

# Vouchers and the Housing Market

---

## MHP Investors Council

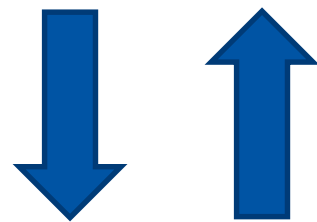
November 9, 2016

# Metro HRA

---

- Largest administrator of the Housing Choice Voucher program (Section 8) in MN
  - 6500 Vouchers
  - 800 additional rent assistance units serving specialized populations
- Vouchers all in use
  - 50 turnover vouchers each month
  - One family goes off; one family can come on
- Vouchers hard to place
  - Especially for hard to house families

# Voucher Success Rates



- % new voucher holders that lease up
  - 2010 – 88%
  - 2014 – 45% ☹️
  - 2015 – 63%
- Challenges to voucher placement
  - Extremely low vacancy rates = below 3% since 2011
  - Increasing Rents
    - Rent limits restricted by HUD Fair Market Rents
  - Landlords get choosy
  - Age of Waiting List

# Strategies to voucher placement

- Adequate Rent Limits (payment standards)
  - High enough to ensure success; low enough to serve as many families as possible
  - FMRs increased 5% in October = higher payment standards
  - Exception Payment Standards
    - Higher rent limits in higher rent communities
    - Ensures “Choice” in all communities
- Landlord outreach and education
  - Focus on partnerships - Hire Ombudsman / Advocate
  - Ensure inspection efficiency & reasonableness

# Community Choice – Mobility Counseling Program

---

- Work with voucher holders to encourage movement to areas of opportunity
  - Low poverty areas with
  - High performing schools
- 5 Program Components
  - Landlord Outreach
  - Participant Outreach
  - Pre-move Counseling
  - Housing Search Assistance
  - Post-Move Counseling

# Vouchers and the Housing Market

---

## MHP Investors Council

November 9, 2016