

Equity Advisory Committee Metro HRA Overview



August 18, 2026

History of the Metro HRA



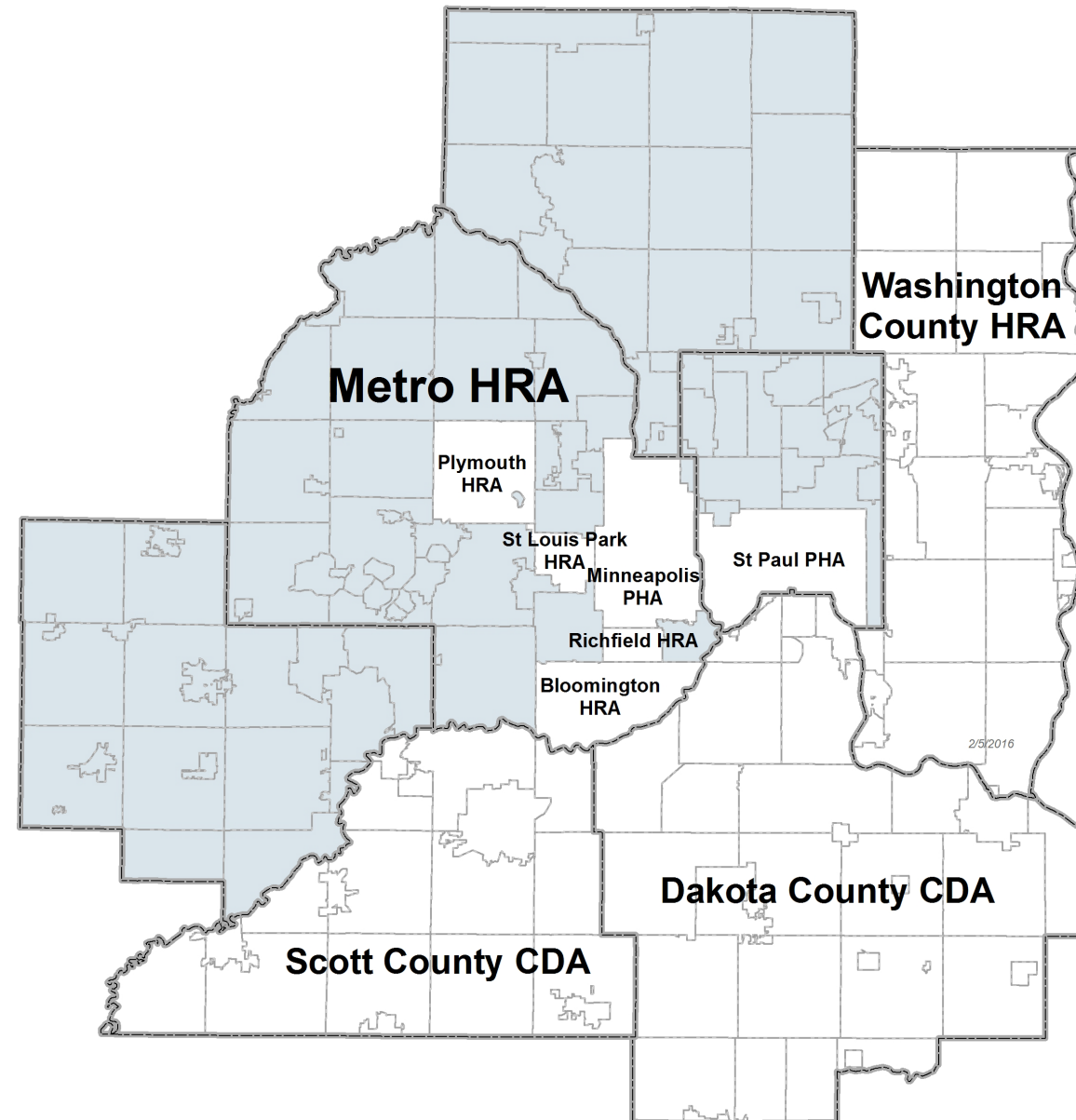
Creation of federal Section 8 Program

- US Housing Act amended in 1974
- Metropolitan Housing and Redevelopment Authority was created by Minnesota Legislature - 1974
- Regional jurisdiction was a key component
- Created to administer rental assistance programs for low-income families

