



Housing Trust Fund Rental Assistance Program 2022 Grantee Meeting

Erin Menne

February 1, 2022

Our Mission: The Core Purpose

Housing is the foundation for success, so we collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

Agenda

Topic

1. Welcome
2. Biennium in Review (2020-2021)
3. HTF RFP in Review (2022 – 2023)
4. Final HTF Report
5. Recent, New, and/or On the Horizon

Welcome

- In Chat, please share
 - Name
 - Agency

Biennium in Review

	HTF Expenditures	Households Assisted	Average Assistance Per HH	Median Annual HH Income	Black, Indigenous, and HH of Color
FFY20	\$9,969,447	1,464	\$8,638	\$9,636	62.3%
FFY21	\$10,423,893	1,408	\$9,142	\$8,904	63.5%

*HH = Households

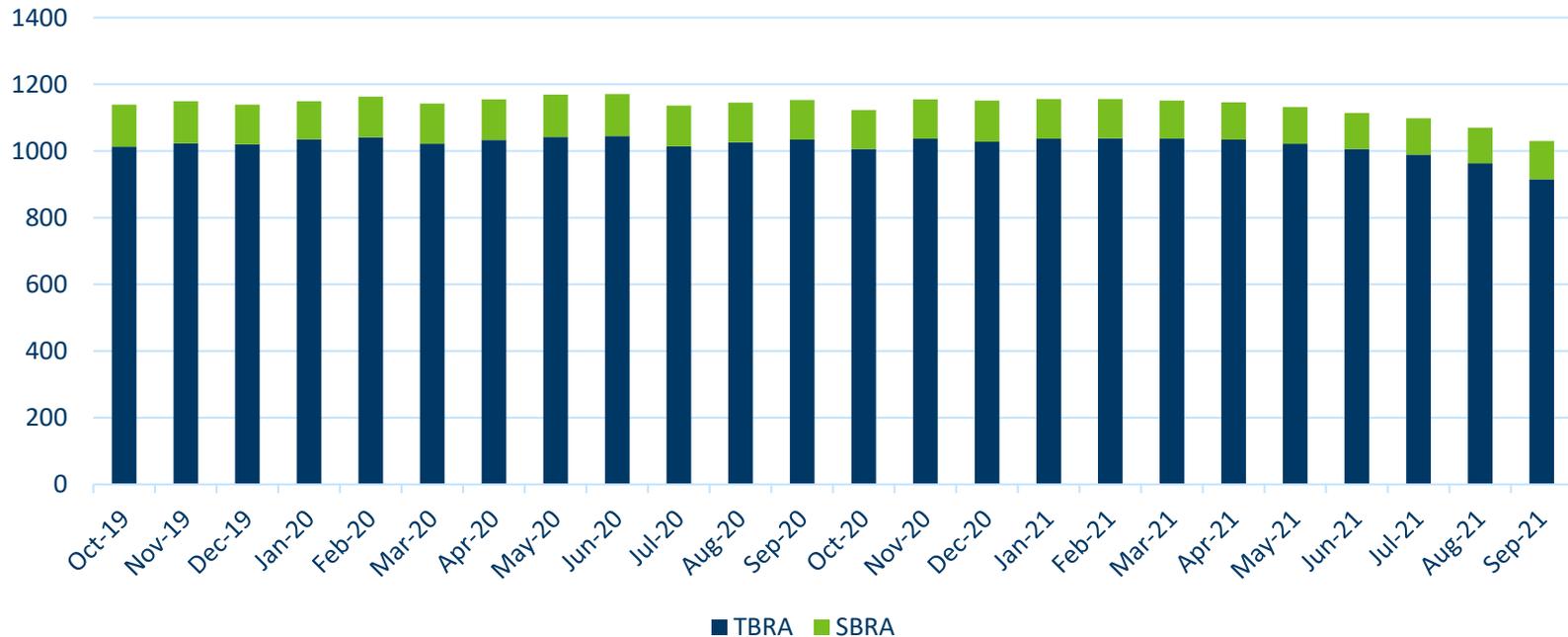
Biennium in Review

Grant Utilization: 90%

Monthly Avg: 1,137

Total Months of RA: 27,292

HTF Assisted Households per Month



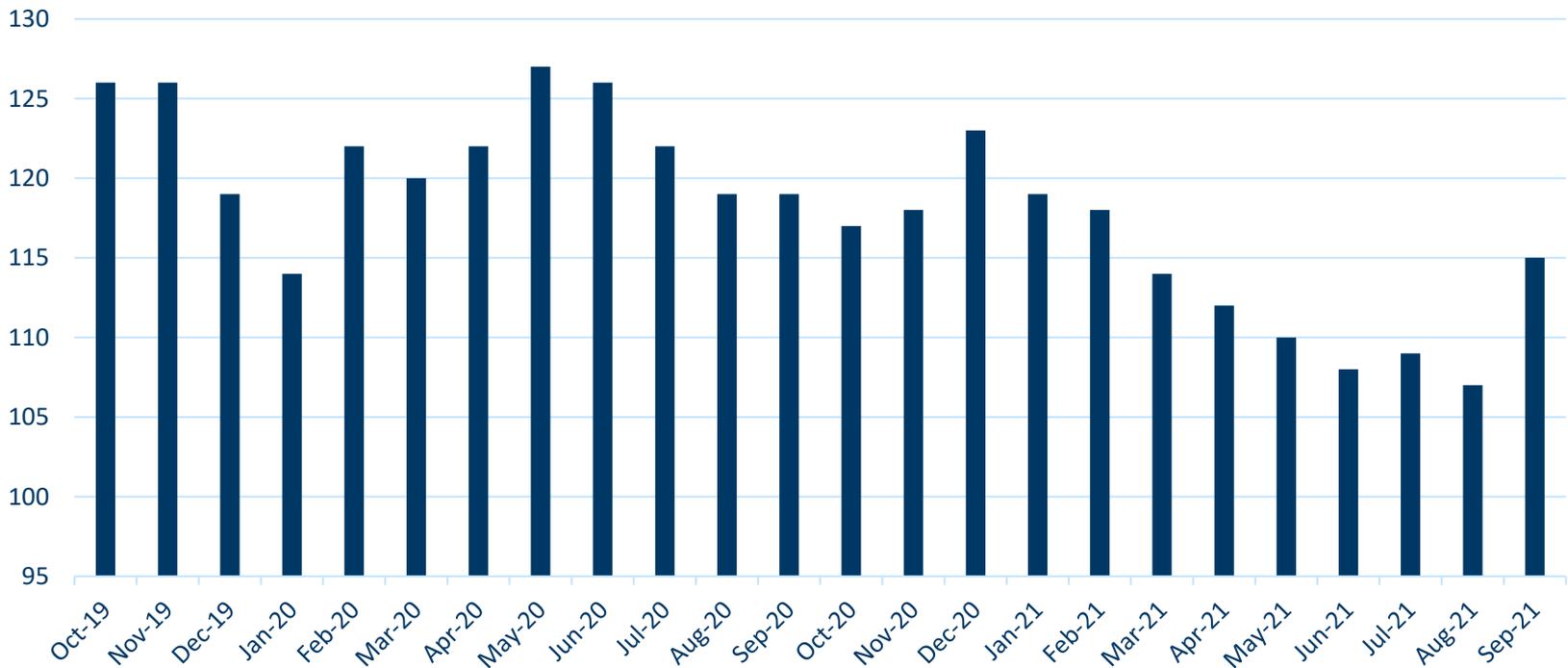
Biennium in Review: Sponsor-Based Rental Assistance (SBRA)

