Welcome and Agenda

- Overview of the Housing Choice and Project Based Voucher programs
- PBV offer and award policy
- PBV offer and award considerations
- Veteran’s Affairs Supportive Housing (VASH) Program
- Q & A and Next Steps
About Metro HRA

• Created by the MN Legislature in 1974
• The Metro HRA’s mission
  • 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

• 7,000 program participants
• 8 Programs
• Anoka and Carver County, Suburban Hennepin and Ramsey County
  o 96 communities
• $76 million annually in rent payments
  o 1,800 active landlords
Voucher Overview

• 7,039 Housing Choice Vouchers
• HUD allows discretion to project-base up to 20%

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Populations Served</th>
<th># Vouchers</th>
<th># Vouchers in Use</th>
<th>PBV Option?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Housing Vouchers</td>
<td>Homeless or fleeing domestic violence</td>
<td>218</td>
<td>179</td>
<td>No</td>
</tr>
<tr>
<td>Mainstream Vouchers</td>
<td>Homeless or transitioning out of institution</td>
<td>253</td>
<td>204</td>
<td>Yes</td>
</tr>
<tr>
<td>Veteran’s Affairs Supportive Housing</td>
<td>Homeless veterans</td>
<td>210</td>
<td>121</td>
<td>Yes</td>
</tr>
<tr>
<td>Family Unification Program</td>
<td>Families with child protection involvement</td>
<td>46</td>
<td>46</td>
<td>Yes</td>
</tr>
<tr>
<td>Non-Elderly Disabled</td>
<td>Disabled ages 18-61</td>
<td>200</td>
<td>201</td>
<td>No</td>
</tr>
</tbody>
</table>

PBV Summary

• 7,039 Vouchers
• HUD allows up to 20% PBV
• 970 PBV units awarded (14%)
• 55 Developments
• 33 Communities
Metro HRA
Project Based Voucher Distribution

PBV Offer and Award History

2009, 2015, and 2018 were anomaly years where PBVs were awarded through direct HUD award of new vouchers
PBVs in the Region

<table>
<thead>
<tr>
<th>HRA/PHA Name</th>
<th>Number HCVs</th>
<th>Number PBVs</th>
<th>% PBV</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Paul PHA</td>
<td>4929</td>
<td>805</td>
<td>16%</td>
</tr>
<tr>
<td>St. Louis Park HRA</td>
<td>343</td>
<td>54</td>
<td>16%</td>
</tr>
<tr>
<td>Plymouth HRA</td>
<td>230</td>
<td>34</td>
<td>15%</td>
</tr>
<tr>
<td>Minneapolis PHA</td>
<td>6000</td>
<td>1200</td>
<td>20%</td>
</tr>
<tr>
<td>Metro HRA</td>
<td>6961</td>
<td>970</td>
<td>14%</td>
</tr>
<tr>
<td>Scott County CDA</td>
<td>404</td>
<td>53</td>
<td>13%</td>
</tr>
<tr>
<td>Bloomington HRA</td>
<td>551</td>
<td>36</td>
<td>7%</td>
</tr>
<tr>
<td>Washington County CDA</td>
<td>237</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Richfield HRA</td>
<td>232</td>
<td>0</td>
<td>0%</td>
</tr>
</tbody>
</table>

• HUD does not provide new vouchers for project basing
• PBVs come from a limited supply of turnover vouchers that serve many purposes
  • Waiting list applicants
  • Initially filling PBV units
  • PBV unit movers
  • Absorbing vouchers from other housing authorities

Voucher Turnover History

<table>
<thead>
<tr>
<th>Year</th>
<th>Monthly Voucher Turnover</th>
<th>Annual Voucher Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>65</td>
<td>780</td>
</tr>
<tr>
<td>2019</td>
<td>56</td>
<td>672</td>
</tr>
<tr>
<td>2020</td>
<td>53</td>
<td>636</td>
</tr>
<tr>
<td>2021</td>
<td>36</td>
<td>432</td>
</tr>
<tr>
<td>2022</td>
<td>44</td>
<td>528</td>
</tr>
</tbody>
</table>
Project Based Voucher Policy

Metro HRA will:

- Operate a PBV program using up to 20 percent of vouchers
- Offer and award PBVs in the following ways:
  - Independent Request for Proposals (RFP) process
  - Offer through Minnesota Housing RFP process
- Prioritize PBVs in its own operating area

The Metro HRA will take no action on PBV requests until MN Housing has made its funding awards.

