



# 2023 Review 2024 Work Plan

Metro HRA



Monday, March 18, 2024

# Metro HRA Mission



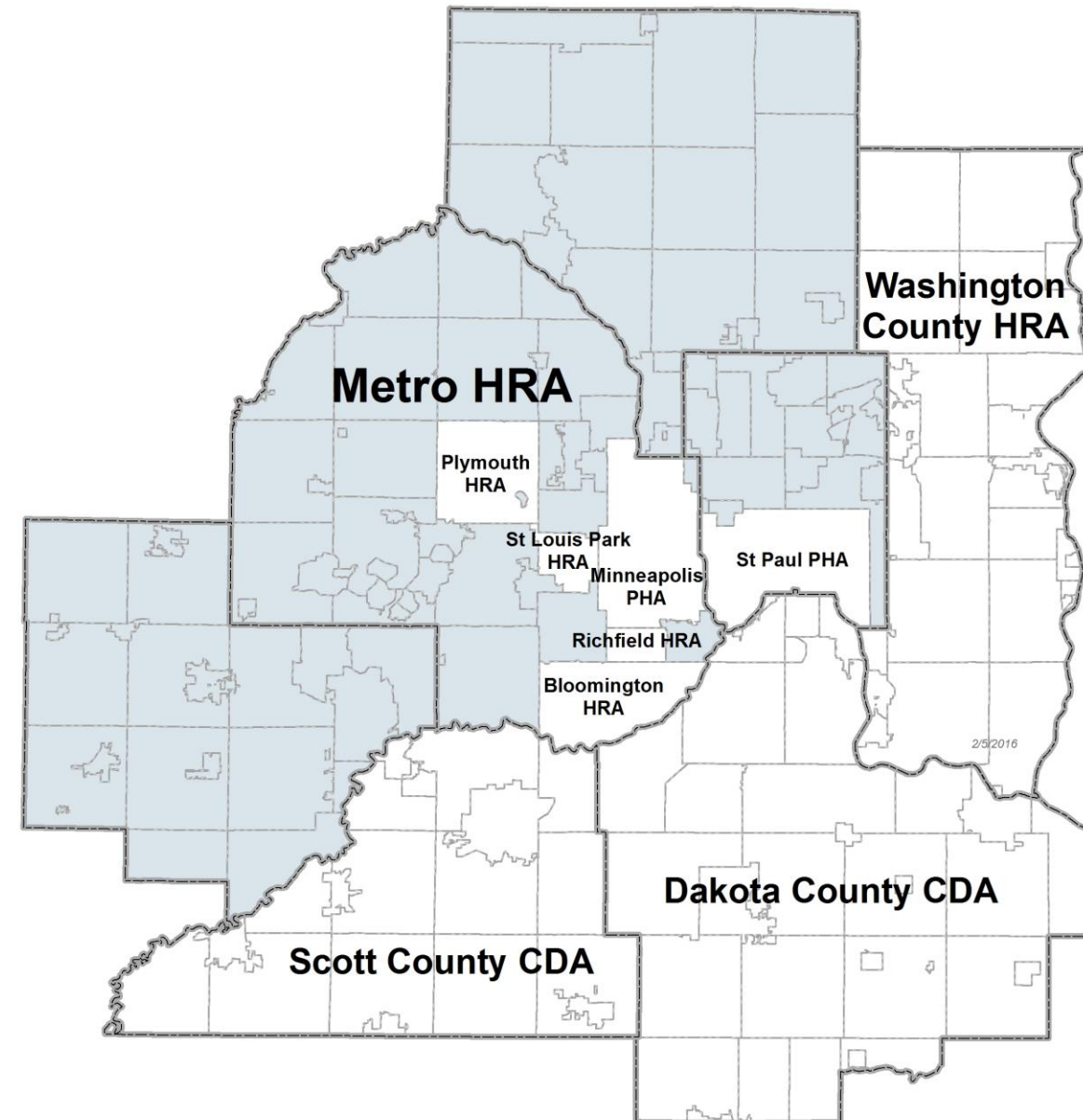
## The Metro HRA's mission is to:

