



2023 Review 2024 Work Plan

Metro HRA



Monday, March 4, 2024

Metro HRA Mission



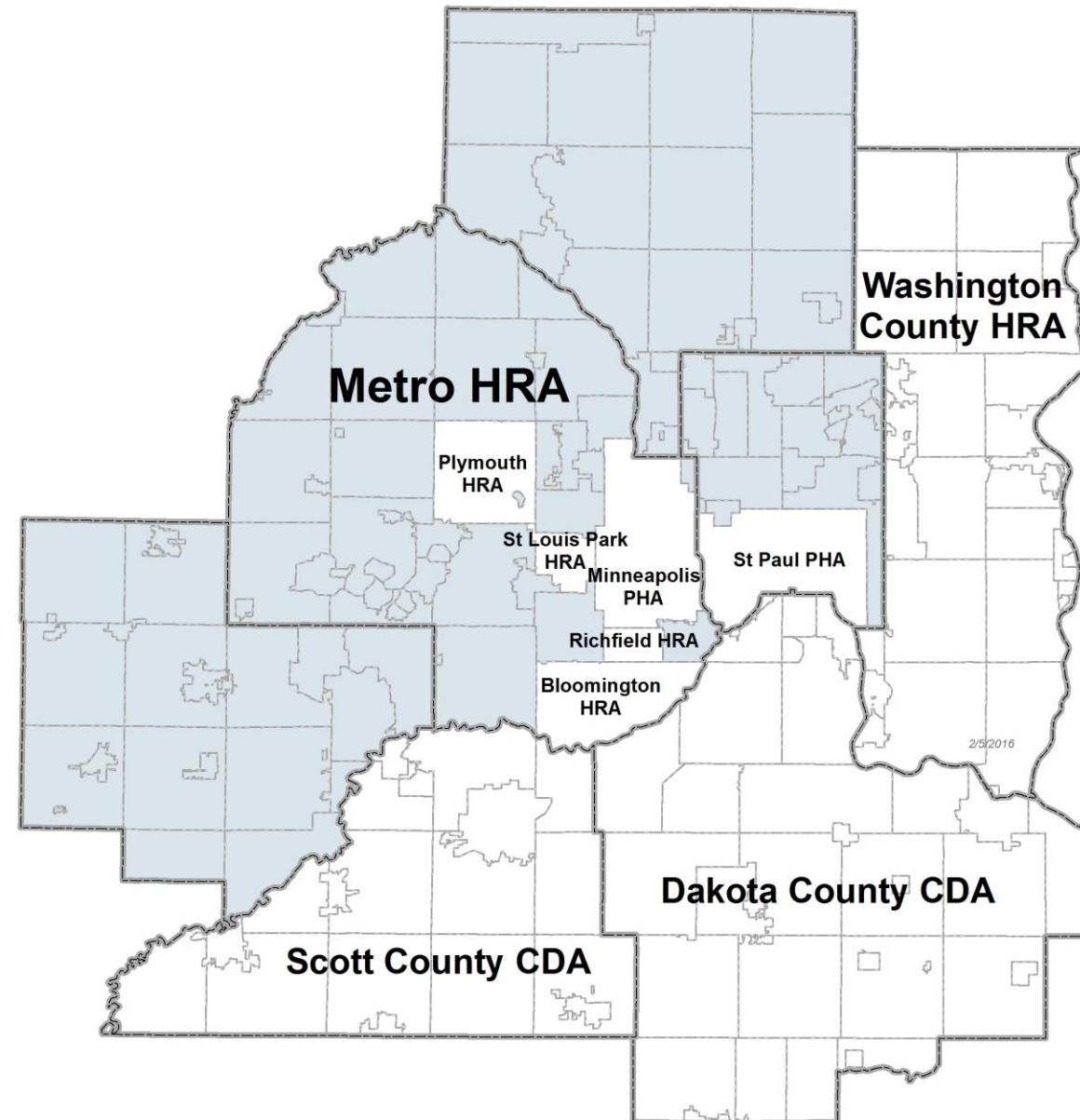
The Metro HRA's mission is to:

- 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 Summary

Metro HRA Service Area

- 7,283 Housing Choice Vouchers
- 9 Programs
- Anoka and Carver Counties and Suburban Hennepin and Ramsey Counties
 - 96 communities
- \$81 million in annual rent payments to 1,400 active landlords



2023 Metro HRA Outcomes



Housing Choice Voucher Program



Achieved 99% utilization

- Disbursed 85,947 rent payments
- Selected 449 waiting list applicants
- Completed 234 voucher absorbs
- Processed 771 Port-Ins!
 - 520 leased up successfully

