

Committee Report

Community Development Committee



Committee Meeting Date: September 16, 2024

For the Metropolitan Council: September 25, 2024

Business Item: 2024-254

Five Year Public Housing Agency (PHA) Plan Approval

Proposed Action

That the Metropolitan Council:

1. Approve the 2025 – 2029 Five Year 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

Assistant Director of the Metropolitan Council Housing & Redevelopment Authority (Metro HRA) Stephanie Paulson presented the staff report to the Committee.

The Committee unanimously approved the proposed action at its regular committee meeting on September 16, 2024. Motion by Council Member Carter, seconded by Council Member Chamblis. Motion carried.



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Five Year Public Housing Agency (PHA) Plan Approval

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 and 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 a Five Year 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 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 revised and approved in 2024 for the year 2024) is an update relating to the general policies and procedures for providing service in the coming year. The [2025 - 2029 Five Year PHA Plan \(draft\)](#) 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 [2024 Administrative Plan \(draft\)](#) this year.

Noted updates in the proposed 2024 Administrative Plan

1. Chapter 4: Applications, Waiting List and Tenant Selection & Chapter 17: Project-Based Vouchers

- The proposed language will use one waiting list for the Housing Choice Voucher program and the Metropolitan Council's Family Affordable Housing Program (FAHP).
 - The proposed language will update the service area for a previously adopted waiting list preference.
2. Chapter 10: Moving with Continued Assistance and Portability
- The proposed language will remove overly restrictive move notice requirements.

Known Opposition

A public comment period and public hearing are required components of the Five Year PHA Plan. The Metro HRA hosted a Public Hearing on August 19, 2024, and the comment period remained open until August 31, 2024. The Metro HRA did not receive any public comments.

Rationale

Federal regulations for the Housing Choice Voucher Program require submittal of the Five Year Public Housing Agency (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 Five Year and Annual PHA Plans are a regular part of the Metro HRA's annual workload and ensures compliance with the U.S. Department of Housing and Urban Development.