- 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

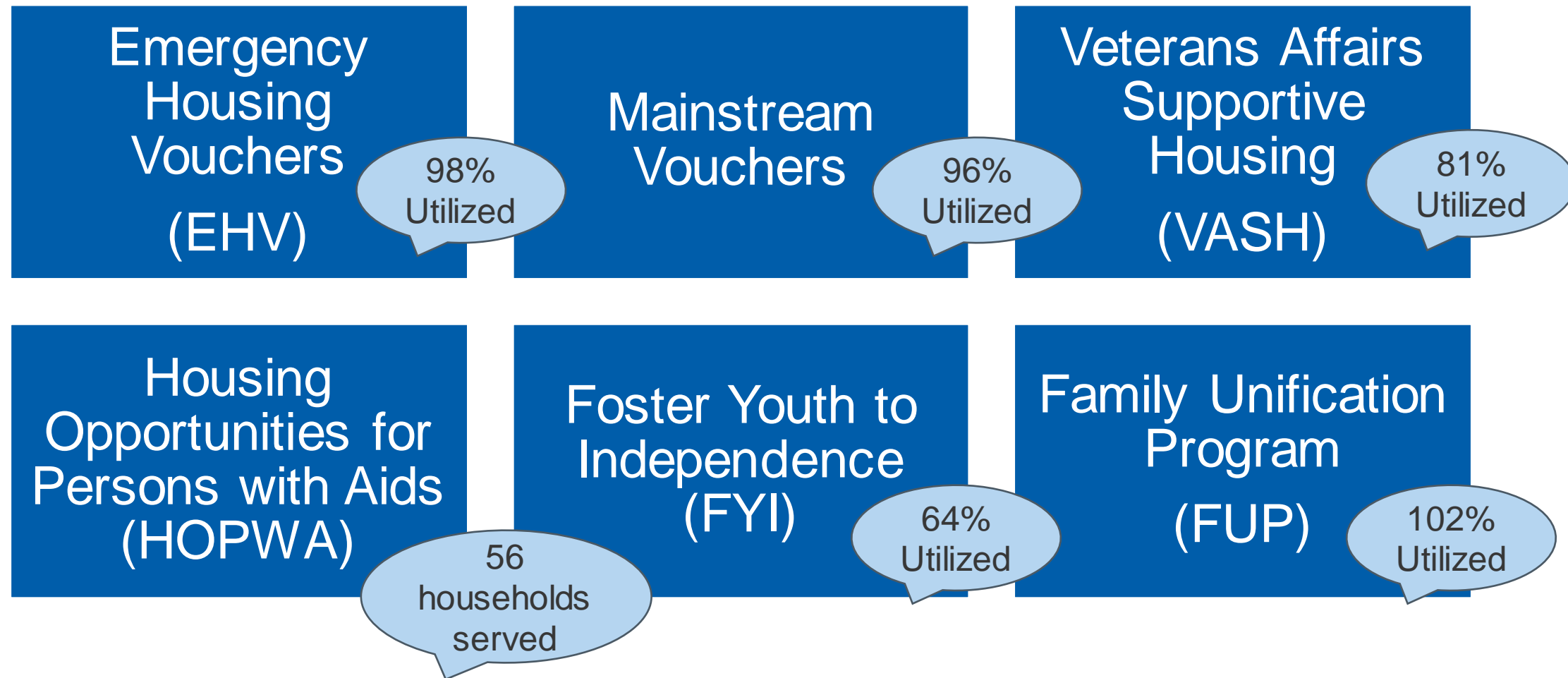


## Spent 95% of HUD funds

- 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

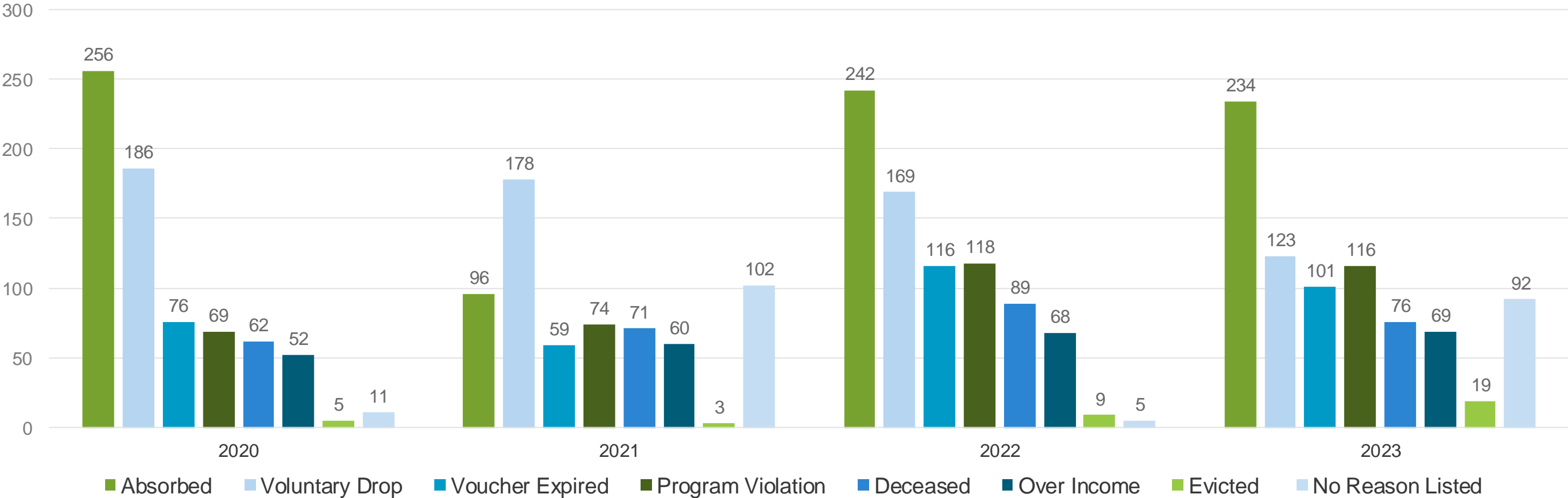
## Voucher Turnover History

- 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                     |

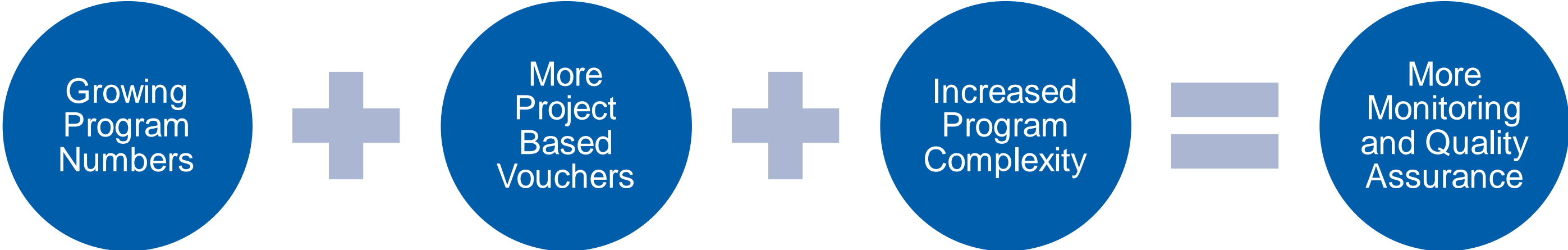
# Voucher Turnover Use

2020-2023





