

Metro HRA Administrative Plan Revision

Community Development Committee

Stephanie Paulson, Assistant Director

Metropolitan Council Housing & Redevelopment Authority



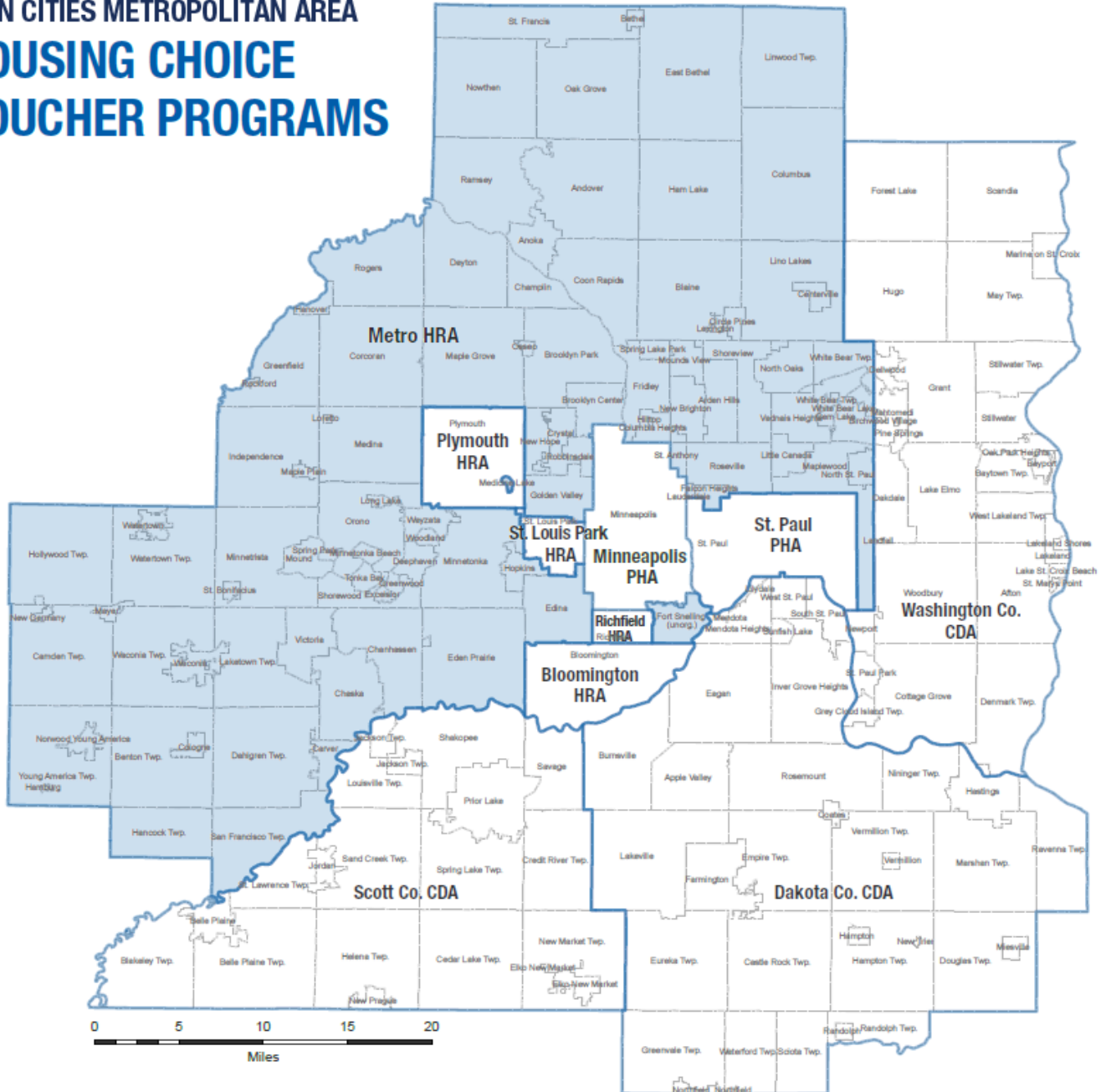
April 7, 2025

Metro HRA Administrative Plan Revisions

Background

- Over 7,200 households served
- Anoka and Carver County; Suburban Hennepin & Ramsey County
 - 96 Communities
- 2024: \$90 million in housing assistance payment

TWIN CITIES METROPOLITAN AREA
**HOUSING CHOICE
VOUCHER PROGRAMS**



Metro HRA Administrative Plan Revisions

Five Year Plan

- Submitted every 5th year
- Currently approved 2025 - 2029

PURPOSE

- Provide HUD long range goals for meeting the needs of low-income persons in the region.

