing Choice Voucher Mobility Demonstration. The Demonstration builds on recent research that shows growing up in neighborhoods with lower levels of poverty improves children's academic achievement and long-term chances of success.

The program will support Metro HRA and MPHA in addressing barriers to increasing housing choices by offering mobility-related supports. The program will also include a rigorous, independent evaluation to determine which supports are most effective in helping families achieve success. In addition to the program funding, each agency was awarded 37 new vouchers to support the effort.

The MPHA is the lead applicant and Metro HRA will act as the program administrator. This will include hiring a team of mobility program staff, operating the program, and relying on its existing voucher mobility experience to provide services for voucher families with children, including:

- Landlord Recruitment
- Pre-Move Counseling
- Housing Search Assistance
- Post-Move Counseling

In addition to offering mobility-related services, the agencies will work together to adopt administrative policies that enable housing mobility, increase landlord participation, and reduce barriers for families to move across jurisdictions. The program will assist voucher holders in moving to an area of their choice which often includes, but is not limited to, areas where families with vouchers have been historically excluded.

The Demonstration will run for a 6-year period ending October 2028. The first year is a planning year that will include program design, weekly meetings with HUD technical assistance team, hiring mobility team staff, collaboration with

other Demonstration agencies, and community and resident engagement. Council staff provided an [overview of the program](#) at the Committee meeting on July 19, 2021.

Proposed Revisions

As a site selected to participate in the Demonstration, the Metro HRA is required to establish a waiting list preference for Mobility Demonstration Vouchers (MDVs) and identify the number of regular turnover vouchers required for the Demonstration. As such, Council staff propose the following revision to the Waitlist List Preferences in the Metro HRA's Administrative Plan, which reflects new provisions to be added, as guided by HUD's required language:

Mobility Demonstration Program

The Mobility Demonstration Program will assist families with children in gaining better access to low-poverty neighborhoods with high-performing schools and other strong community resources. The program will offer mobility-related supports to a selected group of HCV holders to determine what services are most effective in helping families move and achieve success. The program will include an independent evaluation and research component.

- The program will be open to families with children already participating in the HCV program and interested in moving. The demonstration will also be open to families with children who are new admissions and are selected off the PHA waiting list.
- A waiting list preference will be applied to a limited number of families each year in accordance with the enrollment schedule of the Mobility Demonstration Program.
- The waiting list preference will impact 111 households. PHAs will be expected to enroll 1,800 existing voucher holders and 111 new admissions for a total of 1,911.

Local Preferences [24 CFR 982.207; HCV p. 4-16]

Mobility Demonstration Program (3 points)

- The PHA, in partnership with Minneapolis Public Housing Authority, was awarded funds under the Housing Choice Voucher (HCV) Mobility Demonstration Program. The program will assist families with children in gaining better access to low-poverty neighborhoods with high-performing schools and other important community resources. The program will offer mobility-related supports to a selected group of HCV holders to determine what services are most effective in helping families move and achieve success. The program will include an independent evaluation and research component.
 - Preference will be given to families with at least one child aged 13 or under that live in census tracts with a family poverty rate of 30 percent or higher.
 - If the PHA does not have enough families on the waiting list that meet the required preference, the PHA will select the next available family with at least one child 17 or under from the waiting list.
 - This preference will be applied to a limited number of families each year in accordance with the enrollment schedule of the Mobility Demonstration Program.

Rationale

PHAs selected to participate in the Mobility Demonstration Program are required to adopt waiting list preferences to ensure adequate enrollment as required by the U.S. Department of Housing and Urban Development.

Thrive Lens Analysis

The recommended action supports the Thrive outcomes of equity, livability, and stewardship. Thrive 2040 states the Council will:

- Develop and provide tools, including competitive rent limits in higher-cost communities, to enable Housing Choice Voucher holders to choose the location that best meets their needs.
- Develop and provide mobility counseling for participants of the Metro HRA's Housing Choice Voucher Program to help ensure access to opportunity-rich communities and neighborhoods.

Funding

This action does not have a direct funding impact. Funding for the Housing Choice Voucher and Mobility Demonstration Program is provided by the U.S. Department of Housing and Urban Development (HUD).

Known Support / Opposition

There is no known opposition to the proposed revisions to incorporate required language for the Program.