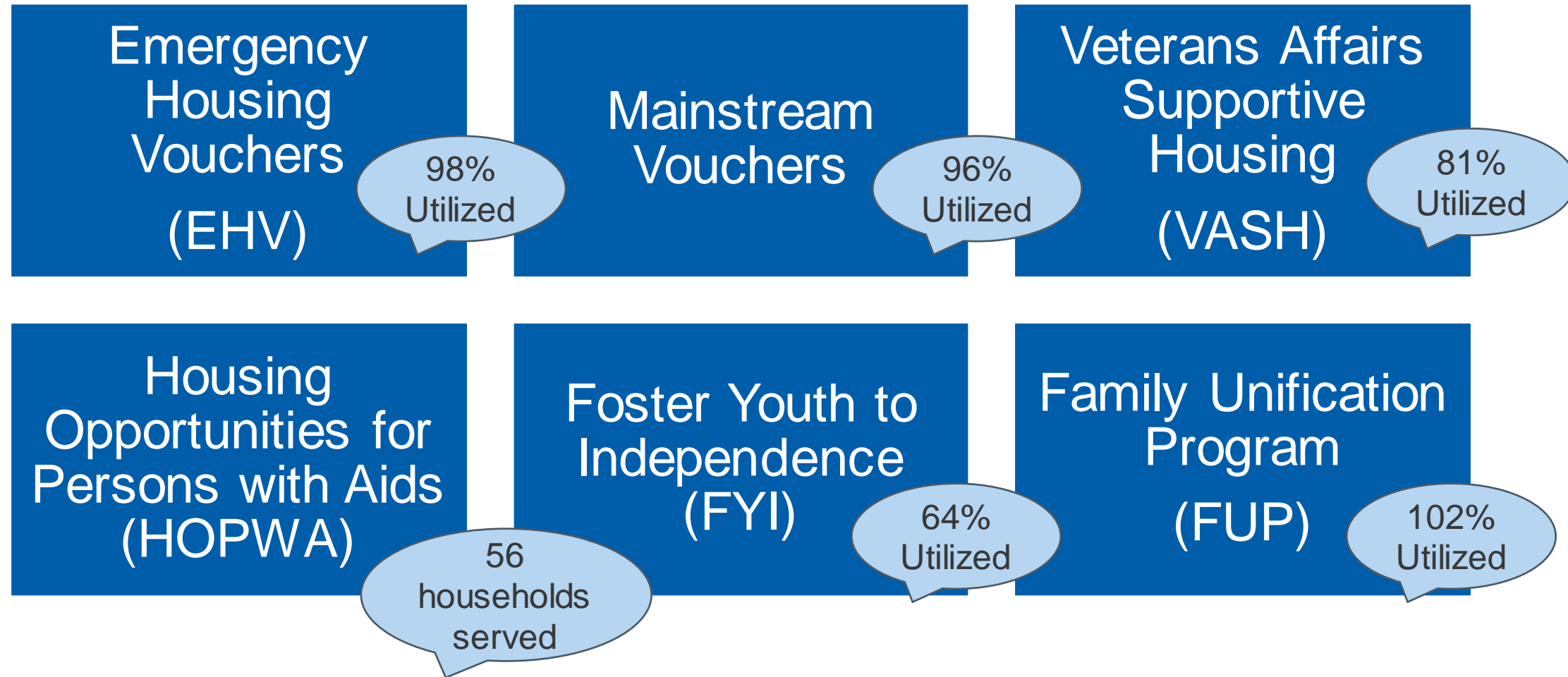


Spent 95% of HUD funds

- Issued \$80.9 million in subsidy payments
 - \$1.5 million carryover from 2022
 - \$2.3 million shortfall fund from 2022

