

Business Item

Community Development Committee



Committee meeting date: November 3, 2025

For the Metropolitan Council: November 12, 2025

Business Item: 2025-283

Metro HRA Administrative Plan Revision – Housing Quality Standards

District(s), member(s):	All
Policy/legal reference:	24 CFR Code of Federal Regulations, Part 982
Staff prepared/presented:	Stephanie Paulson, Assistant Director, (651) 602-1584
Division/department:	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 Council last approved the [2025-2029 Five Year Plan](#) (and Administrative Plan) on [September 15, 2025](#) (Business Item 2025-232). The proposed changes to the [2025 Housing Choice Voucher Administrative Plan - HQS revisions](#) is the subject of this approval.

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 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.

Sections updated in the proposed 2025 Metro HRA Administrative Plan Revisions

Chapter 8: Housing Quality Standards and Rent Reasonableness Determinations

1. The Department of Housing and Urban Development (HUD) HUD previously required that HCV programs implement the National Standards for Physical Inspection of Real Estate (NSPIRE) no later than October 1, 2025. In September 2025, PHAs were notified that mandatory implementation was postponed until February 1, 2027.
 - a. The Metro HRA will amend the 2025 Administrative Plan to include Chapter 8A: Housing Quality Standards (HQS) and 8B: National Standards for the Physical Inspection of Real Estate (NSPIRE). Both sections have been approved through previous Council actions [Business Item No. 2024-254](#) and [Business Item No. 2025-232](#). This action will approve the inclusion of both types of inspection standards in the

Administrative Plan to best prepare for future implementation.

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.

