



Metro HRA Project Based Voucher Program



March 6, 2025

Owner Engagement Session



Agenda

- Welcome
- Metro HRA Overview
- Project-Based Voucher Program Overview
- Bring It Home Statewide Rent Assistance Program
- Project-Based Voucher Offer and Award Process
- Discussion

Metro HRA Mission



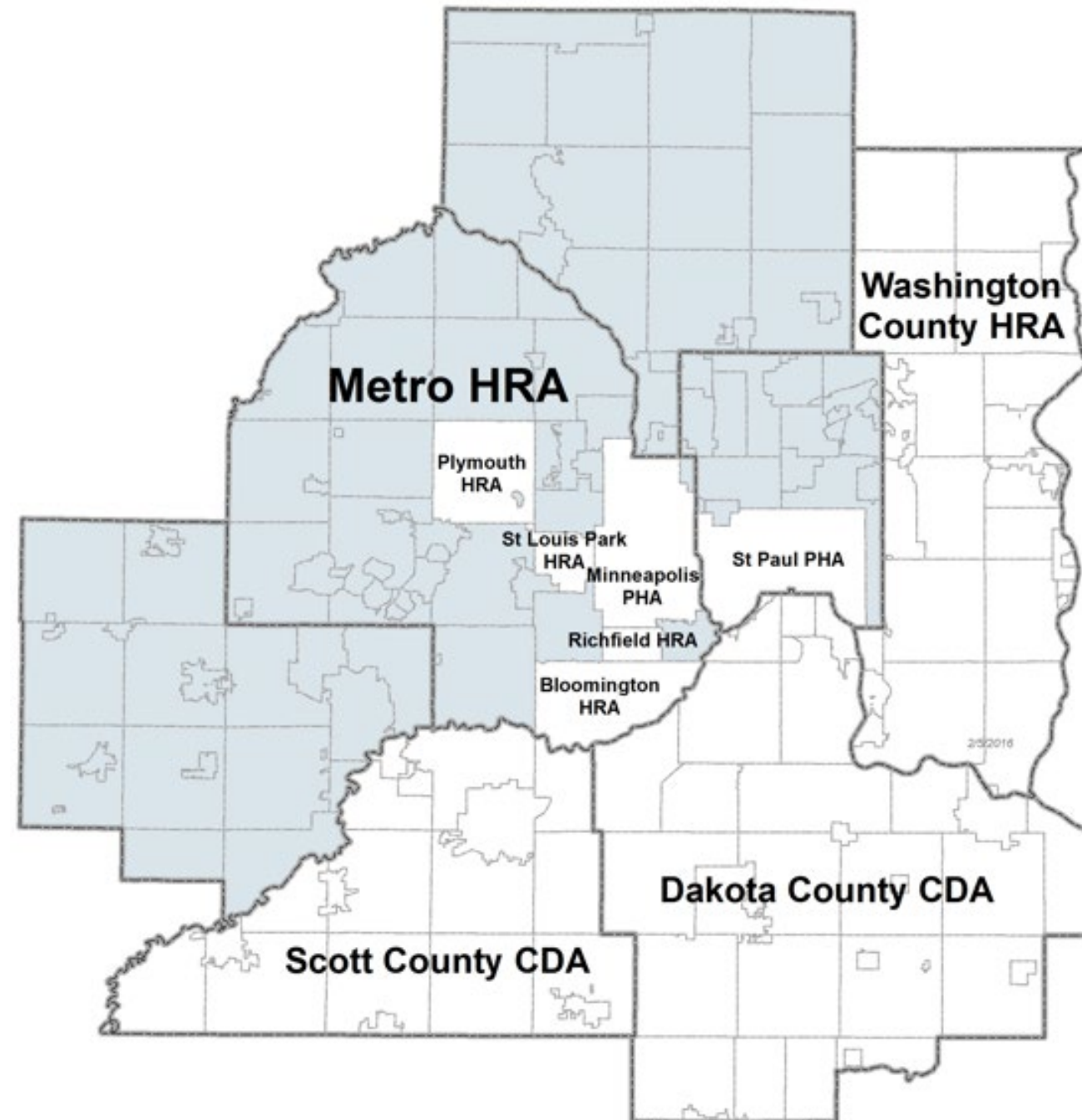
The Metro HRA's mission is to:

