

Business Item

Community Development Committee



Committee Meeting Date: June 3, 2024

For the Metropolitan Council: June 12, 2024

Business Item: 2024-144

Establish Public Hearing Date – Public Housing Agency Five Year and 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 2025 Public Housing Agency (PHA) Five Year and Annual Plan. The hearing will take place on August 19, 2024, at 4:00pm.

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 convenient source of information for program participants, HUD, and the 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 (initially approved in 2023 and amended in April 2024 for the year 2024-) is an update relating to the general policies and procedures for providing service in the coming year and is completed every year [2024-Metro-HRA-PHA-Annual-Plan-Revision-Draft.aspx](https://metrohra.org/2024-Metro-HRA-PHA-Annual-Plan-Revision-Draft.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 [2023 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN](https://metro council.org/2023-HOUSING-CHOICE-VOUCHER-ADMINISTRATIVE-PLAN) (metro council.org).

Part of the PHA Plan process is engagement with a Resident Advisory Board (RAB) regarding general policy issues and proposed policy changes. RAB engagement will focus on wealth building, locational preference, and mandatory HUD policy changes.

A Public Notice will be published the first week of July with the Plan being open for Public

Comment through August 31, 2024. Comments will be reviewed, and a final document will be presented for approval to the Community Development Committee on September 16, 2024, and to the full Council on September 25, 2024. Staff anticipate presenting an information item for committee discussion prior to the September 2024 action item.

Rationale

Federal regulations for the Housing Choice Voucher program require the Council to conduct a public hearing to receive comments on the 2025-2029 Five Year and 2025 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 Five Year and Annual PHA Plan is a regular part of the Metro HRA's workplan and is a requirement of receiving HUD funding for the program.

Small Business Inclusion

N/A

