

Committee Report

Community Development Committee



Committee meeting date: June 2, 2025

For the Metropolitan Council: June 11, 2025

Business Item: 2025-129

Establish Public Hearing Date – 2026 Public Housing Agency (PHA) Annual Plan

Proposed action

That the Metropolitan Council establish a date to conduct a public hearing to discuss and receive comment on the 2026 Public Housing Agency (PHA) Annual Plan. The hearing will take place on August 18, 2025, at 4:00pm.

Summary of Community Development Committee discussion/questions

This item was approved as a part of the Committee's Consent Agenda at their regular meeting on June 2, 2025.

Motion by Council Member Lindstrom, seconded by Council Member Wulff. Motion carried.

Business Item

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Establish Public Hearing Date – 2026 Public Housing Agency (PHA) Annual Plan

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 establish a date to conduct a public hearing to discuss and receive comment on the 2026 Public Housing Agency (PHA) Annual Plan. The hearing will take place on August 18, 2025, at 4:00pm.

Background

The PHA Plan is a document required by the U.S. Department of Housing and Urban Development (HUD) for any agency administering the Housing Choice Voucher program. The Plan serves as a guide to the Metropolitan Council Housing and Redevelopment Authority (Metro HRA) programs, policies, operations, and strategies for serving the needs of extremely and very low-income households. The Plan is intended to be a convenient source of information for program participants, HUD, and the general public.

Two parts to the PHA Plan:

- The Five (5) Year Plan (last approved in 2025 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 [2025-2029 Metro HRA Five Year PHA Plan](#).
- The Annual Plan (last approved in 2025 for the year 2025) is an update relating to the general policies and procedures for providing service in the coming year and is completed every year: [2025 Metro HRA Annual Plan](#).

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 which will also be open for public comment: [2024 Housing Choice Voucher Administrative Plan](#).

Part of the PHA Plan process is engagement with the Resident Advisory Board (RAB) regarding general policy issues and proposed policy changes.

A Public Notice will be published in the first week of July with the Plan being open for Public Comment through August 31, 2025. Comments will be reviewed, and a final document will be presented for approval to the Community Development Committee on September 15, 2025, and to the full Council on September 24, 2025. Staff anticipate presenting an information item for

committee discussion prior to the September 2025 action item.

Rationale

Federal regulations for the Housing Choice Voucher program require the Council to conduct a public hearing to receive comments on the 2026 Annual PHA 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 Annual Plan is a regular part of the Metro HRA's annual workplan and is a requirement of receiving HUD funding for the program.

Small Business Inclusion

N/A

