

Committee Report

Community Development Committee



Committee Meeting Date: October 3, 2022

For the Metropolitan Council: October 12, 2022

Business Item: 2022-254

2023 Annual Public Housing Agency Plan Approval

Proposed Action

That the Metropolitan Council:

1. Approve the 2023 Annual Public Housing Agency (PHA) 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).

Summary of Community Development Committee Discussion/Questions

Metro HRA Assistant Director Stephanie Paulson presented the staff report to the Committee. Paulson noted an error in the original business item that has been updated. There were three verbal commenters at the Public Hearing held on August 15, 2022 requesting a commitment to annually offer and award project-based vouchers (PBVs). The Committee noted how important federal and state funding is in producing more affordable housing.

Motion by Council Member Chamblis, seconded by Council Member Cummings. Motion carried.



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District(s), Member(s):	All
Policy/Legal Reference:	24 Code of Federal Regulations, Part 903
Staff Prepared/Presented:	Stephanie Paulson, Assistant Director, (651) 602-1584
Division/Department:	Community Development, Housing & Redevelopment Authority

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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 public.

There are two parts to the PHA Plan. The [Five \(5\) Year Plan](#) (last approved in 2019 for the years 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. The [Annual PHA Plan](#) (last approved in 2021 for the year 2022) is an update relating to the general policies and procedures for providing service in the coming year and is the subject of this approval.

The Housing Choice Voucher Administrative Plan is the main policy document of the Metro HRA. It is reviewed and updated annually as HUD adopts new or revised regulations and as the agency determines a need for policy revisions. The Administrative Plan becomes an attachment to the PHA Plan. The Metro HRA is not recommending significant changes to the [2022 Administrative Plan \(Draft\)](#) this year.

Noted updates in the proposed 2022 Administrative Plan

- Policy language developed as a participating site in the HUD-funded Community Choice Demonstration program
- Clarifying language to match current reasonable accommodation process, tenant selection,

- and annual reexamination procedures
- Citation correction

As required by HUD, the draft Plan was open for a 45-day public comment period. There is known opposition by a faith-based housing developer regarding adopted changes to the 2021 Administrative Plan. There were three verbal commenters at the public hearing held on August 15, 2022, requesting a commitment to annually offer and award project-based vouchers (PBVs). After review of the public comments received, staff recommends approval of the documents as presented.

Rationale

Federal regulations for the Housing Choice Voucher Program require submittal of the Annual PHA Plan.

Thrive Lens Analysis

The PHA Plan and Housing Choice Voucher Administrative Plan support 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 Housing Choice Voucher Program are maximized to serve families efficiently.

Funding

Developing the PHA 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.

