

Committee Report

Community Development Committee



Committee Meeting Date: April 15, 2024

For the Metropolitan Council: April 24, 2024

Business Item: 2024-107

Approval of the 2024 Public Housing Agency Plan Modification

Proposed Action

That the Metropolitan Council:

1. Approve the 2024 Annual Public Housing Agency (PHA) Plan Modification as described in this report.
2. 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

The Director of the Metropolitan Council Housing and Redevelopment Authority presented the item to the Committee. The Action Item followed information items presented at the Community Development Committee on [June 5, 2023](#), [October 16, 2023](#), and [December 18, 2023](#), where committee members expressed support for the path forward.

The Action was unanimously approved by the Committee at the April 14, 2024 meeting.



Business Item

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Approval of the 2024 Public Housing Agency Plan Modification

District(s), Member(s):	All
Policy/Legal Reference:	Code of Federal Regulations Title 24, part 903
Staff Prepared/Presented:	Terri Smith, Director, Metro HRA, (651) 602-1187
Division/Department:	Community Development / Housing and Redevelopment Authority

Proposed Action

That the Metropolitan Council:

3. Approve the 2024 Annual Public Housing Agency (PHA) Plan Modification as described in this report.
4. 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 Public Housing Agency (PHA) Plan. Any significant modification to the PHA Plan is subject to the same requirements as the original PHA Plan.

The Council last approved the PHA Plan on October 11, 2023, [2024 Metro HRA PHA Annual Plan](#). The PHA Plan modification includes a partial voluntary transfer of public housing units from the Minneapolis Public Housing Authority to the Metro HRA. This proposed modification can be found [here](#) in Section B.3 of the PHA which states:

If approved by HUD, Metro HRA intends to accept a Partial Voluntary Transfer of 106 units of a special type of public housing, known as the Metropolitan Housing Opportunity Program (MHOP) units, from the Minneapolis Public Housing Authority (MPHA). Simultaneously, Metro HRA will apply for the Streamlined Voluntary Conversion of these units from public housing units to Section 8 vouchers. Metro HRA will apply for 106 Tenant Protection Vouchers as a part of the conversion process. Metro HRA intends to accomplish this transfer and conversion in a manner that is least disruptive to the households and individuals currently living in the MHOP Units and consistent with statutory and regulatory requirements and HUD guidance. After the transfer and conversion, Metro HRA intends to attach project-based voucher assistance to the units in its jurisdiction. The Metro HRA intends to return 19 vouchers to the Minneapolis PHA and the Plymouth HRA for the units in their jurisdictions.

The Metro HRA team engaged with the Resident Advisory Board (RAB) on January 18, 2024,

regarding the PHA Plan modification as well as discussion on the Project Based Voucher program overall. No concerns were expressed about the MHOP conversation or the PHA Plan modification. A public hearing was held on Monday, April 1, 2024, at the Community Development Committee meeting. The public comment period remained open through April 5, 2024. There were no public comments on the PHA Plan Modification.

Rationale

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

Thrive Lens Analysis

The PHA 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 Housing Choice Voucher Program are maximized to serve families efficiently.

Funding

Developing and modifying 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.

