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

- **Emergency Housing Vouchers (EHV)**: 98% Utilized
- **Mainstream Vouchers**: 96% Utilized
- **Veterans Affairs Supportive Housing (VASH)**: 81% Utilized
- **Housing Opportunities for Persons with Aids (HOPWA)**: 56 households served
- **Foster Youth to Independence (FYI)**: 64% Utilized
- **Family Unification Program (FUP)**: 102% Utilized

Utilization rates and household counts are as follows:
- EHV: 98% utilized, 96% utilized
- VASH: 81% utilized
- HOPWA: 56 households served
- FYI: 64% utilized
- FUP: 102% utilized
Voucher Turnover History

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Monthly Voucher Turnover</th>
<th>Annual Voucher Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>70</td>
<td>849</td>
</tr>
<tr>
<td>2020</td>
<td>59</td>
<td>717</td>
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<tr>
<td>2021</td>
<td>53</td>
<td>643</td>
</tr>
<tr>
<td>2022</td>
<td>68</td>
<td>816</td>
</tr>
<tr>
<td>2023</td>
<td>69</td>
<td>830</td>
</tr>
</tbody>
</table>
# Voucher Turnover Use

## 2020-2023

<table>
<thead>
<tr>
<th>Year</th>
<th>Absorbed</th>
<th>Voluntary Drop</th>
<th>Voucher Expired</th>
<th>Program Violation</th>
<th>Deceased</th>
<th>Over Income</th>
<th>Evicted</th>
<th>No Reason Listed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>256</td>
<td>186</td>
<td>76</td>
<td>69</td>
<td>62</td>
<td>52</td>
<td>5</td>
<td>11</td>
</tr>
<tr>
<td>2021</td>
<td>96</td>
<td>178</td>
<td>59</td>
<td>74</td>
<td>71</td>
<td>60</td>
<td>3</td>
<td>11</td>
</tr>
<tr>
<td>2022</td>
<td>102</td>
<td>169</td>
<td>116</td>
<td>118</td>
<td>89</td>
<td>68</td>
<td>9</td>
<td>5</td>
</tr>
<tr>
<td>2023</td>
<td>242</td>
<td>234</td>
<td>123</td>
<td>116</td>
<td>76</td>
<td>69</td>
<td>19</td>
<td>92</td>
</tr>
</tbody>
</table>
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%)
# 2023 Project Based Voucher Awards

<table>
<thead>
<tr>
<th>Project</th>
<th>City</th>
<th>Total Units in Project</th>
<th>Mainstream PBV Award</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bottineau Ridge Phase II</td>
<td>Maple Grove</td>
<td>50</td>
<td>5</td>
</tr>
<tr>
<td>Gladstone</td>
<td>Maplewood</td>
<td>40</td>
<td>10</td>
</tr>
<tr>
<td>PPL BC Family Housing Phase</td>
<td>Brooklyn Center</td>
<td>60</td>
<td>5</td>
</tr>
<tr>
<td><strong>Total Award</strong></td>
<td></td>
<td><strong>20</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project</th>
<th>City</th>
<th>Total Units in Project</th>
<th>VASH PBV Award</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carver Oaks Senior Residence</td>
<td>Carver</td>
<td>43</td>
<td>7</td>
</tr>
<tr>
<td>Nolte River Place</td>
<td>Anoka</td>
<td>80</td>
<td>5</td>
</tr>
<tr>
<td><strong>Total Award</strong></td>
<td></td>
<td><strong>12</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project (Under AHAP)</th>
<th>City</th>
<th>Total Units in Project</th>
<th>PBV Award</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vista 44 (under construction, awarded in 2020)</td>
<td>Hopkins</td>
<td>50</td>
<td>50</td>
</tr>
</tbody>
</table>
2023-2024 Internal Compliance Review

55 Contracts Audited → 978 PBV units reviewed

Long-term vacancies

< 90% utilization

Referred households
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
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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