Grant Utilization: 91%

Monthly Avg: 118

Total Months of RA: 2,832

Assisted SBRA Households per Month

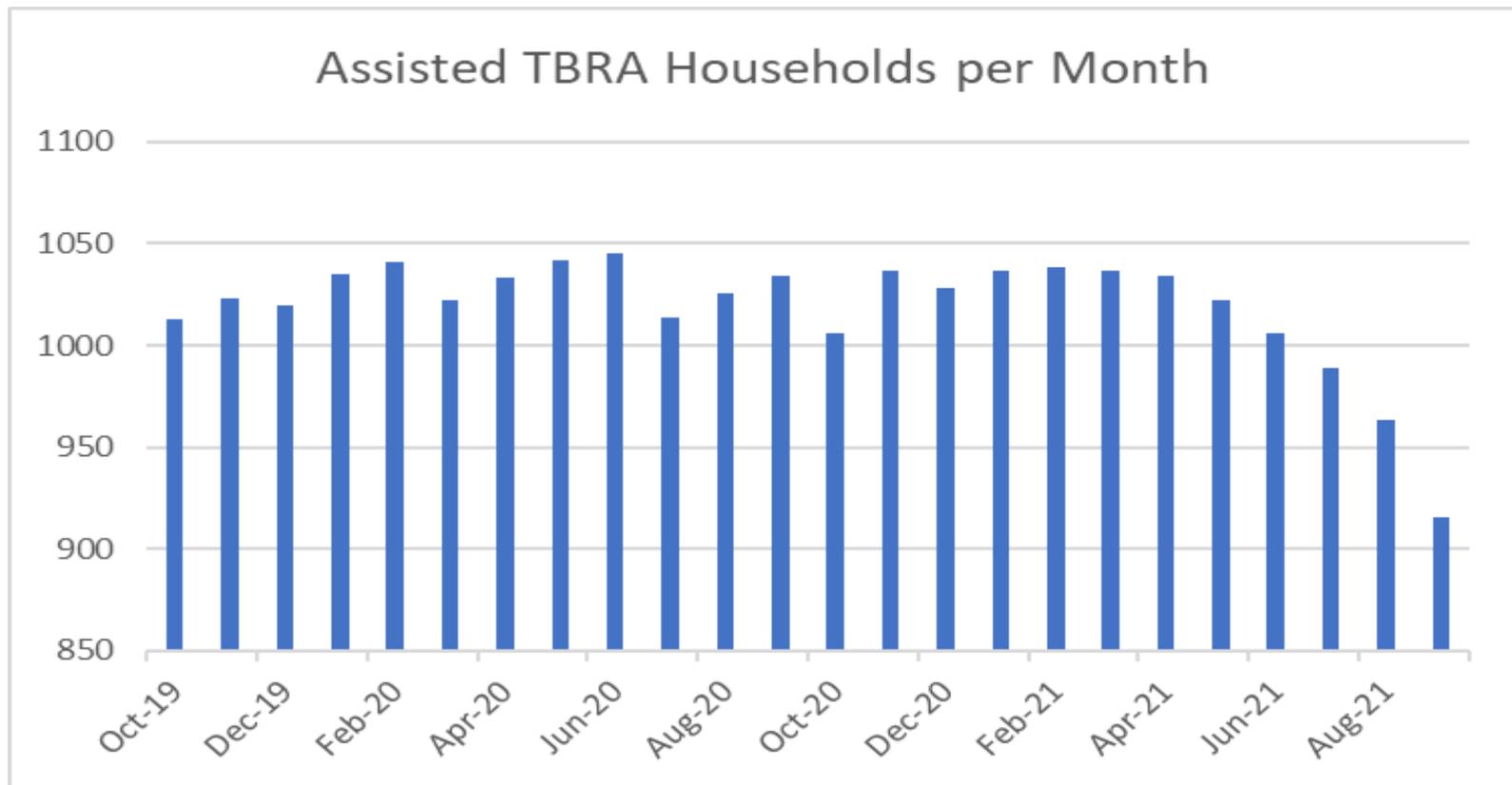


Biennium in Review: Tenant-Based Rent Assistance (TBRA)