# New HRA Manager Hired



# Project Based Voucher Update

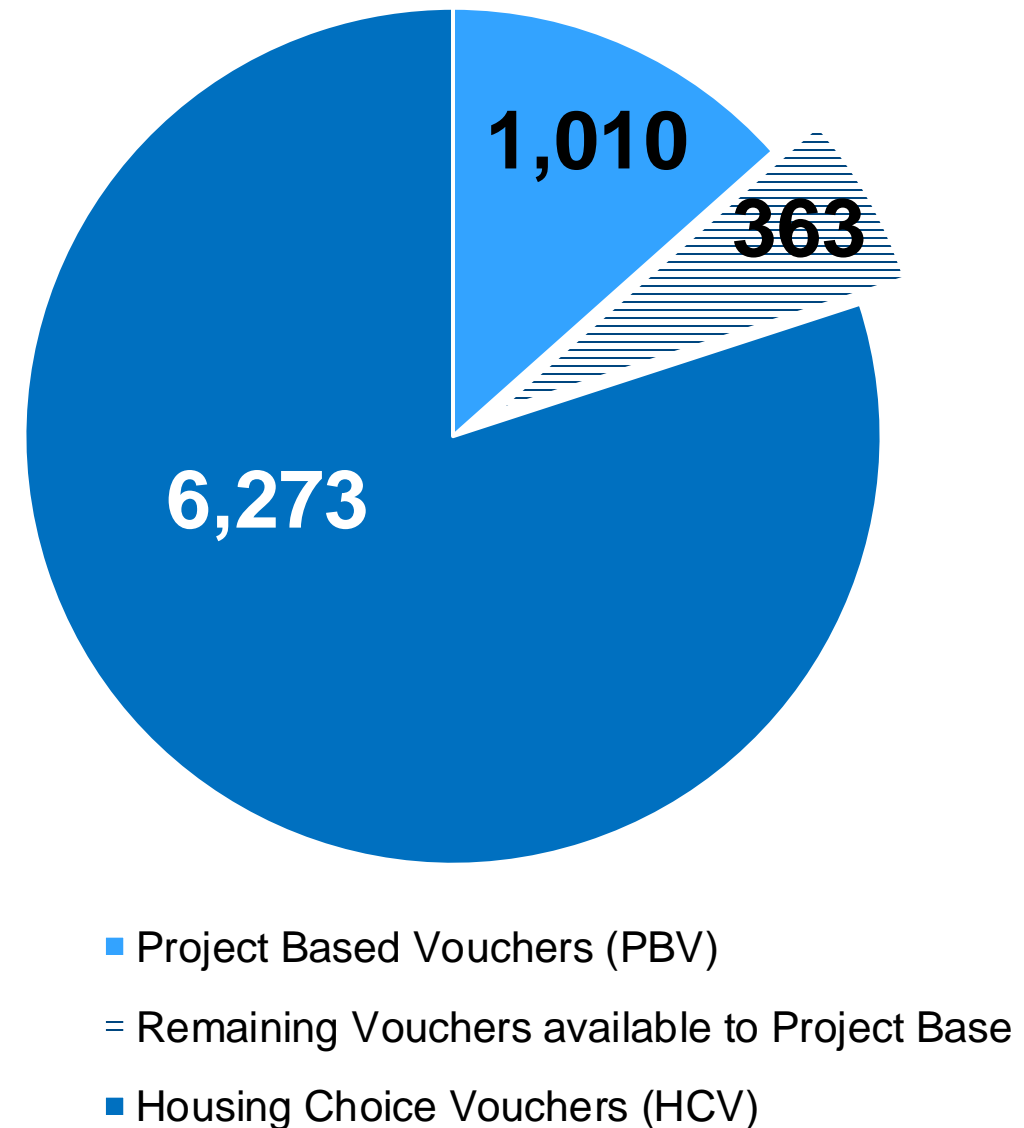


# Project Based Vouchers

## 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                    |
| <b>Total Award</b>                             |                 |                        | <b>20</b>            |
| Project  | City            | Total Units in Project | VASH PBV Award       |
| Carver Oaks Senior Residence                   | Carver          | 43                     | 7                    |
| Nolte River Place                              | Anoka           | 80                     | 5                    |
| <b>Total Award</b>                             |                 |                        | <b>12</b>            |
| 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 26<sup>th</sup>, 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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