



# Metropolitan Housing Opportunities Program

Public Housing Unit Conversion



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# Metropolitan Housing Opportunities Program

## Historical Review of MHOP

In 1998 as a region-wide effort to meet the requirements of the Hollman Consent Decree

- 770 units of public housing were redeveloped to decentralize poverty
- Integrating low-income families into communities throughout the metropolitan region

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During this time, the Council developed 150 units known as Family Affordable Housing Program.



# Current Status of Program

## Overview of MHOP Units

- MPHA holds the federal contract for 106 units of public housing scattered across mixed-finance developments
- MPHA does not own or operate these units, and most are located far outside their jurisdiction
- In partnership with Metro HRA, converting the units to the Section 8 Program better meets resident and owner needs



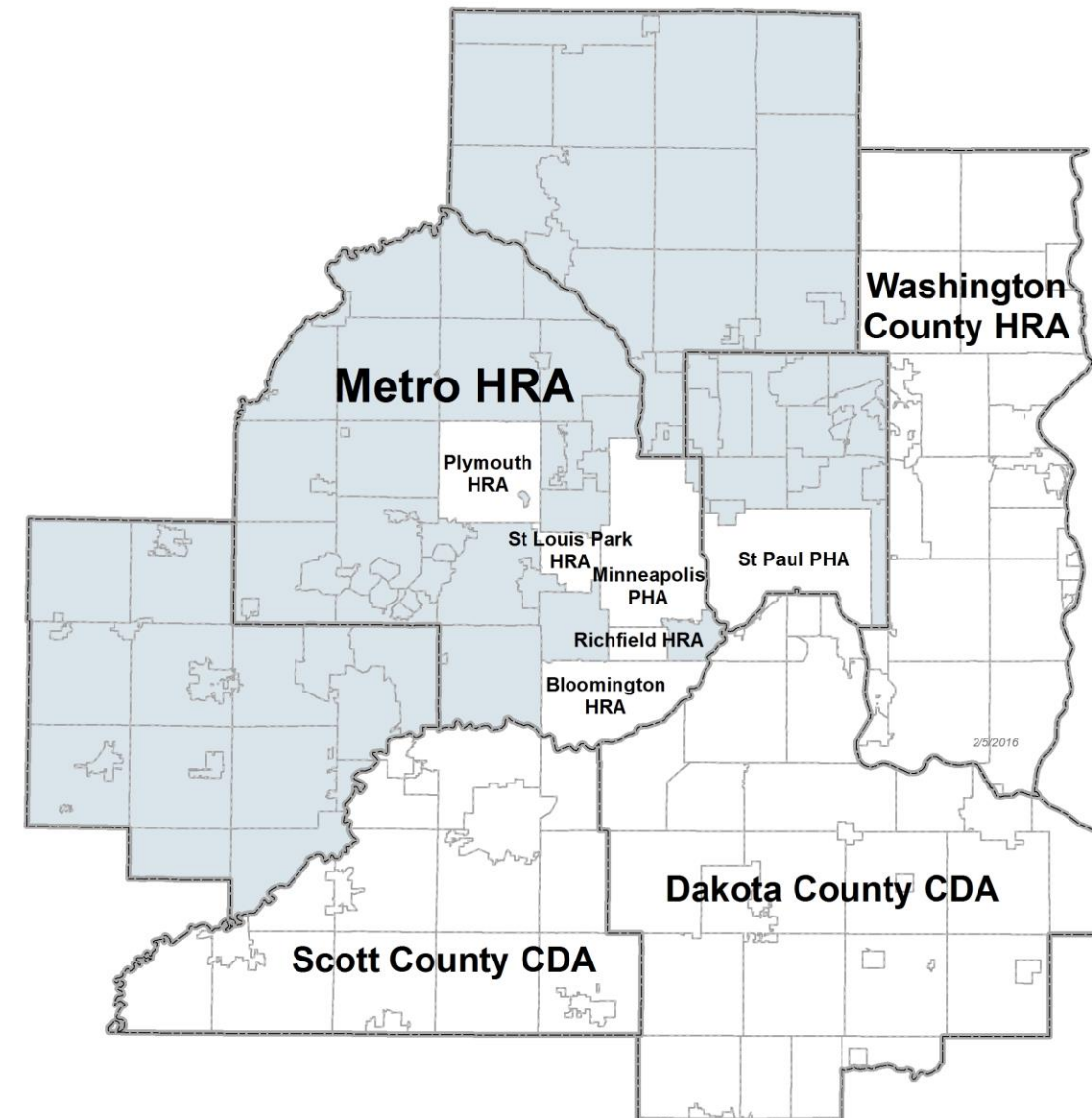
# MHOP Unit Locations

106 public housing units within 16 mixed-finance developments  
comprise nearly 640 total rental units

## Cities (MHOP Units of Total Development):

- **Chaska** (18 of 99)
- **Columbia Heights** (3 of 22)
- **Eden Prairie** (5 of 32)
- **Golden Valley** (5 of 25)
- **Maple Grove** (5 of 19)
- **Minnetonka** (9 of 94)
- **Mounds View** (10 of 50)
- **New Hope** (16 of 45)
- **St. Francis** (8 of 30)
- **Minneapolis \*** (8 of 25)
- **Plymouth \*** (19 of 196)