Metro HRA Administrative Plan Revisions

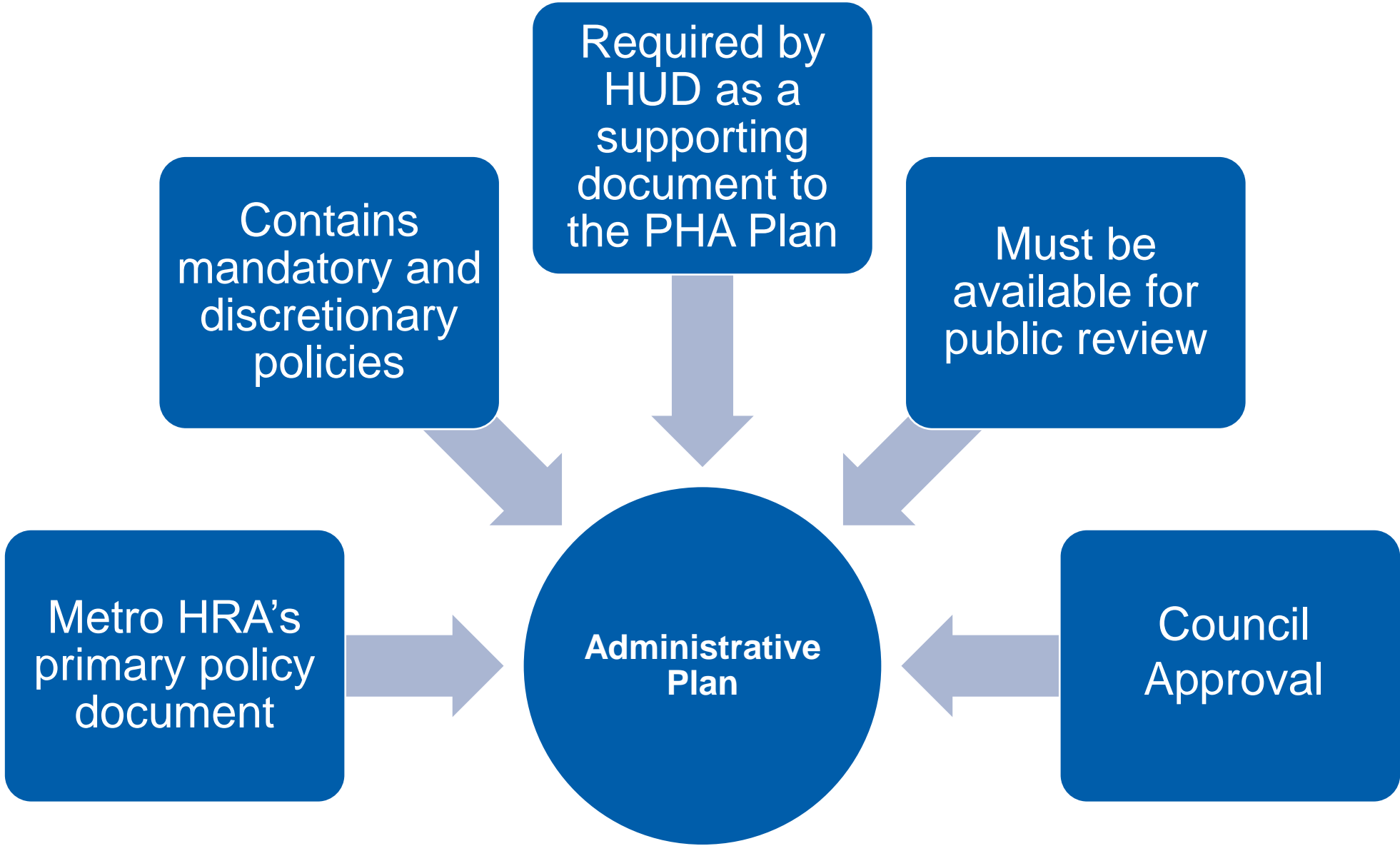
Annual Plan

- Submitted annually to HUD in October
- Approved for 2025

PURPOSE

- Provide strategies for meeting identified housing goals and needs in the coming year.
- Communicate elements of the plan that have been updated or revised.

Metro HRA Administrative Plan Revisions



Historic Program Changes



Housing Opportunity Through Modernization Act of 2016

(HOTMA)



U.S. Department of
Housing and Urban Development

Mandatory Updates: HOTMA

HOTMA



Significant changes to rent calculations.



Staggered implementation beginning: July 1, 2025

Mandatory Updates: HOTMA

Staggered Implementation

INCOME	July 1, 2025
ASSETS	TBD
DEDUCTIONS	TBD
INTERIM CHANGES	TBD

Mandatory Updates: HOTMA

PRE-HOTMA

- Defined inclusions and exclusions
- Income projections were used based on current information provided; restricted use of some verifications

HOTMA

- Included unless explicitly excluded
- Expanded authority to project income

Mandatory Updates: HOTMA

Example #1

Worker's Compensation

PRE-HOTMA

- Counted income

HOTMA

- Excluded income

Example #2

Home-Based Care Payments

Payments made by a state Medicaid agency to a family member caring for another household member with disabilities.