- 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's service area

- Anoka and Carver Counties and Suburban Hennepin and Ramsey Counties
 - 96 communities
- 7,303 Housing Choice Vouchers
- 9 Programs
- \$90 million in annual rent payments to 1,400 active landlords

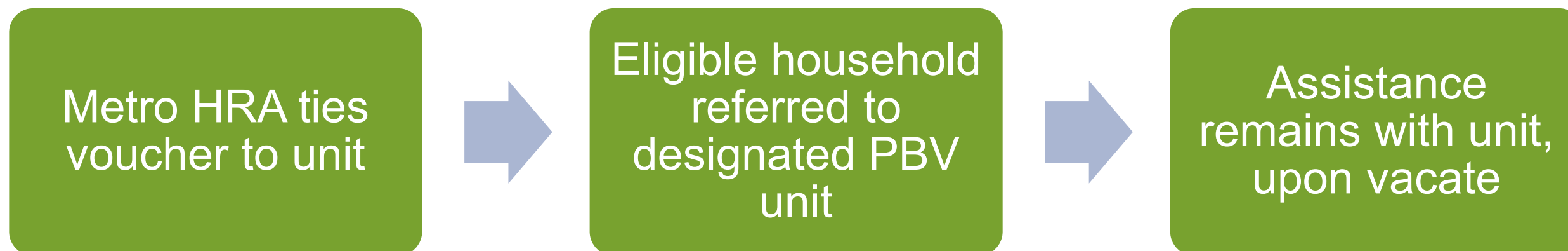


Housing Choice (HCV) vs. Project Based Vouchers (PBV)