If MN Housing does not approve the other financing requested to make the project financially feasible, the Metro HRA will not consider the request for PBVs and a developer will need to reapply for PBVs at a later date when PBVs are offered.

If an owner submits an application for PBVs as existing housing and they do not need any additional financing, the Metro HRA will consider that request also after MN Housing has made its funding awards.
### PBV Selection Criteria

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Possible Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Readiness</td>
<td>15</td>
</tr>
<tr>
<td>Extent to which the project provides or preserves housing types that contribute to a full range of affordable housing choices</td>
<td>20</td>
</tr>
<tr>
<td>The extent to which the project integrates housing and tenant services for specialized populations</td>
<td>25</td>
</tr>
<tr>
<td>The extent to which the project supports mixed income</td>
<td>5</td>
</tr>
<tr>
<td>The extent to which the project supports housing for larger families needing 3 or more bedrooms</td>
<td>10</td>
</tr>
<tr>
<td>Extent to which the proposed project maximizes connections between housing, centers of employment, education, retail and recreation</td>
<td>15</td>
</tr>
<tr>
<td>The extent of local support for the proposed housing</td>
<td>10</td>
</tr>
<tr>
<td>Total Points</td>
<td>100</td>
</tr>
</tbody>
</table>

### Project Based Voucher Policy

**Staff consider many variables when determining PBV offer**

- Overall voucher utilization
- Current voucher turnover rates
- Funding and budget
- Balancing PBV and waiting list admissions

**PBVs Require Staffing Capacity**

- Issue RFP
- Review applications
- Formal award
- Environmental Review
- Davis Bacon Wage Reviews
- Subsidy Layering Reviews
- Building lease-up
- Filling turnover units
2022 PBV Offer and Award

- Request for Proposals issued in March 2022 offering up to 20 Veteran’s Affairs Supportive Housing (VASH) PBVs
- The RFP required developers to obtain full financing in 2022 in order to be eligible for a formal award
- 2 applicants requested a total of 9 VASH PBVs
- 0 VASH PBVs awarded
  - 1 project not eligible
  - 1 project did not get financing

Veteran’s Affairs Supportive Housing Program

- Serves veteran’s experiencing homelessness
- Rent assistance combined with support services
- Referrals and services provided by the Dept. of Veteran’s Affairs
- VASH PBV occupants not subject to regular screening process
  - Admission denial or termination only for over-income or lifetime sex offender registration.
  - Owners must be willing to accept high-barrier veterans
Mainstream Vouchers

• Serves people between the ages of 18 and 61 who are:
  • experiencing homelessness
  • at risk of becoming homeless
  • transitioning out of institutional settings
  • at risk of institutionalization

• Admissions made through referrals from the Metro Transit Homeless Action Team, Coordinated Entry or County partners

Feedback and Questions

• To Be Determined – number of and type of PBVs to offer in 2023
• What is preference for PBV offer and award process?
  • In advance of MN Housing issuance of consolidated RFP?
• How can we make the process easier and more transparent?
• What questions do you have?
Next Steps

- Present to Community Development Committee on PBVs and Listening Session
- Metro HRA communicates PBV offer and award information to developers
- End February
- Draft PHA Plan and Administrative Plan changes and Meet with Resident Advisory Board
- Early July
- Public Hearing
- August - September
- August 21st
- Make Plan revisions based on comments
- September
- Submit Plan to HUD
- October 15th

Thank you!

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February 8, 2023