

Project Based Voucher Program Listening Session

Metropolitan Council Housing and Redevelopment Authority (Metro HRA)

February 8, 2023

Presented by: Terri Smith, Director, Metro HRA
Chong Lao, Manager, Metro HRA



1

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



2

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.

3

Metro HRA Summary

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



4

Voucher Overview

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

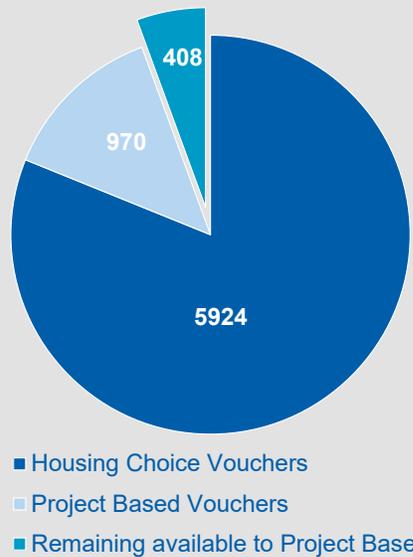
Program Name	Populations Served	# Vouchers	# Vouchers in Use	PBV Option?
Emergency Housing Vouchers	Homeless or fleeing domestic violence	218	179	No
Mainstream Vouchers	Homeless or transitioning out of institution	253	204	Yes
Veteran's Affairs Supportive Housing	Homeless veterans	210	121	Yes
Family Unification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



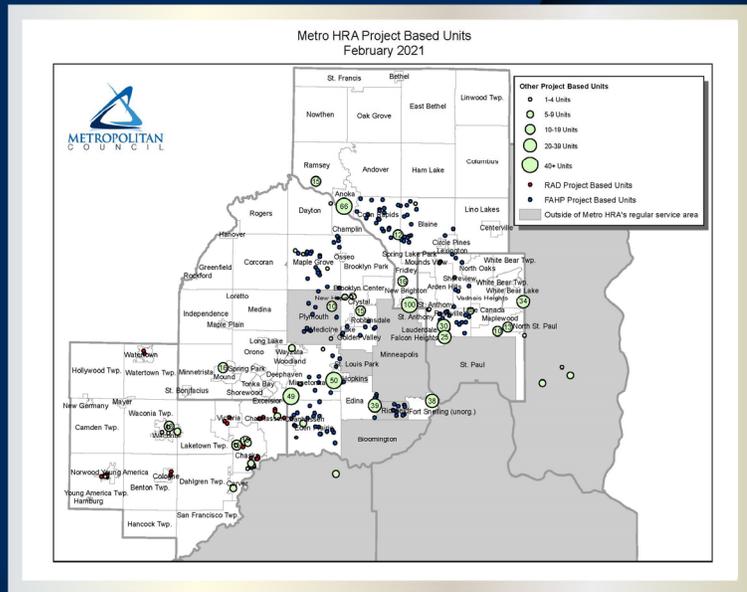
PBV Summary

- 7,039 Vouchers
- HUD allows up to 20% PBV
- 970 PBV units awarded (14%)
- 55 Developments
- 33 Communities

Current Voucher Split

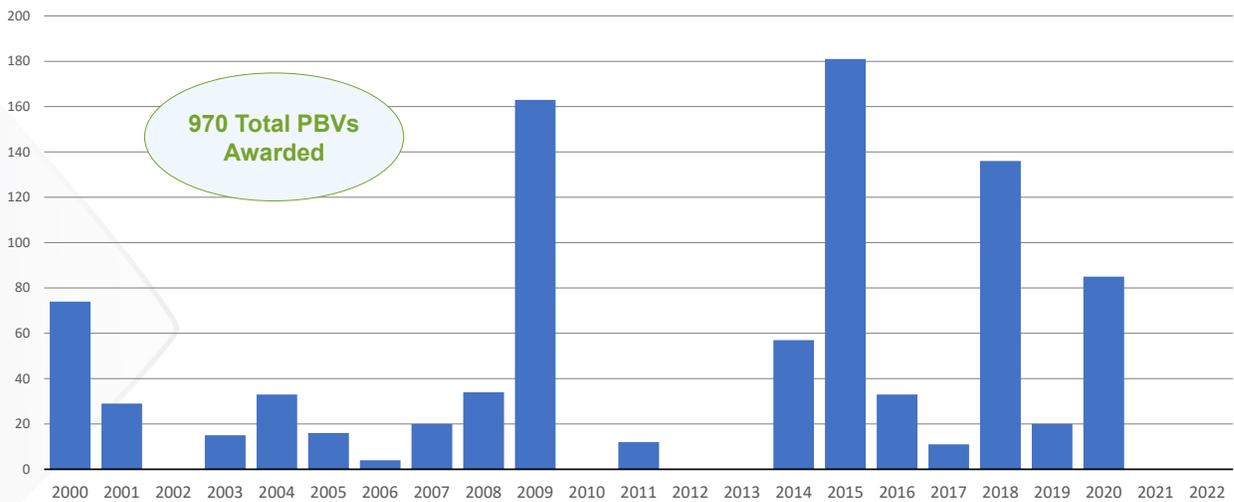


Metro HRA Project Based Voucher Distribution



7

PBV Offer and Award History



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

8

PBVs in the Region

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

9

9

Project Based Voucher Considerations

- 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

Year	Monthly Voucher Turnover	Annual Voucher Turnover
2018	65	780
2019	56	672
2020	53	636
2021	36	432
2022	44	528

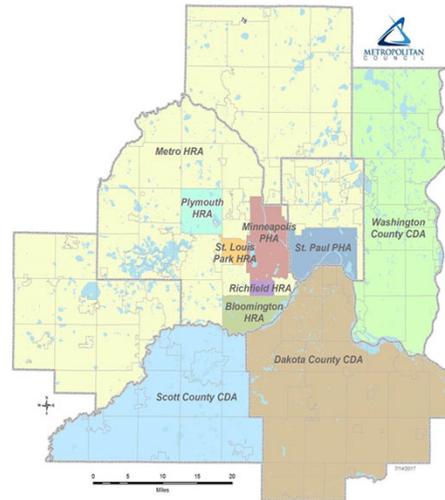


10

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



11

Project Based Voucher Policy

- 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.



2021 HOUSING CHOICE VOUCHER
ADMINISTRATIVE PLAN
Metropolitan Council Housing and Redevelopment Authority
Approved by Metropolitan Council: September 22, 2021
September 23, 2020
February 12, 2020
September 25, 2019
November 28, 2018

14

12

PBV Selection Criteria

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

13

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

14

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



15

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



16

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



17

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?



18

Next Steps



Thank you!

Terri Smith
Director, Metro HRA
terri.smith@metc.state.mn.us

Chong Lao
Manager, Metro HRA
Chong.lao@metc.state.mn.us

February 8, 2023

