



Metro HRA Update

Community Development Committee



April 17, 2023

Metro HRA Mission

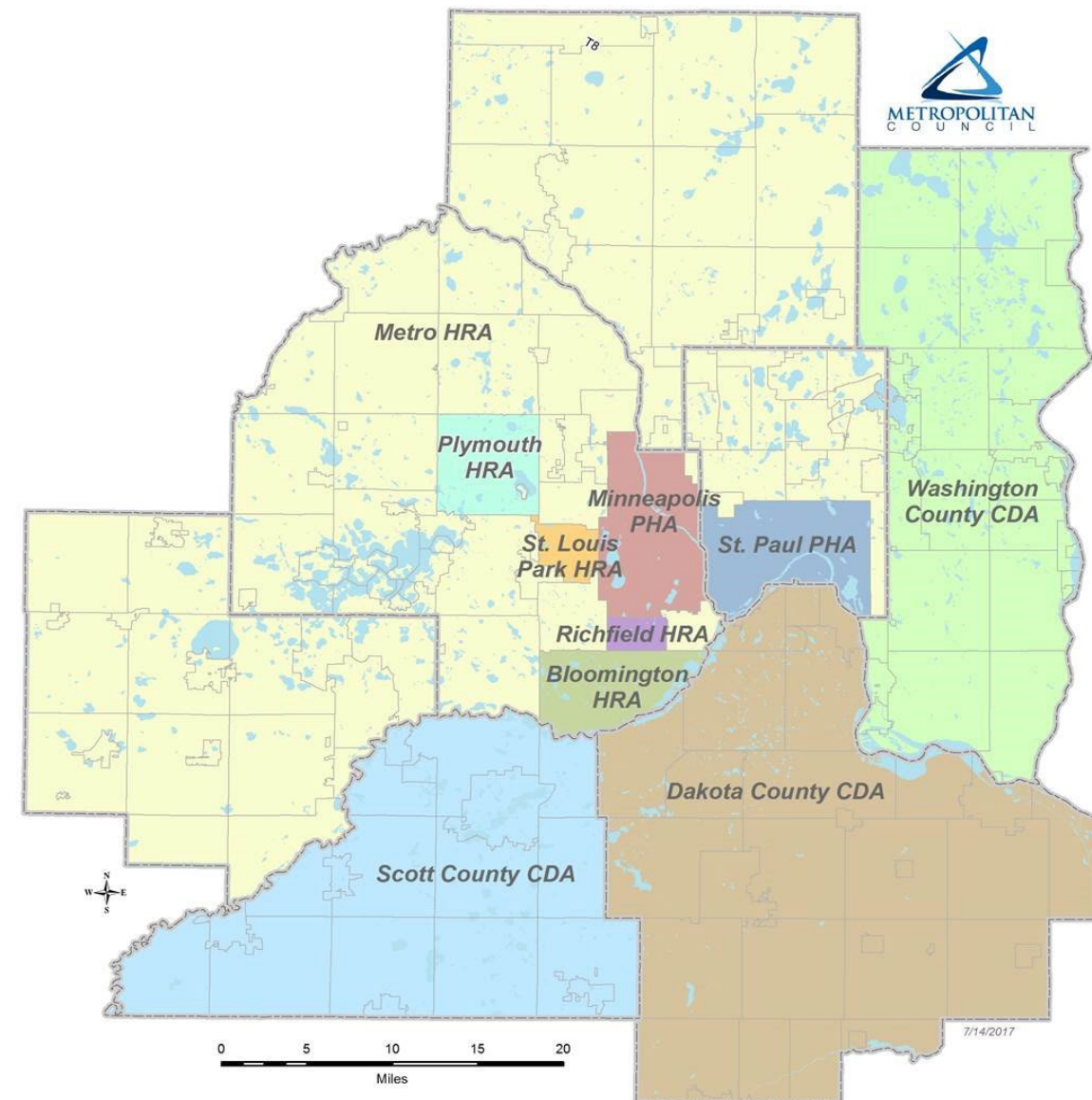


The Metro HRA's mission is to:

- provide decent, safe and affordable housing opportunities;
- to encourage housing choice throughout the region including areas of high opportunity;
- to foster family stability and promote self sufficiency for people of low wealth.

Metro HRA Quick Facts

- 7,200 program participants
- 9 Programs
- Anoka and Carver County, Suburban Hennepin and Ramsey County
 - 96 communities
- \$77 million annually in rent payments
- 1,800 active landlords



Section 8 Management Assessment Program



HUD tool to measure housing authority performance

- Required annually for all PHAs operating a Housing Choice Voucher program
- Rated on 14 key indicators
- PHAs submit annual certification
- HUD issues rating
- **Metro HRA rated as a High Performer for 19 straight years**

2022 Program Utilization and Spending

Achieved 99.7% Utilization

83,265 Unit Months Available
82,996 Unit Months Leased

Spent 100% of Funds

- \$77.8 million disbursed in federal voucher funds
- \$78 million spent on voucher subsidy payments
- \$1.5 million in HUD-held reserves and \$2 million in unused set-aside funds for spending in 2023

Filled 852 turnover Vouchers

- 218 waiting list admissions
- 158 project-based voucher admissions
- 76 vouchers to project-based movers
- 400 voucher absorbs

4 Years in Review

Policy Decisions

- Adoption of Small Area Fair Market Rents
- Community Choice Demonstration
- Offer and Award of Project Based Vouchers