Metropolitan Council Housing & Redevelopment Authority (Metro HRA)

Metro HRA Summary

- 7,300 households served
- Anoka and Carver County;
Suburban Hennepin &
Ramsey County
 - 96 Communities
- 2025: \$100 million in
housing assistance
payments



Housing Choice Voucher Program

What is the Housing Choice Voucher Program

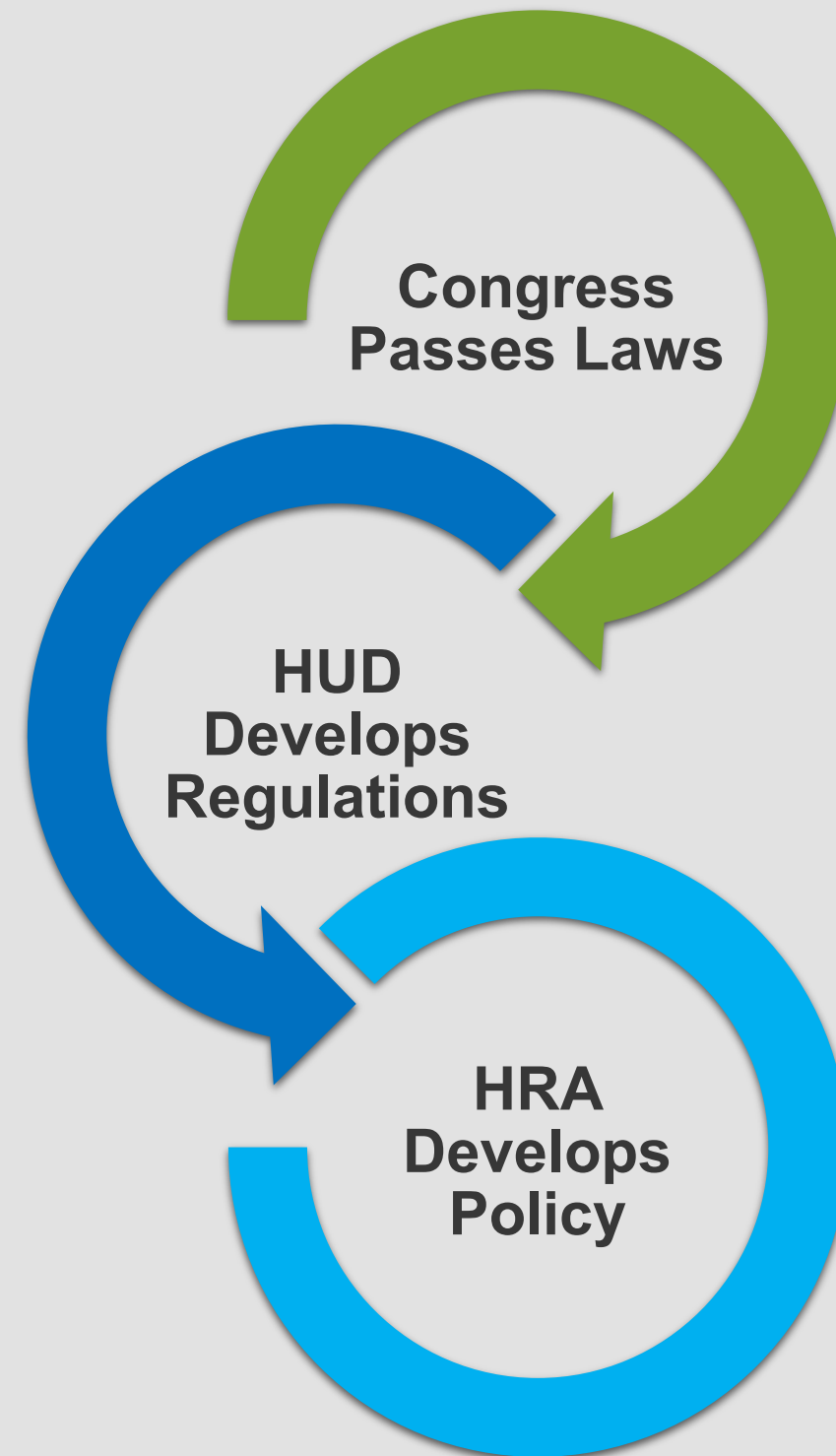
- Federally funded rent assistance
- Families determined eligible find a unit on the open rental market
 - Tenant pays 30% income towards rent
 - Metro HRA makes up the difference through federal subsidy
- Family income must be at or below 50% of Area Median Income (\$62,100 family of 4)



