

# Business Item

Community Development Committee



Committee Meeting Date: April 7, 2025

For the Metropolitan Council: April 23, 2025

## Business Item: 2025-89

Metro HRA Administrative Plan Revision

<b>District(s), Member(s):</b>	All
<b>Policy/Legal Reference:</b>	24 Code of Federal Regulations, Part 982
<b>Staff Prepared/Presented:</b>	Stephanie Paulson, Assistant Director, (651) 602-1584
<b>Division/Department:</b>	Community Development/Housing and Redevelopment Authority

### Proposed Action

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

### Background

As an administrator of the U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher (HCV) program, the Council's Housing and Redevelopment Authority (Metro HRA) is required to prepare and submit an annual Public Housing Agency (PHA) Plan. The PHA Plan serves as a guide to the Metro HRA programs, policies, operations, and strategies for serving the needs of very low and extremely low-income households. The Administrative Plan is Metro HRA's main policy document and is approved with the PHA Plan. The [2025-2029 Five Year Plan](#) (and Administrative Plan) were last approved on September 15, 2024.

Although the HCV Administrative Plan is reviewed and updated each year in conjunction with the PHA Plan process, it is also reviewed and updated at other times including when HUD adopts new or revised regulations or as there is a need for policy revisions. HUD has recently made significant changes to the program rules requiring Administrative Plan revisions. HUD requires a public hearing if there is a significant amendment which includes an alteration of the mission. The proposed revisions do not alter the mission so there is no associated public hearing

### Noted updates in the proposed 2024 Metro HRA Administrative Plan Revisions

Changes to the Administrative Plan largely fall into these main categories:

1. The Housing Opportunity Through Modernization Act of 2016 (HOTMA) was signed into law July 29, 2016. The Metro HRA is required to make updates to the following aspects of the HCV Program effective July 1, 2025:
  - a. Income Exclusions – Income will be included unless explicitly excluded.
  - b. Definitions – Clarifications and updates to eligibility definitions.
2. The National Standards for Physical Inspection of Real Estate (NSPIRE) focused on efficiency and streamlined operations across federal housing programs. HUD requires that HCV programs implement NSPIRE inspection standards no later than October 1, 2025. NSPIRE inspections focus on three primary locations:
  - a. Outside – The building side, building exterior, and systems located outside the building

- (example: playgrounds, sidewalks).
- b. Inside – Common areas and building systems within the building interior, but not inside the unit (example: interior laundry facilities).
  - c. Unit – The interior components of an individual dwelling unit, where the resident lives.
3. Recommended updates from industry advisors clarifying policy and process.

### **Rationale**

Federal regulations for the Housing Choice Voucher Program require that a PHA must adopt a written Administrative Plan that establishes local policies for administration of the program in accordance with HUD requirements.

### **Thrive lens analysis**

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Under the Thrive lens, the Administrative Plan supports the Thrive 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 HCV Program are maximized to serve families efficiently.

### **Funding**

Establishing and revising the Administrative Plan are a regular part of the Metro HRA's annual workload and ensures compliance with the U.S. Department of Housing and Urban Development.

