

Committee Report

Community Development Committee



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Committee Meeting Date: January 6, 2025

For the Metropolitan Council: January 22, 2025
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Business Item: 2025-1

2025 Annual Public Housing Agency Plan Approval

Proposed Action

That the Metropolitan Council:

1. Approve the 2025 Annual Public Housing Agency (PHA) Plan.
2. Direct staff to submit the 2025 Annual PHA Plan to the U.S. Department of Housing and Urban Development (HUD).

Summary of Community Development Committee Discussion/Questions

The item passed as part of the consent agenda at the Community Development Committee on January 6, 2025.



Business Item

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For the Metropolitan Council: January 22, 2025

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2025 Annual Public Housing Agency 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

Proposed Action

That the Metropolitan Council:

3. Approve the 2025 Annual Public Housing Agency (PHA) Plan.
4. Direct staff to submit the 2025 Annual 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 a Five-Year and Annual Public Housing Agency (PHA) Plan.

HUD has a new online portal for 2025 PHA Plan submission. Although the Five-Year Plan was submitted to HUD in October, it was overlooked that an updated Annual PHA Plan also needed to be submitted. The goals reviewed as part of the Five-Year Plan process are the same as in the Annual Plan.

The Council approved the Metro HRA [Five-Year PHA Plan](#) on September 25, 2024 ([Business Item 2024-254](#)) for the years 2025-2029. The Five-Year PHA Plan describes the agency's mission and long-range goals and objectives for achieving its mission over a five-year period.

The Metro HRA [2025 Annual PHA Plan](#) is an update relating to the general policies and procedures for providing service in the coming year and is the subject of this hearing.

The [Administrative Plan](#), the Metro HRA's main policy document, becomes an attachment to the PHA Plan(s). The Metro HRA makes mandatory and discretionary policy and program rule revisions to the Administrative Plan each year as a part of the PHA Plan process. Although minimal changes were made to the Administrative Plan as part of the five-year plan process, no additional changes are being recommended.

HUD requires a 45-day public comment period and a public hearing. A Public Hearing was held on December 16, 2024, and the public comment period remained open until December 20,

2024. The Metro HRA did not receive any public comments.

Rationale

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

Thrive Lens Analysis

The PHA Plan and Housing Choice Voucher Administrative Plan support the Thrive outcomes of equity, livability, and stewardship. Metro HRA discretionary policies promote equity and choice, while ensuring the federal resources to fund the Housing Choice Voucher program are maximized to serve families efficiently.

Funding

Developing the Annual PHA Plan is a regular part of the Metro HRA's work plan.