PRE-HOTMA

- Counted income

HOTMA

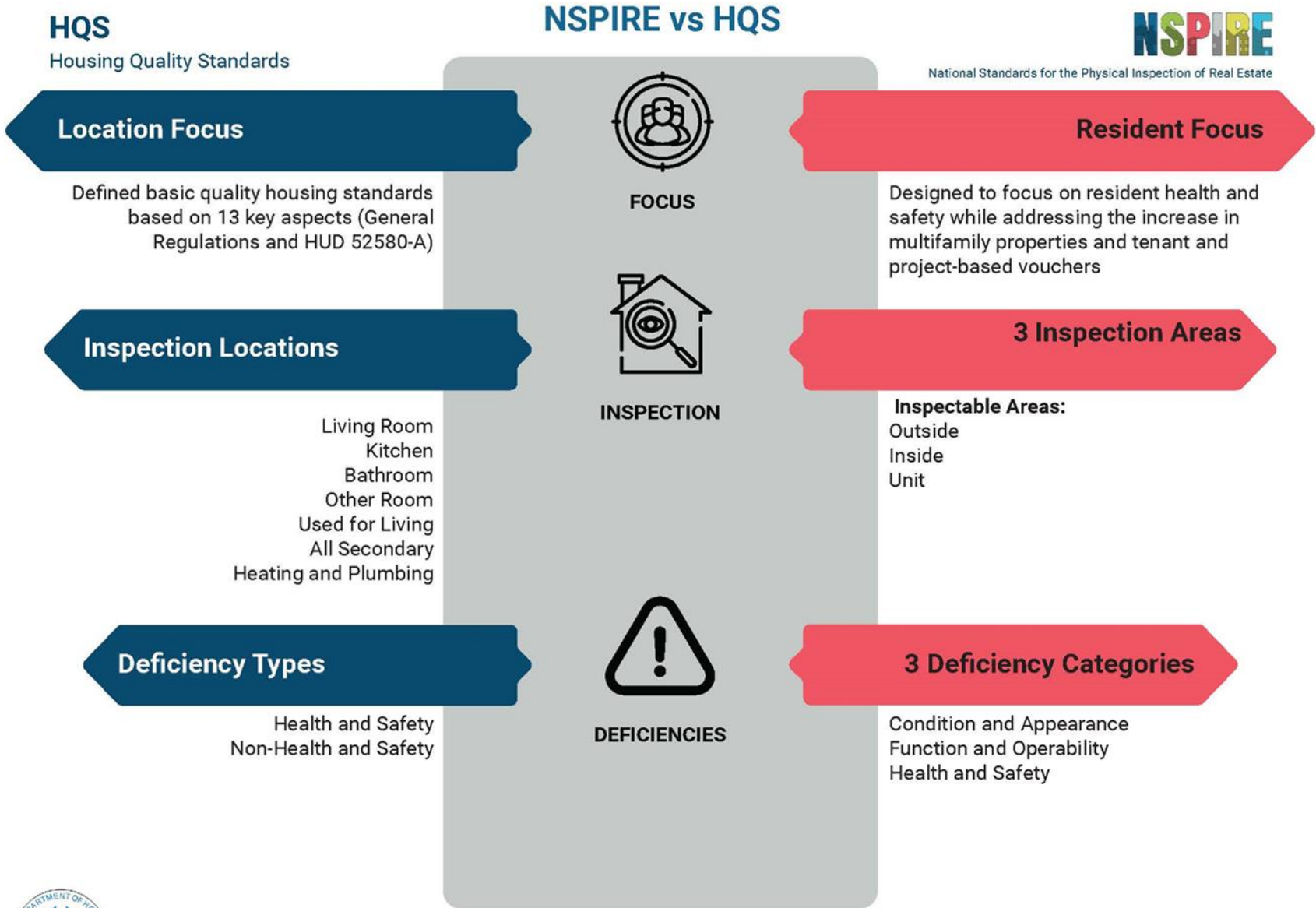
- Excluded income

National Standards for the Physical Inspection of Real Estate (NSPIRE)



Mandatory Updates: NSPIRE

- Required implementation date: October 1, 2025
- Streamlined inspection standards across federal programs



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Mandatory Updates: NSPIRE

Example #1

Smoke Alarms

PRE-NSPIRE

- Required installation on each level including basements

NSPIRE

- Required installation on each level and inside each sleeping area

Example #2

Dryer Vents

PRE-NSPIRE

- 24-hour failed inspections for missing, damaged, or visually inoperable gas dryer vents

HOTMA

- 24-hour failed inspections for missing, damaged, or visually inoperable gas and electric dryer vents

Mandatory Updates: Resources

HOTMA

- [Housing Opportunity Through Modernization Act | HUD.gov](#)
- [HOTMA Resources | HUD.gov](#)

NSPIRE

- [NSPIRE Standards | HUD.gov](#)
- [NSPIRE Resources | HUD.gov](#)

Proposed Action

That the Metropolitan Council approve the revisions to the Housing Choice Voucher Administrative Plan as described in this report and attachments.



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