Grant Utilization: 89%

Monthly Avg: 1,019

Total Months of RA: 24,460



Biennium in Review: TBRA Housing Navigation

TBRA Housing Navigation

- Award amount: \$235,000
- Number of grantees: 11
- Grant utilization: 83%
- Number households served: 716
- % housed: 40%



HTF RFP in Review

HTF RFP in Review

2022 – 2023 HTF Grant Term (10/1/21 to 9/30/23)

- Award amount: \$26,476,800
- Number of grantees: 43
- Review team:
 - 22 state staff (Minnesota Housing, DHS, DOC)
 - 11 community reviewers

Sponsor-Based Rental Assistance (SBRA)

- Award amount: \$2,186,500
- Requested amount: \$3,016,990
- Number of grantees: 17
- Target: 140

Tenant-Based Rental Assistance (TBRA)

- Award amount: \$23,974,300
- Requested amount: \$28,873,591
- Number of grantees: 26
- Target: 1,214

TBRA – Housing Navigation

- Award amount: \$316,000
- Requested amount: \$998,594
- Number of grantees: 10

Housing Navigation

Housing Navigation Funds – Eligible Uses

- Utilizing housing search engines to locate opportunities
- Assisting participants in completing housing applications
- Assisting participants in obtaining application fees, if needed
- Transporting participants to housing appointments
- Assisting participants in communicating with a potential landlord
- Providing tenant education on landlord and tenant rights and responsibilities
- Expediting the move-in timeline when feasible, between the date of acceptance and lease signing

Housing Navigation

- [COVID-19 Emergency Rental Assistance – Housing Stability Services](#)
 - Applications due Tuesday, February 22, 2022
- Best Practices quarterly workgroup

HTF RFP in Review

HTF Award Summary

	Award Amount	Requested Amount	Number of Grantees	Target
SBRA	\$2,186,500	\$3,016,990	17	140
TBRA	\$23,974,300	\$28,873,591	26	1,214
TBRA – Housing Navigation	\$316,000	\$998,594	10	
Total	\$26,476,800	\$32,889,175	43	1,354