Housing Choice Voucher



Project Based Voucher

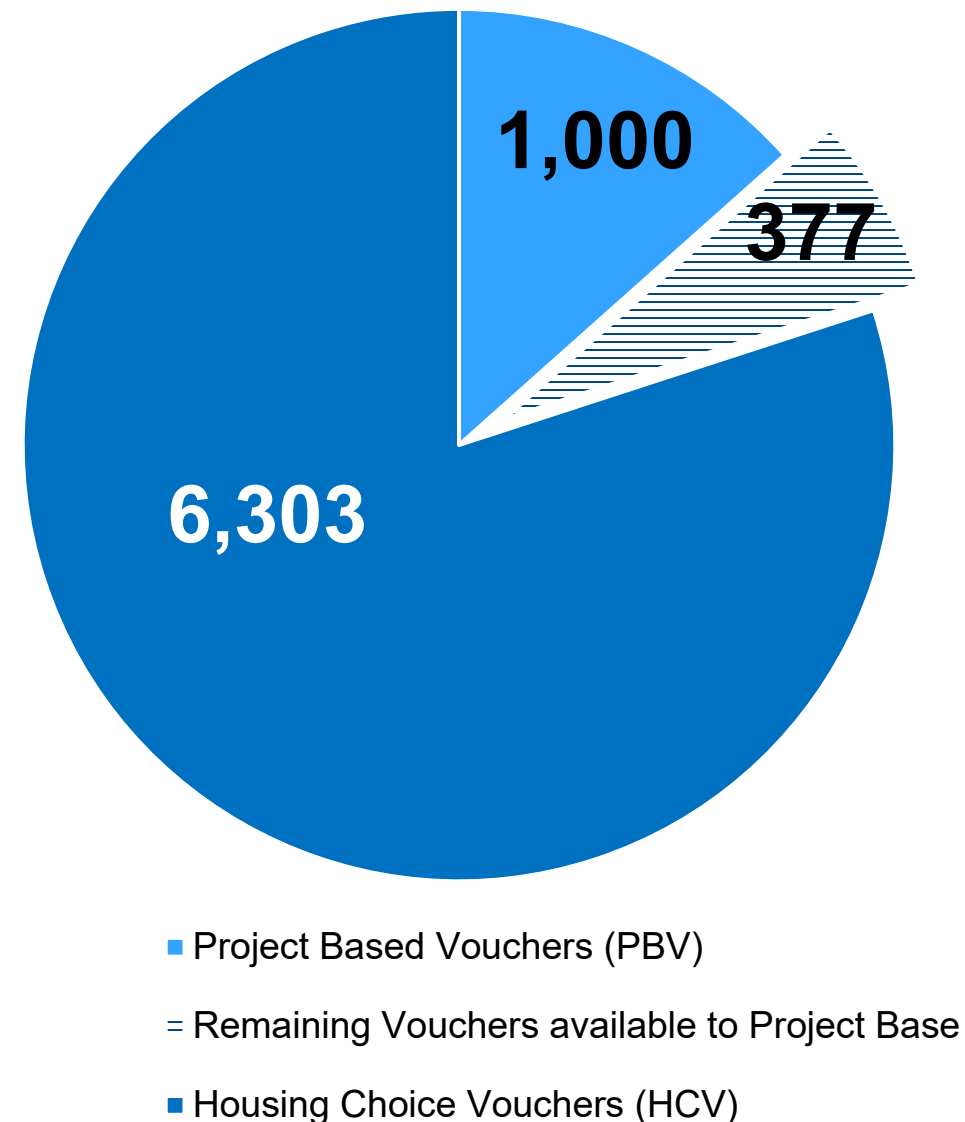


Project Based Vouchers

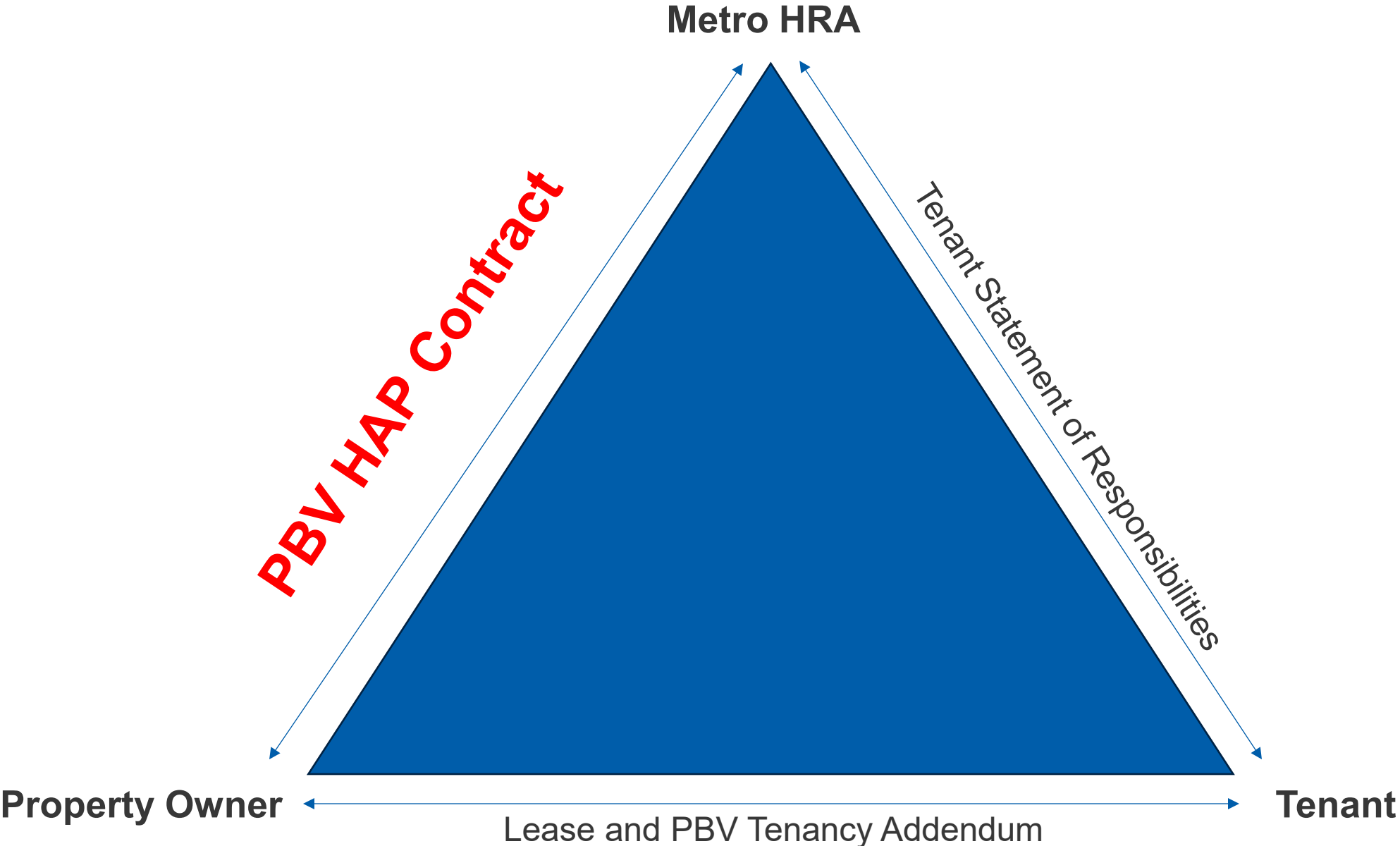
PBV Summary

- 6,885 total Vouchers with PBV option
- HUD allows up to 20% PBV (1377 vouchers)
 - Plus and additional 10% for certain units (688 units)
- 1000 PBV units awarded (15%)

Current Voucher Split



PBV Contract



Filling PBV Units



PHA Policy

- General occupancy / non-supportive housing units will be marketed to applicants on the PHA's HCV waiting list.
- Units designated for homeless, disabled or other specialized populations will be filled through applicant referrals from the Coordinated Entry System and/or their providers in the applicable county, via the owner or management agent.

Unit Size Determinations

PHA Policy

- The PHA will assign the first bedroom to head of household and their spouse, significant other or other adult household member of the same sex and generation.
- Thereafter, the PHA will assign one additional bedroom for each two (2) persons regardless of sex, age or relationship.



Eligibility

Income Limits

50% Very Low-Income
A low-income family whose annual income does not exceed 50% of the median income.

2024 INCOME LIMITS			
Effective April 1, 2024			
HOUSEHOLD SIZE	80% LOW INCOME	50% VERY LOW INCOME	30% EXTREMELY LOW INCOME
1	68,500	43,500	26,100
2	78,250	49,700	29,800
3	88,050	55,900	33,550
4	97,800	62,100	37,250
5	105,650	67,100	40,250
6	113,450	72,050	43,250
7	121,300	77,050	47,340
8	129,100	82,000	52,720



Bring It Home



Bring it Home



