

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Metropolitan Council Housing and Redevelopment Authority</u> PHA Code: <u>MN163</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>PHA Website: www.metrocouncil.org/housing/publications-resources-NEW.aspx</p> <p>Main office: Metropolitan Council Housing and Redevelopment Authority 390 Robert Street North St Paul, MN 55101</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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<p>B.1</p>	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>The Metro HRA's Mission is to provide decent, safe and affordable housing opportunities; to encourage housing choice throughout the region including areas of high opportunity; to foster family stability and promote self-sufficiency for people with low wealth.</p>
<p>B.2</p>	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>The Metropolitan Council Housing and Redevelopment Authority’s (Metro HRA) goals for 2025-2029 are as follows:</p> <p>Maintain/increase the availability of decent, safe and affordable housing and be responsible stewards of the region’s finite resources</p> <ul style="list-style-type: none"> • Maximize utilization of Section 8 Housing Choice Voucher program funds and vouchers • Administer the Project -Based Voucher (PBVs) program and continue to offer PBV. • Continue to own and operate 154 Council-owned PBV units in suburban locations and explore program expansion opportunities • Maintain high performer Section 8 Management Assessment Program (SEMAP) status • Establish in-place strategies to support households wherever they choose to live • Implement Bring It Home, a statewide rent assistance program <p>Increase assisted housing choices for all residents across race, ethnicity and income through expansive owner recruitment and retention efforts</p> <ul style="list-style-type: none"> • Conduct owner outreach, including in resource-rich areas. • Conduct regular Housing Choice Voucher 101 briefings to educate new owners • Conduct focus group conversations with owners to gain program feedback • Maintain HRA web page providing program information to potential owners • Conduct annual owner workshop • Circulate owner newsletter • Provide an online owner portal for prompt payment and inspection information <p>Encourage movement to areas with less than 20% poverty and high-performing schools.</p> <ul style="list-style-type: none"> • Continue implementation of Community Choice, encouraging movement to low-poverty areas • Provide “Know Your Neighborhood” resources to program participants • Continue to evaluate and explore regional partnerships that allow choice and access for families • If approved by HUD, Metro HRA intends to accept a Partial Voluntary Transfer of 106 units of a special type of public housing units, known as the Metropolitan Housing Opportunity Program (MHOP) units, from the Minneapolis Public Housing Authority. Metro HRA proposes to convert the units from public housing units to Section 8 Project-Based vouchers. Metro HRA intends to apply for 106 Tenant Protection Vouchers and accomplish this transfer and conversion in a manner that is least disruptive to the households living in the MHOP Units and consistent with statutory and regulatory requirements and HUD guidance. <p>Administer programs to encourage integrated settings to provide rental assistance for persons with disabilities</p> <p>The Metro HRA administers the following programs assisting people living with disabilities:</p> <ul style="list-style-type: none"> • Non-Elderly Disabled program • Mainstream program • Emergency Housing Voucher program <p>Contribute to the State of MN goal of ending long-term homelessness and the Federal strategic plan to prevent and end homelessness</p> <ul style="list-style-type: none"> • Partner with Minnesota Interagency Council on Homelessness on implementing Crossroads to Justice: Minnesota’s Pathway to Housing, Racial and Health Justice for People Facing Homelessness • Serve on governing boards for Heading Home Hennepin and Heading Home Ramsey Continuums of Care and are active members of the Suburban Metro Area Continuum of Care • Administer a Veteran’s Affairs Supportive Housing (VASH) Program, Mainstream Voucher program, and Emergency Housing Voucher program. • Provide PBV assistance in developments that serve people experiencing homelessness • Explore partnerships with schools and other providers to assist in stabilizing families at risk of homelessness • Continue Implementation of a Move-Up preference <p>Promote self-sufficiency and stabilize families</p> <ul style="list-style-type: none"> • Educate voucher tenants through financial literacy and tenant education classes • Provide housing search assistance to people with high barriers • Focus on a person-centered approach and implement harm reduction strategies • Provide PBVs in supportive housing projects • Explore HCV Homeownership program and other wealth-building strategies

B.3**Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

The Metro HRA continues to carry out its mission of assisting low-income families to obtain safe, decent and affordable housing in a location that best meets their needs. The Metro HRA provides over 7,200 individuals and families with rental assistance through local, state and federal programs. Successful program design and efficient operations have resulted in full expenditure of available resources and effective collaborations among social service agencies and local units of government.