Final HTF Report

Final HTF Report

- Thank you!
- Intent
- Highlights
 - Service Connection
 - Transitions

Service Connection

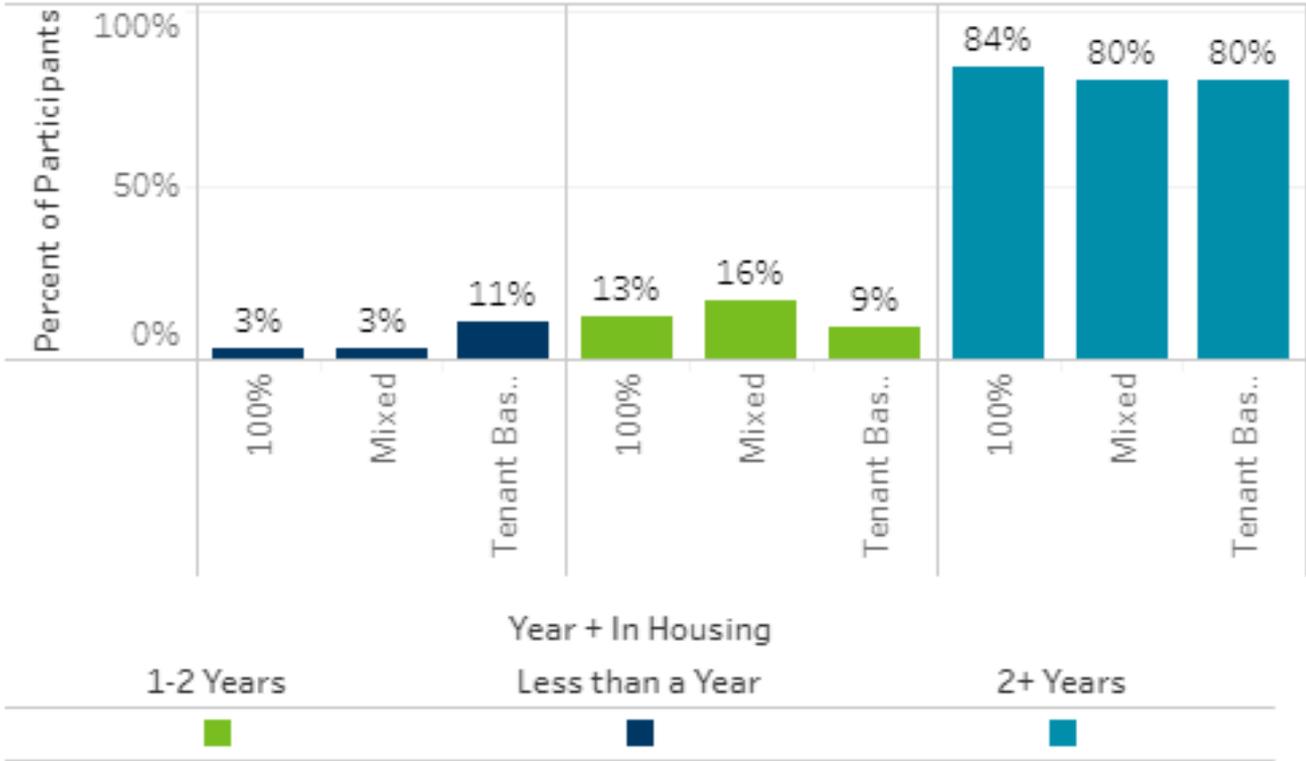
- HTF rental assistance is provided in partnership with services to help participants achieve housing stability
- Services must be optional, but you should regularly attempt to re-engage participants who may choose not to utilize services

Transitions

- All participants are required to have a transition plan, which may include obtaining a permanent source of rental subsidy or otherwise affordable housing, and/or increasing income so that the participant can maintain housing
- Need to transition unless participant:
 - Is on a waiting list for a permanent source of rental assistance
 - Cannot apply for other rental assistance due to closed waiting lists, or
 - Is ineligible for federal rental assistance

Final HTF Report

Length of Residency





Recent, New and/or On the Horizon

Housing Related Expenses

- Security deposits
 - Temporarily allowing double security deposit if required by landlord
- Application fees
 - Temporarily allowing up to three covered without approval
- Damage claims
- Vacancy payments
- Utility connection fees
- Past due utilities
 - Temporarily allowing payment of up to \$1000 – one time per household

Recent and New/Temporary

Housing must meet HUD's housing quality standards (HQS)

- Up to 50% of all assisted units may use **virtual** HQS inspections annually except:
 - Properties built before 1978
 - Units owned or leased by landlords unfamiliar to the administrator
 - Landlord, participant, or other party requests a physical inspection
 - Landlord and/or participant does not have the technology or resources to complete a virtual inspection
- **NEW!** Through February 28, 2022, you can request approval for any inspection to be conducted virtually

New and On the Horizon

- No more Self-Sufficiency Matrix assessments
- Exploring quality-of-life assessment tools

New and On the Horizon

Administrative Fee

- Set fee per household, per month
- Responsibilities:
 - Recruit landlords
 - Recruit and determine eligibility of participants
 - Complete HQS inspections: Help ensure quality of the assisted unit
 - Create, implement, and assess participant transition plans
 - Payment/accounting
 - Reporting/records retention

Exploring expansion of the Maximum Rental Subsidy

- Current local payment standard – 30% of tenant gross income

Looking for your feedback:

Go to **www.menti.com** and use the code **6505 2558**

Thank you!

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