

Business Item

Community Development Committee



Committee Meeting Date: June 6, 2022

For the Metropolitan Council: June 22, 2022

Business Item: 2022-151

Establish Public Hearing Date – Public Housing Agency Annual Plan

District(s), Member(s):	All
Policy/Legal Reference:	Code of Federal Regulations Title 24, Part 903
Staff Prepared/Presented:	Stephanie Paulson, Assistant Director, (651) 602-1584
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 2023 Public Housing Agency (PHA) Plan. The hearing will take place on August 15, 2022, at 4:00pm in the Council Chambers.

Background

The PHA Plan is a document required by the U.S. Department of Housing and Urban Development (HUD) for any agency administering the 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 convenience source of information for program participants, HUD, and the general public.

Two parts to the PHA Plan:

- The Five (5) Year Plan (last approved in 2019 for the years of 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-5-year-PHA-Plan-2020-2024.aspx](https://metrohra.org/Metro-HRA-5-year-PHA-Plan-2020-2024.aspx) (metro council.org).
- The Annual Plan (last approved in 2021 for the year 2022) is an update relating to the general policies and procedures for providing service in the coming year and is completed every year [2022-Metro-HRA-PHA-Annual-Plan.aspx](https://metrohra.org/2022-Metro-HRA-PHA-Annual-Plan.aspx) (metro council.org).

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 [2021 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN](https://metro council.org/2021-HOUSING-CHOICE-VOUCHER-ADMINISTRATIVE-PLAN) (metro council.org).

Part of the PHA Plan process is engagement with the Resident Advisory Board (RAB) regarding general policy issues and proposed policy changes. There are no significant policy changes planned at this time. RAB engagement will focus on implementation and impact of Small Area Fair Market Rents and identifying future topics of interest. The public and Community Development Committee members will have the opportunity to provide input and feedback on the proposed revisions.

A Public Notice will be published the first week of July with the Plan being open for Public Comment through August 31, 2022. Metro HRA staff will present an information item to the Community Development Committee on August 1, 2022 to review proposed updates. Comments will be reviewed and a final document is tentatively scheduled to be presented for an approval to the Community Development Committee on September 19, 2022, and to the full Council on September 28, 2022.

Rationale

Federal regulations for the Housing Choice Voucher program require the Council to conduct a public hearing to receive comments on the 2022 Annual PHA Plan.

Thrive Lens Analysis

The PHA Plan and Housing Choice Voucher Administrative Plan support the *Thrive MSP 2020* 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.

