

Community Development Committee

Meeting date: Monday, June 15, 2020

For the Metropolitan Council meeting of June 24, 2020

Subject: Establish Public Hearing Date for the Public Housing Agency Annual Plan

District(s), Member(s): All

Policy/Legal Reference: Code of Federal Regulations Title 24, Part 903

Staff Prepared/Presented: Terri Smith, Director, Metro HRA, (651) 602-1187

Division/Department: Community Development / Metro HRA

Proposed Action

That the Metropolitan Council establish a date to conduct a public hearing to discuss and receive comment on the 2021 Public Housing Agency (PHA) Plan. The hearing will take place on August 17, 2020 at 4:00 PM in the Council Chambers or via electronic means.

Background

The PHA Plan is a document required by the U.S. Department of Housing and Urban Development (HUD) for any agency administering a Housing Choice Voucher Program. The Plan serves as a guide to the Metropolitan Council Housing and Redevelopment Authority (Metro HRA) programs, policies, operations and strategies for serving the needs of extremely and very low-income households. The Plan is intended to be a convenient source of information for program participants, HUD, and the general public.

There are two parts to the PHA Plan:

- The Five (5) Year Plan (last approved in 2019 for the years 2020-2024) describes the mission of the agency and the agency's long-range goals and objectives for achieving its mission over a five-year period ([Metro HRA Five Year Plan](#)).
- The Annual Plan (last approved in 2019 for the year 2020) is an update relating to the general policies and procedures for providing service in the coming year and is completed every year ([Metro HRA 2020 Annual Plan](#)).

The Administrative Plan, the Metro HRA's main policy document, becomes an attachment to the PHA Annual Plan. At least annually, the Metro HRA makes mandatory and discretionary policy and program rule revisions to the Administrative Plan which will also be open for public comment ([Metro HRA Administrative Plan](#)).

There are no significant revisions being proposed during this period. The Metro HRA Outreach Team will be engaging with the Resident Advisory Board (RAB) during June regarding the implementation of Small Area Fair Market Rents, which the Council adopted for implementation in 2020. Ahead of the public hearing this fall, staff will also engage with Community Development Committee members on the offer and award criteria for Project Based Vouchers as well as providing an update on the implementation of SAFMRs.

A Public Notice will be published the first week of July with the Plan being open for public comment through August 31, 2020. Comments will be reviewed, and a

final document will be presented for approval to the Community Development Committee on September 8, 2020 and to the full Council on September 23, 2020.

Rationale

Federal regulations for the Housing Choice Voucher Program require the Council to conduct a public hearing to receive comments on the 2021 Annual PHA Plan. Significant changes were made for the 2020 PHA Annual Plan, and the Metro HRA continues to work on implementation of those changes; therefore, new changes for the 2021 plan are proposed to be limited.

Thrive Lens Analysis

The PHA Plan and Housing Choice Voucher Administrative Plan support the *Thrive MSP2040* outcomes of equity, livability, and stewardship. By using a Thrive Lens, discretionary policies of the HRA promote equity and choice, while ensuring that the federal resources to fund the Housing Choice Voucher Program are maximized to serve families efficiently.

Funding

Developing the Annual Plan is a regular part of the Metro HRA's annual workplan and is a requirement of receiving HUD funding for the program.

Known Support / Opposition

The purpose of this action item is to conduct a public comment process that will reveal support and concerns about the draft plan that will be released in July.