Program Policy Development

HUD Regulations and HRA Policy

- Congress passes laws
- HUD develops program regulations
- Metro HRA develops discretionary policies



Eleven Rent Assistance Programs



- Housing Choice Voucher
 - Veteran's Affairs Supportive Housing
 - Mainstream
 - Emergency Housing Vouchers
 - Family Unification
 - Foster Youth to Independence
 - Non-elderly Disabled
- Project Based Voucher
- Housing Opportunities for People with Aids
- Housing Trust Fund
- Bring It Home

Special Purpose Vouchers



Vouchers serve specialized populations

- HUD-awarded funding for specific populations
- Funding must be used to assist families within specified category
- Operating rules same as Housing Choice Vouchers
- Special admission
 - Non-waiting list selections
- Metro HRA has 939 Special Purpose Vouchers

Waiting List Admissions

Metro HRA Waiting List Open in April 2025

Print, digital and
media
campaigns

1:1 Assistance
for application
submittal

Translation
services
provided

Service provider
training

Collaboration
with Homeless
Action Team

Waiting List
preference for
10% American
Indian

11,000
applications
received

1,000 applicants
randomly placed
on waiting list

Bring It Home Program



Bring It Home

New Statewide Rental Assistance Program

MN
Legislature
authorized
new quarter-
cent sales tax

Potential to
bring 900
new vouchers
to Metro HRA

Metro HRA
awarded \$30
million over 2
years

First
vouchers
issued August
2026



Partnership Opportunities



Bring It Home Partnerships

Issue Housing Choice and Project Based Vouchers for people experiencing homelessness

- Metro Transit Homeless Action Team (HAT)
- School to Housing Partnership with Hennepin County and Suburban Hennepin schools
- Project Based Vouchers
 - Priority for projects with support services

Council Role in Homelessness



Council's Role in Addressing Homelessness

Metro HRA

(Housing and Redevelopment Authority)

- Housing Vouchers
- Housing search assistance
- Connection to services
- MN Interagency Council on Homelessness
- Continuums of Care Collaborations