2024 Funding Projection = \$85 Million

2023 In Review



Turnover Vouchers

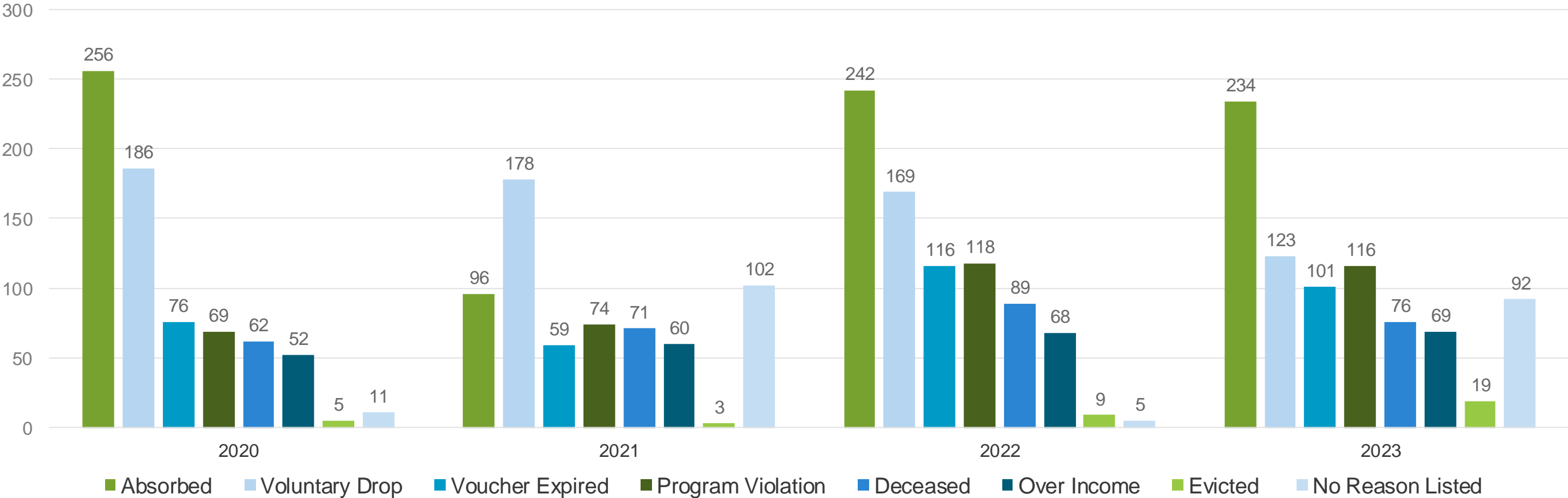
Voucher Turnover History

- Turnover vouchers serve many purposes
 - Waiting list applicants
 - Initially filling PBV units
 - PBV unit movers
 - Absorbing vouchers from other housing authorities

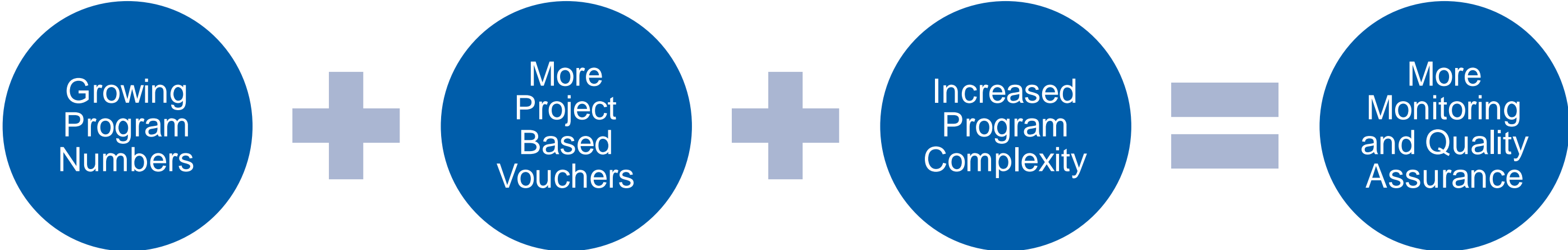
Year	Monthly Voucher Turnover	Annual Voucher Turnover
2019	70	849
2020	59	717
2021	53	643
2022	68	816
2023	69	830

