

Business Item

Community Development Committee



Committee Meeting Date: February 18, 2025

For the Metropolitan Council: February 26, 2025

Business Item: 2025-67

Metro HRA Administrative Plan Revision – Waiting List Preference

District(s), Member(s):	All
Policy/Legal Reference:	Code of Federal Regulations Title 24, Part 982
Staff Prepared/Presented:	Terri Smith, Director, Metropolitan Council Housing and Redevelopment Authority (Metro HRA), (651) 602-1187
Division/Department:	Community Development / HRA

Proposed Action

That the Metropolitan Council approve a revision to the Housing Choice Voucher Administrative Plan to add the following waiting list preference:

- The Public Housing Agency (PHA) will offer a preference for 10% of waiting list placements to households whose head identifies as American Indian.

Background

The Metropolitan Council's Housing and Redevelopment Authority (Metro HRA) is required by the U.S. Department of Housing and Urban Development (HUD) to adopt an Administrative Plan that establishes policies for administering the Housing Choice Voucher (HCV) Program. The Administrative Plan is Metro HRA's main policy document and is updated during the Public Housing Agency (PHA) Plan annual process, when HUD adopts new or revised regulations and, as policy revisions are proposed. The Administrative Plan, and any revisions, must be approved by the Council.

The Administrative Plan describes the method for opening and selecting applicants from the waiting list, including a system of admission preferences. HUD allows housing authorities to establish local preferences and give priority to serving families that meet certain criteria. The proposed policy change will establish an additional waiting list preference as follows:

- The PHA will offer a preference for 10% of waiting list placements to households whose head identifies as American Indian.
- The PHA will complete a random drawing for waiting list placement, awarding 95% of remaining waiting list placements to applicants who reside, work or have been hired to work or got to school full-time in the seven-county metro area. The remaining 5% of waiting list placements will be awarded to any other applicant.

The proposed policy change implements one of the Commitments made through the Council's work with the American Indian Advisory Council (AIAC) that states:

- The Council will update its Administrative Plan in preparation for opening the Housing Choice Voucher waiting list in 2025 to set aside a percentage of waiting list placements for households that identify as American Indian. The Council will engage with the American Indian community to determine to appropriate set-aside percentage. The Council will share the process and outcomes of this policy change with other HRAs in the region.

The Metro HRA Outreach Team held engagement sessions with voucher holders who identify as American Indian on January 21, 22 and 29, 2025. These conversations provided insight and helped inform the preference.

Rationale

The U.S. Department of Housing and Urban Development requires policy changes in the Administrative Plan be approved by the Council. The proposed changes reflect the Council's past action to implement Small Area Fair Market Rents.

Thrive Lens Analysis

The Housing Choice Voucher Administrative 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

Funding for the Housing Choice Voucher Program is provided by the U.S. Department of Housing and Urban Development.