Statewide Rent Assistance Program

- MN Legislature authorized new \$.25 sales tax in new funding for Metro area vouchers
- 5,000 new vouchers to Minnesota
- 900 new Metro HRA vouchers

Bring it Home



2024 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN

Metropolitan Council Housing and Redevelopment Authority

Approved by Metropolitan Council:

September 25, 2024
October 11, 2023
October 12, 2022
September 22, 2021
September 23, 2020
February 12, 2020
September 25, 2019

Eligibility

- Households with annual income up to 50% AMI that are paying more than 30% of household income on rent.
- Priority shall be given to households with children with annual income up to 30% AMI.
- Program administrators may establish additional priority populations based on local need

Program Operation – 3 Options

Use
Existing
Procedures

Use
Amended
Procedures

Develop
Alternative
Procedures

Program Operation



Use Existing Procedures

- Operate just like the federal Housing Choice and Project Based Voucher programs
- Follow existing Administrative Plan policies and procedures
 - Amendments can be made
- There is no program cap on the percentage of PBV

Program Operation



Use Amended Procedures

- Operate just like the Housing Choice and Project-Based Voucher programs with *certain exceptions*
- Submit modifications to MN Housing for approval

Examples:

- Require 2 or 3 years of occupancy prior to tenant-based voucher
- Project Based voucher awards without limitation on # of units per property
- Eliminate requirements for environmental and subsidy layering review