Metro Transit HAT

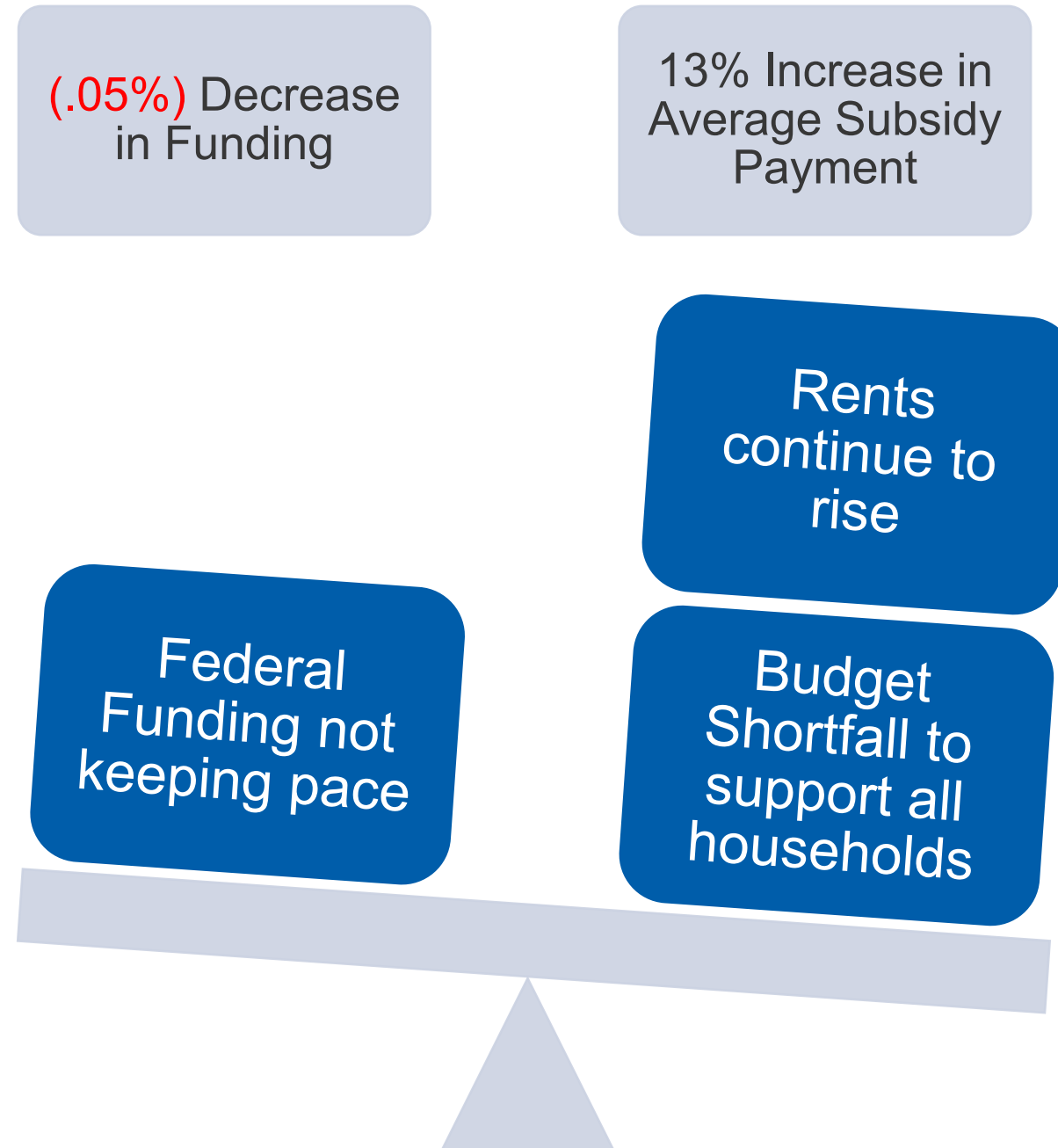
(Homeless Action Team)

- Regular outreach on transit system
- Connections to services and housing
- Contracts with organizations to provide case management
- Provides immediate need resources (i.e. snacks, water, clothes, hygiene products)
- MN Interagency Council on Homelessness