Voucher Turnover Use

2020-2023



New HRA Manager Hired



Project Based Voucher Update

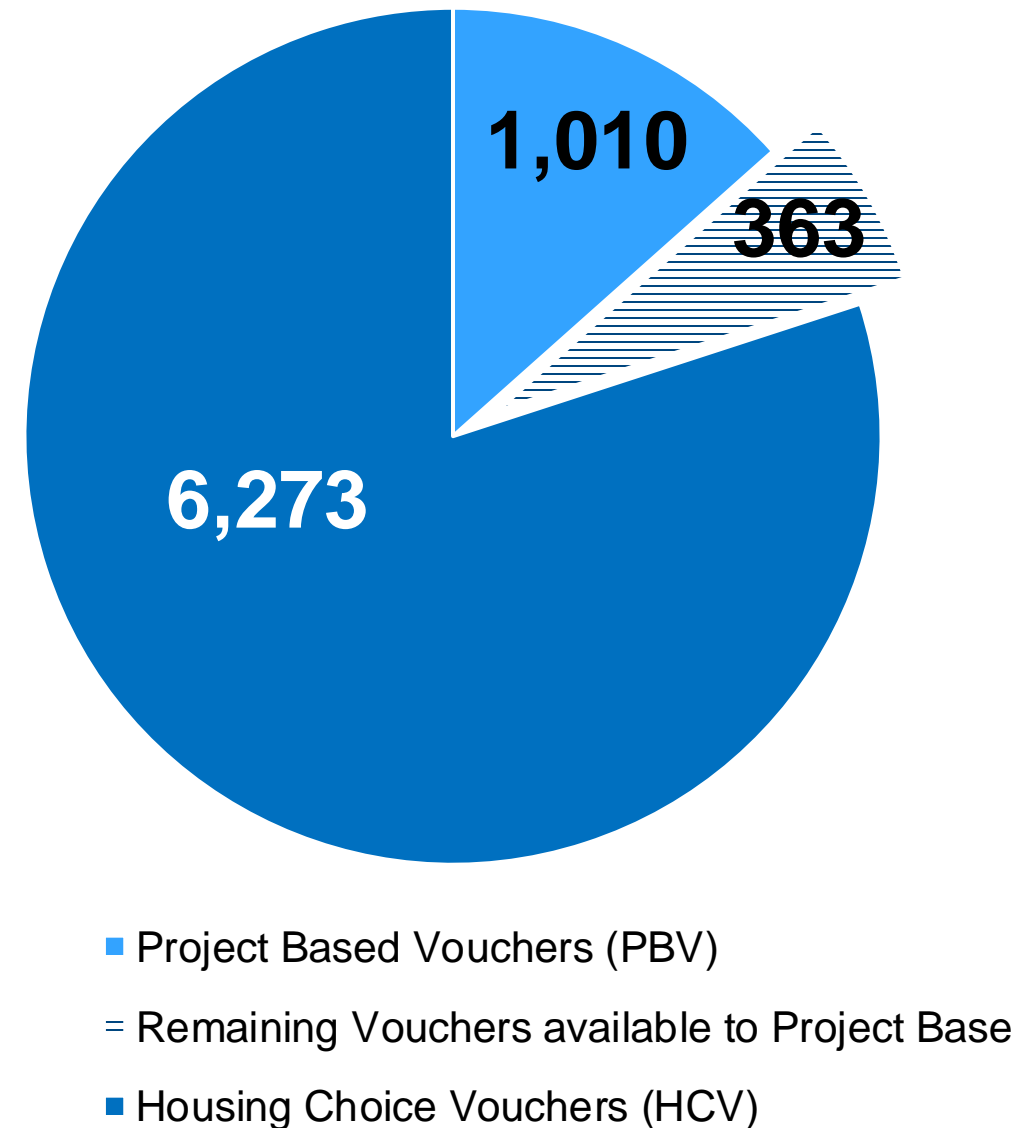


Project Based Vouchers

PBV summary

- HUD allows up to 20% PBV (1373 vouchers) of eligible HCV Vouchers
- 6,865 total Vouchers eligible for PBV option
- 1,010 PBV units awarded (15%)

Current Voucher Split



2023 Project Based Voucher Awards

Project	City	Total Units in Project	Mainstream PBV Award
Bottineau Ridge Phase II	Maple Grove	50	5
Gladstone	Maplewood	40	10
PPL BC Family Housing Phase I	Brooklyn Center	60	5
Total Award			20
Project	City	Total Units in Project	VASH PBV Award
Carver Oaks Senior Residence	Carver	43	7
Nolte River Place	Anoka	80	5
Total Award			12
Project (Under AHAP)	City	Total Units in Project	PBV Award
Vista 44 (under construction, awarded in 2020)	Hopkins	50	50

2023-2024 Internal Compliance Review

55 Contracts Audited > 978 PBV units reviewed

Long-term
vacancies

< 90%
utilization

Referred
households

2023 – 2024 Internal Compliance Review

Corrective action plans

- Individual meetings with owners and property managers
- Referral and utilization goals specific to the property and project
- Commitment to action

Long-term vacancy

- Removal of PBV units from PBV HAP Contract beginning in 2025
 - Engagement and review of options
 - Support from HRA

2024 Project Based Voucher Workshop



Monday, February 26th, 10:00 – 3:30

- Operational overview for all PBV owners and property managers
- Difference between PBV and HCV
- General Program rules
- Filling vacancies and move process
- Quality Control efforts
- Removal of PBV Units
- Inspection process
- Q & A

2024 Work Plan Items

Housing Opportunity
Through
Modernization Act
Implementation
(HOTMA)

National Standards for
the physical Inspection
of Real Estate
Implementation
(Nspire)

Statewide Rent
Assistance Program
Preparation and
Implementation

Sell 5 Council-Owned
Housing Units and
Purchase
Replacement Units

Homeownership and
Wealth Building
Exploration

Website Update and
Online Tool
Development

Conclusion



Allocate 2024 resources carefully

- Urgency placed on required 2024 work plan items
- No Project Based Voucher offer in 2024
 - Spend the year bringing all projects into compliance before adding more
- Set team and work up for future success



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