Placed-Based Initiatives

- Homework Starts with Home
- Move-Up Preference

New Programs

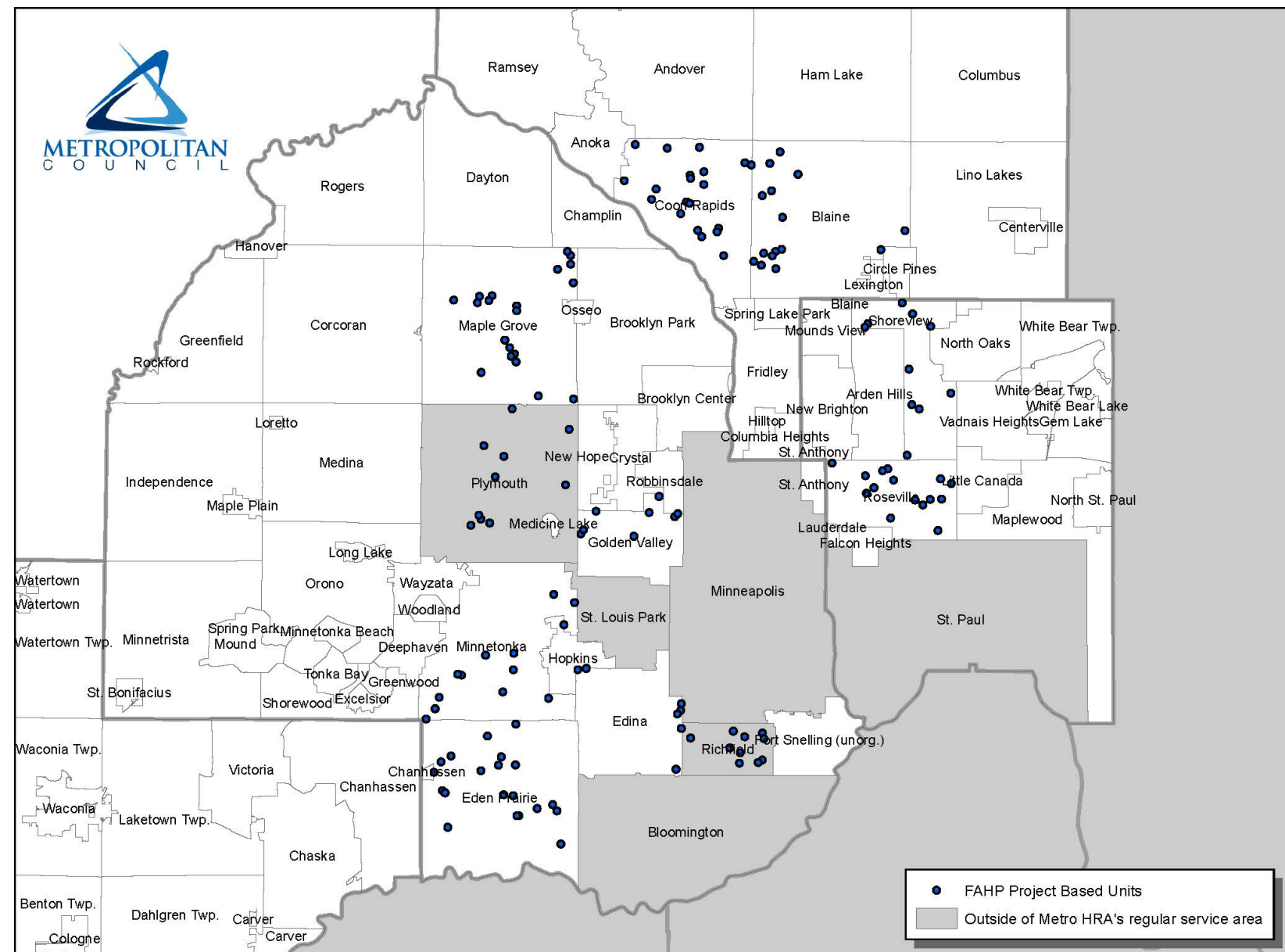
- Mainstream Vouchers
- Emergency Housing Vouchers
- Foster Youth to Independence Vouchers

Family Affordable Housing Program

154 Council-owned housing units

- Program established in 1999
- 150 housing units purchased between 2001-2004
- Portfolio remains (relatively) the same
 - Added 4 units in 2022
- Units located in 11 suburban communities in Anoka, Hennepin and Ramsey Counties

Metro HRA- FAHP Project Based Units
February 2021



Family Affordable Housing Program

Rent Collection Challenges

- Current receivables -\$34k
 - Typical pre-pandemic - less than \$10k
- Eviction moratorium
- Resources for rent payment

Property Management Contract

- Property Management Company Contract expires 12-31-23
- Issuing RFP
- Existing vendor – strong performance

Unit Challenges and Opportunities

Unit Challenges

- Challenging townhome association rules
- Smaller, apartment style units
- Difficult to rent
- Locational preference issues

Unit Disposition

- Sell 5 units
- March 2022 – approved by Council
- March 2023 – approved by HUD
- June/July 2023 – sell units
- Sale proceeds to be used to purchase additional unit(s)

Unit Opportunities

- Purchase larger unit sizes
- Add bedrooms where opportunities exist
- Purchase a fully accessible unit
- Choose unit locations close to core cities

Upcoming Council Actions

May-September

- Public Housing Agency Plan and Administrative Plan Revisions

Late Summer

- Homework Starts with Home Expansion
- Property Management Contract Approval

Later Summer / Early Fall

- Community Choice Demonstration Program Update

September-October

- Payment Standards Adoption

October

- Utility Allowance Revisions

Fall

- Family Affordable Housing Program Disposition Update

December / January

- Project Based Voucher Awards



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