Today's Challenges



2026 Federal Funding Shortfall

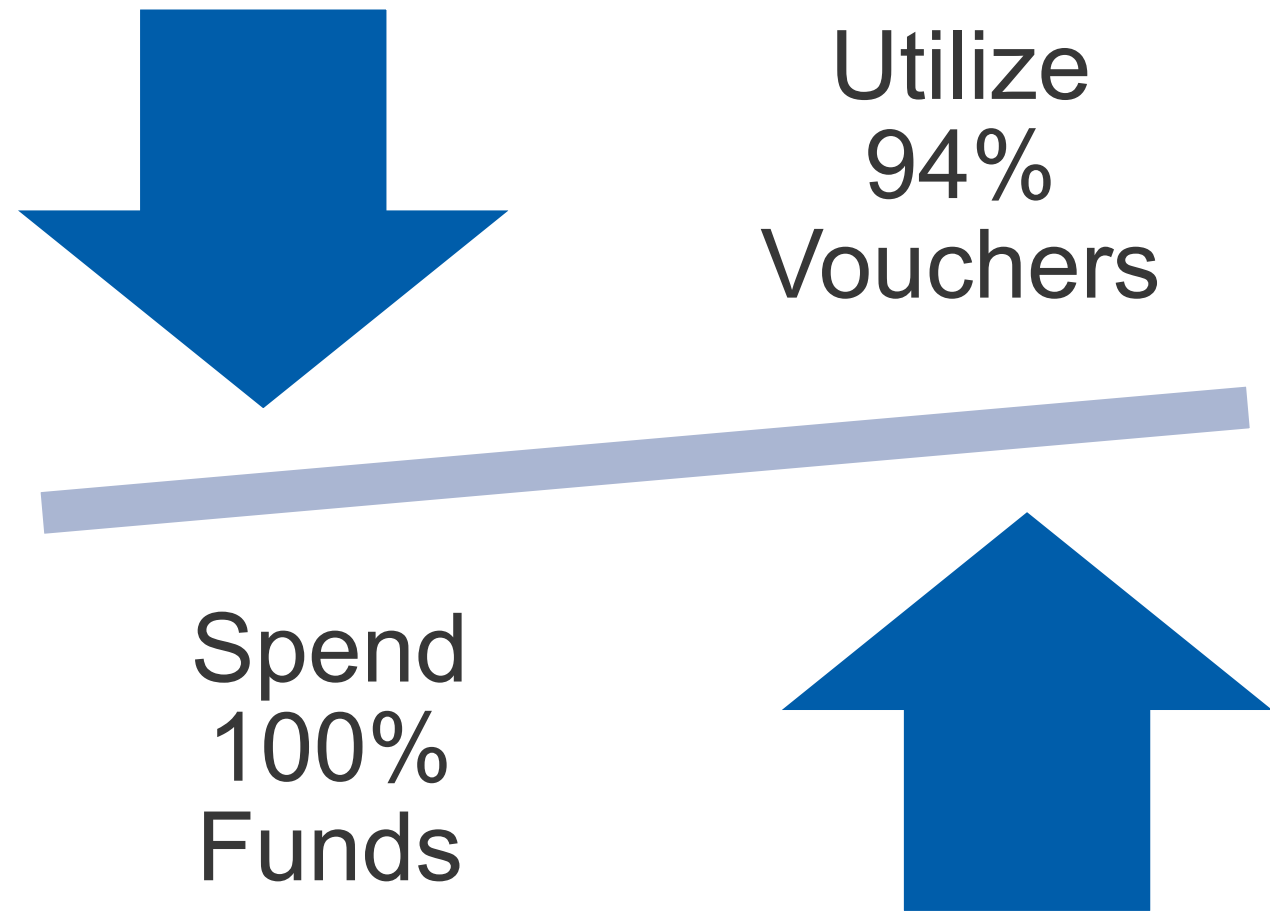


2026 Leasing and Spending Projections

2026 Funding = \$100
Million

Total Vouchers = 7,284

HUD Rule: Serve as many
families as possible within
budget authority



Voucher Turnover History

Turnover vouchers fill a variety of purposes

- Waiting list applicants
- Waiting list preferences
- Initially filling Project Based Voucher units
- Project Based Voucher unit movers
- Absorbing vouchers from other housing authorities

Year	Monthly Voucher Turnover	Annual Voucher Turnover
2021	59	717
2022	66	803
2023	63	758
2024	67	804
2025	37	449



Questions?

What would you like to learn more about?



Terri Smith

Director, Metropolitan Council HRA
Terri.smith@metc.state.mn.us