

Business Item

Community Development Committee



Committee Meeting Date: April 1, 2024

Business Item: 2024-92

Public Hearing – 2024 Annual Public Housing Agency Plan Modification

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 / Housing & Redevelopment Authority

Proposed Action

There is no proposed action at this time. The purpose of this item is to conduct a public hearing to inform future action on the 2024 Annual Public Housing Agency (PHA) Plan Modification.

Background

As an administrator of the U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher program, the Council's Housing and Redevelopment Authority (Metro HRA) is required to prepare and submit an annual Public Housing Agency (PHA) Plan. Any significant modification to the PHA Plan is subject to the same requirements as the original PHA Plan.

The PHA Plan was last approved by the Council on October 11, 2023, [2024 Metro HRA PHA Annual Plan](#). The PHA Plan modification includes a partial voluntary transfer of public housing units from the Minneapolis Public Housing Authority to the Metro HRA. This modification is the subject of the public hearing and can be found [here](#) in Section B.3 of the PHA which states:

If approved by HUD, Metro HRA intends to accept a Partial Voluntary Transfer of 106 units of a special type of public housing, known as the Metropolitan Housing Opportunity Program (MHOP) units, from the Minneapolis Public Housing Authority (MPHA). Simultaneously, Metro HRA will apply for the Streamlined Voluntary Conversion of these units from public housing units to Section 8 vouchers. Metro HRA will apply for 106 Tenant Protection Vouchers as a part of the conversion process. Metro HRA intends to accomplish this transfer and conversion in a manner that is least disruptive to the households and individuals currently living in the MHOP Units and consistent with statutory and regulatory requirements and HUD guidance. After the transfer and conversion, Metro HRA intends to attach project-based voucher assistance to the units in its jurisdiction. The Metro HRA intends to return 19 vouchers to the Minneapolis PHA and the Plymouth HRA for the units in their jurisdictions.

HUD requires a 45-day public comment period and a public hearing. The Annual PHA Plan will be open for public comment through April 5, 2024, at 4:30 pm. Comments, including those received from the public and the Resident Advisory Board, will be reviewed. A final document will be presented for approval to the Community Development Committee on April 15, 2024, and the full Metropolitan Council on April 24, 2024.

Rationale

Federal regulations for the Housing Choice Voucher Program require the Council to conduct a public hearing to receive comments on the 2024 Annual Public Housing Agency Plan modification.

Thrive Lens Analysis

The PHA Plan supports the Thrive outcomes of equity, livability, and stewardship. Discretionary policies of the HRA promote equity and choice while ensuring the federal resources to fund the Housing Choice Voucher program are maximized to serve families efficiently.

Funding

Developing the PHA Plan is a regular part of the Metro HRA's work plan.