\* Outside Metro HRA's Service Area



# Goals of Proposed Partnership



- In June, MPHA formally requested Metro's partnership in converting these units to:
- Memorialize commitment to uphold unit long-term affordability
  - Prevent displacement of residents
  - Increase Resident Choice
  - Ease administration to allow for more effective property management



# Potential Pathway to Goal



## Conversion of Units is a Two Step Process

### **Step 1: Partial Voluntary Transfer** of the Public Housing to Metro

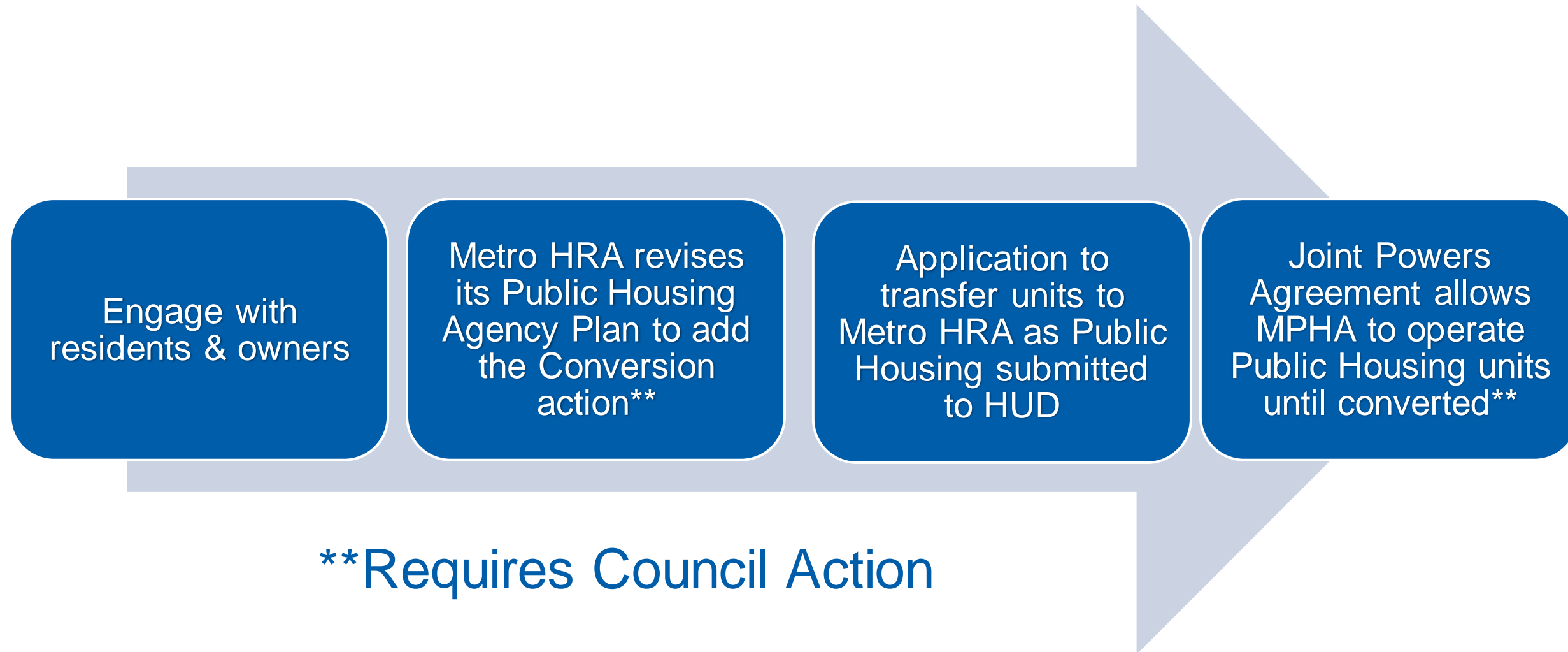
- Process laid out in HUD PIH Notice 2014-24
- MPHA maintains public housing compliance standards under a Joint Powers Agreement until step #2 is complete

### **Step 2: Streamlined Voluntary Conversion** of units from Section 9 to Section 8 Housing Choice Voucher Program

- Follows HUD PIH Notice 2019-05
- Will result in 79 new vouchers Metro intends to Project-Base
- Units located in Plymouth & Minneapolis – will be ported back to their jurisdictions.

Target completion date: June 1, 2024

# Streamlined Voluntary Conversion Pathway



# Streamlined Voluntary Conversion

Metro HRA submits a Streamlined Voluntary Conversion application to HUD\*\*

Once approved 106 Tenant Protection Vouchers keep assistance for residents

Metro HRA transfers back the Vouchers for those not in their jurisdiction

Metro HRA converts the remaining TPVs to Project Based Vouchers\*\*

**\*\*Requires Council Action**



# In Conclusion



## Best Option for All Parties

- Metro HRA is already works with many of the properties.
- Metro HRA receives an additional 79 Tenant Protection Vouchers to provide continued rental assistance.
  - 20-year Project Based Voucher contracts ensure long-term affordability
- Vouchers more flexible for existing residents
- Increased rent for unit operation, while preserving long-term affordability.



# Questions?

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