Program Operation



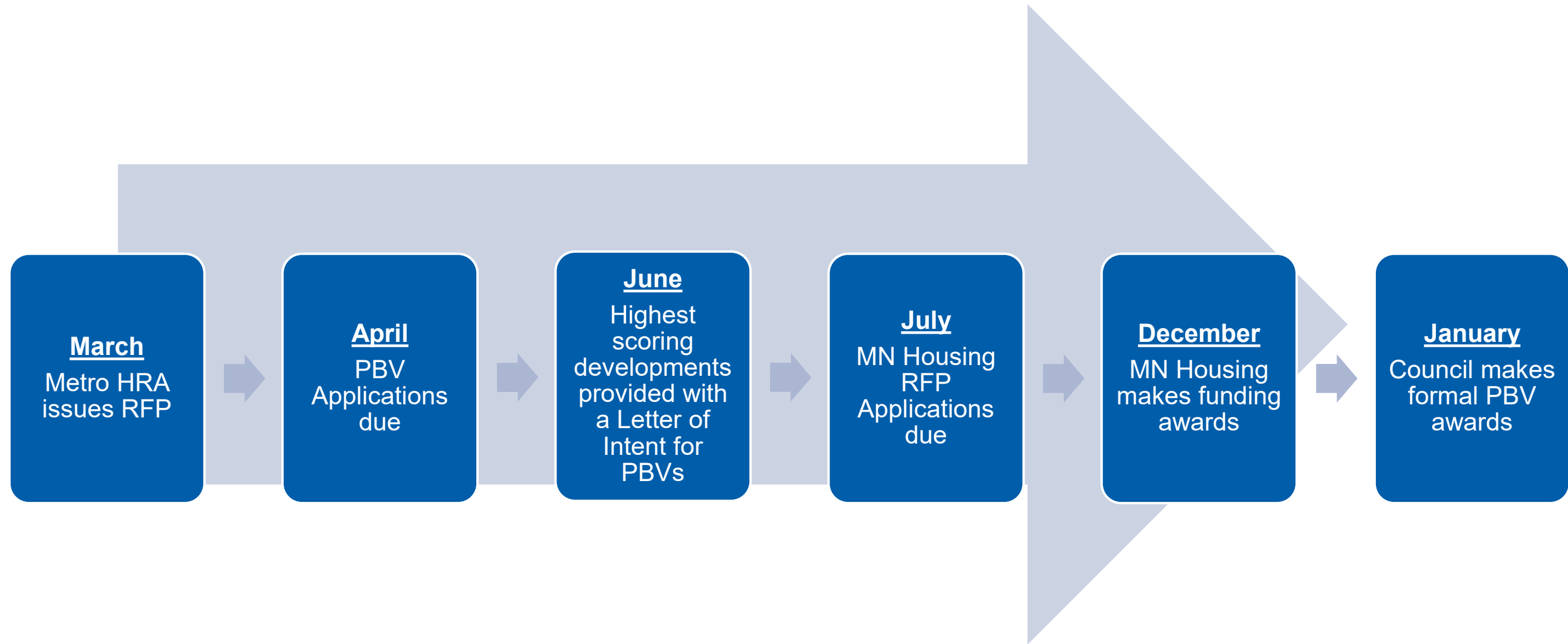
Develop Alternative Procedures

- Submit an alternative plan for the Bring It Home Rental Assistance program that does not rely on existing procedures.
- MN Housing encourages use of some vouchers under first two options.

