Business Item

Community Development Committee

METROPOLITAN COUNCIL

Committee meeting date: September 15, 2025 **For the Metropolitan Council:** September 24, 2025

Business Item: 2025-232

2026 Public Housing Agency (PHA) Annual Plan Approval

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:

1. Approve the 2026 Public Housing Agency (PHA) Annual Plan, including changes to the Housing Choice Voucher Administrative Plan as described in this report and attachments.
2. Authorize the Metropolitan Council Chair to execute the required certifications.
3. Direct staff to submit the final PHA Plan to the U.S. Department of Housing and Urban Development (HUD).

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 update to its 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 PHA Plan is intended to be a convenient source of information for program participants, HUD, and the general public.

There are two parts to the PHA Plan:

- The Metro HRA's Five Year PHA Plan (last approved in 2024 for the years of 2025 – 2029) describes the mission of the agency and the agency's long-range goals and objectives for achieving its mission over a five-year period.
- The 2025 PHA Annual Plan (last approved in 2024 for the year 2025) is an update relating to the general policies and procedures for providing service in the coming year. The Metro HRA's 2026 PHA Annual Plan - draft is the subject of this approval.

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. The Administrative Plan becomes an attachment to the PHA Annual Plan. The Metro HRA is not recommending significant changes to the 2025 Housing Choice Voucher Administrative Plan - DRAFT.

Noted updates in the proposed 2025 Administrative Plan

<u>Chapter 4: Applications, Waiting List and Tenant Selection & Chapter 12: Grounds for Termination of Assistance</u>

- The proposed language updates existing language in the current Administrative Plan to exclude households that qualify for a Special Purpose Voucher (example: Veterans Affairs Supportive Housing – VASH or Mainstream), disabled households, and elderly households should the Metro HRA not receive sufficient federal funding to support the agency's current program size.

Public Comments

A public comment period and public hearing are required components of the 2026 Public Housing Agency (PHA) Annual Plan. The Metro HRA hosted a Public Hearing on August 18, 2025, and the comment period remained open until September 2, 2025. The Metro HRA did not receive any public comments.

Rationale

Federal regulations for the Housing Choice Voucher Program require submittal of the 2026 Public Housing Agency (PHA) Annual Plan.

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 PHA Plan and Housing Choice Voucher Administrative Plan support the 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 Public Housing Agency (PHA) Annual Plan is a regular part of the Metro HRA's annual workload and ensures compliance with the U.S. Department of Housing and Urban Development (HUD).

Small business inclusion

N/A