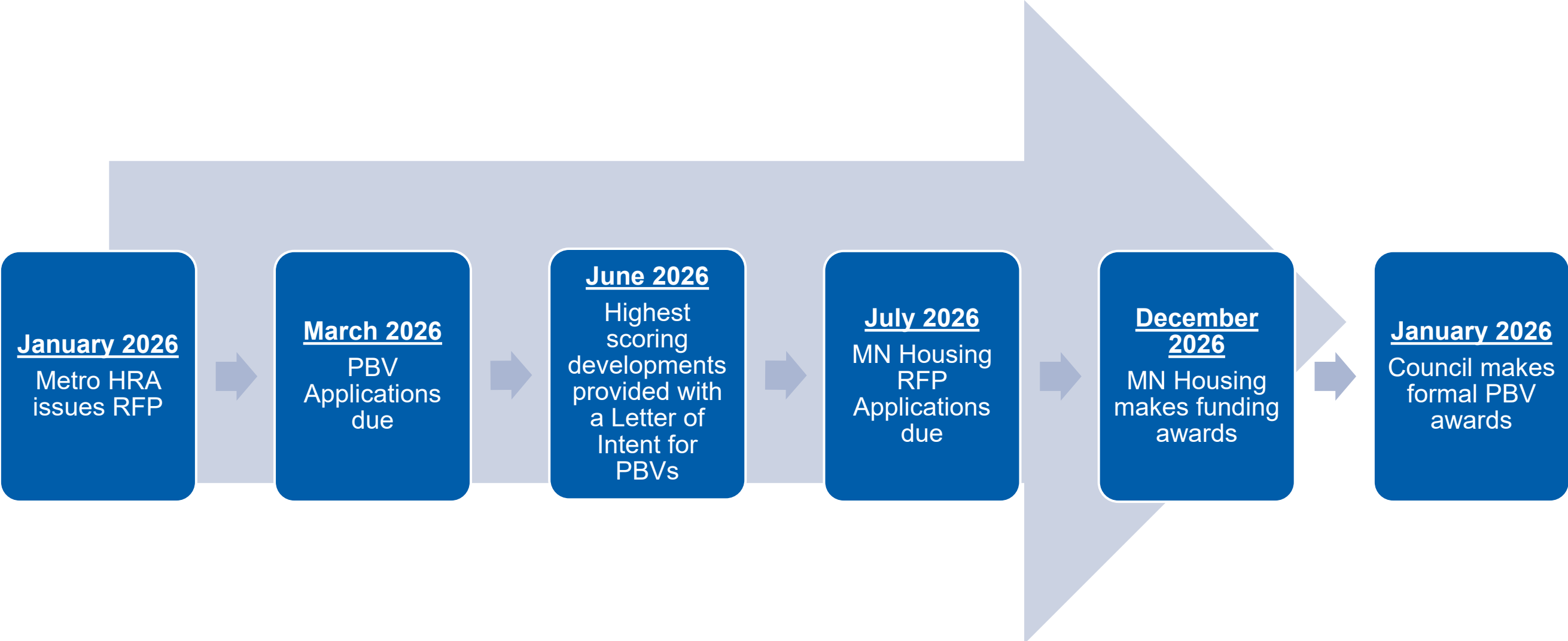
PBV Offer and Award Process



PBV Offer and Award Process - Current



Next PBV Offer – Bring It Home



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

Discussion



Feedback is a gift

POLL

1. Development type you are considering for PBV?
 - New Construction
 - Existing Housing
2. Minimum number of PBV's you would apply for?
 - 5
 - 10
 - Over 10

Discussion



Feedback is a gift

POLL

3. What are your priority populations?

- Homeless
- Veteran
- Elderly
- Disability
- Families with children
- None- General Occupancy

Discussion



Feedback is a gift

Chat or Comment

- What are some challenges of the PBV Offer and award process?
- What can we do to make the process easier?

Discussion



Bring it Home PBV- 3 Options

Use Existing
Procedures

Use Amended
Procedures

Develop
Alternative
Procedures

Discussion



Feedback is a gift

POLL

4. What are some challenges of the PBV Program?
- Program requirements: HAP Contract, Rent Increases, Annual Recertification
 - Understanding how the program works
 - Inspection requirements
 - Funding constraints
 - Development requirements: ER, SLR, Davis Bacon
 - None at the moment

Discussion



Feedback is a gift

Chat or Comment

5. What are some strengths of the PBV Program?

Discussion



Feedback is a gift

POLL

6. There is no requirement to provide a tenant-based voucher to Bring it Home PBV households. If we did not offer tenant-based after one year, would you be in favor of this?

- Yes
- No
- Unsure

Discussion



Feedback is a gift

POLL

7. Require longer occupancy before turnover to tenant-based voucher?

- 1 Year-Match existing PBV Program
- 2 Years
- 3 Years
- Do not offer tenant-based voucher

Discussion



POLL

8. Bring it Home PBV- 3 Options

Use Existing
Procedures

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Questions?

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