GOAL: Maintain/increase the availability of decent, safe and affordable housing and be responsible stewards of the region's finite resources

- Maintained 99% utilization for the HCV program in most recent funding year.
- Received 11 Foster Youth to Independence Voucher.
- Received an additional 30 VASH vouchers.
- Received 26 new incremental vouchers.
- Operated 154 Council-owned housing units at 97% occupancy, in partnership with Kingwood Management.
- Reached full utilization of 218 Emergency Housing Vouchers (EHV)
- Reached full utilization of 253 Mainstream Vouchers
- Awarded twenty (20) Mainstream and twelve (12) VASH Project Based Vouchers

GOAL: Increase assisted housing choices for all residents across race, ethnicity and income through expansive owner recruitment and retention efforts

- Rebranded HCV 101 Sessions for owners to learn about the HCV program
- Maintained a mitigation fund to support families who have financial barriers
- Began offering a vacancy referral service for owners
- Conducted a review of city-based rental licensing programs to inform landlord engagement
- Conducted targeted owner outreach in low-poverty areas
- Created a digital media campaign to educate stakeholders on NSPIRE and the PBV program
- Hosted a PBV Owner Workshop
- Create a Somali Cultural Liaison position

GOAL: Encourage movement to areas in the region with less than 20% poverty and high-performing schools.

- Continued participation in the Community Choice Mobility Demonstration Program, exiting the pilot phase, and encouraging movement to low poverty areas
- Expanded the HRA's Outreach team to eight (8) staff to facilitate stronger community partnerships, greater owner recruitment, increased resident engagement, and increased capacity to explore housing stability initiatives
- Implemented a Housing Search Workshop for prospective movers

GOAL: Administer programs to encourage integrated settings to provide rental assistance for persons with disabilities


- The Metro HRA administers the following programs assisting people living with disabilities:
 - Non-Elderly Disabled program
 - Mainstream program
 - Emergency Housing Voucher program
- Implemented housing stability interventions for existing Mainstream and EHV families.

GOAL: Contribute to the State of MN goal of ending long-term homelessness and the federal strategic plan to prevent and end homelessness.

- Metro HRA team members collaborate with the MN Interagency Council on Homelessness to implement Crossroads to Justice: Minnesota's New Pathways to Housing, Racial and Health Justice for People Facing Homelessness
- Metro HRA team members serve on the Ramsey and Hennepin CoC governing boards and are active members of the Suburban Metro Area Continuum of Care.
- The Metro HRA has MOUs with all three (3) CoCs for the administration of the Emergency Housing Voucher program.

GOAL: Promote self-sufficiency and stabilize families

- Continue to operate and offer Project Based Vouchers in supportive housing projects
- Continue partnerships with Anoka and Ramsey Counties for a Homework Starts with Home program to provide housing stability opportunities for students and their families experiencing homelessness.
- Hired an intern focused on wealth building and financial empowerment strategies.
- Continue exploration of an HCV Homeownership program.
- Revising current web-based tenant education to an updated online platform with more extensive module capabilities.

<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Metro HRA address the Violence Against Women Act in Chapter 16 of the HCV Administrative Plan.</p> <div style="text-align: center;">  <p>2023 Administrative Plan - VAWA Section</p> </div>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>A modification or change to the PHA Plan will be considered a “significant amendment” or a “substantial deviation / modification” if the modification significantly changes the mission of the PHA as stated in section B.1 above</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal: Increase the supply of affordable housing in high opportunity areas.

Describe fair housing strategies and actions to achieve the goal

Metro HRA employs an outreach team who regularly engage with owners toward recruitment and retention. The Metro HRA outreach team creates, establishes, and maintains a variety of strategies to increase landlord participation throughout its service area. These activities include:

- Employ Outreach Coordinators tasked specifically with landlord and resident engagement.
- Launched and rebranded HCV 101 Sessions for prospective landlords and turnover property staff to learn about the Metro HRA's HCV program and how to work with voucher holders.
 - The Metro HRA hosted 2 sessions to date in 2024 with 2 more scheduled. 145 attendees included housing owners and managers.
 - 55 new owners were invited to the sessions
- Began offering a vacancy referral service for property owners/managers.
 - Since March 2024, 577 voucher holders have been referred to identified vacancies.
- Continued use of a mitigation fund to support families who have identified financial barriers in placing their voucher. Financial barriers may include application fees, hold fees, and security deposits. This fund may also be used to support landlord retention.
- Updated internal processes for inspection scheduling creating more efficient scheduling practices, greater capacity for staff to process reinspection requests, and additional opportunities for staff to follow-up on initially failed inspections – especially with new landlords.
- Conducted research on which cities within Metro HRA's 96 community service area have rental licensing inspection requirements. This effort required engagement with communities and provided tools for future collaboration on landlord recruitment and retention.
- Conducted a Residential Preferences Study in 2024 to determine what influences an individual household's preference in housing and gain an understanding of the extent to which a voucher holder's locational outcomes are influenced by their own preferences versus structural barriers and program parameters.

Fair Housing Goal: Reduce barriers to mobility

Describe fair housing strategies and actions to achieve the goal

- Continued participation in the Community Choice Mobility Demonstration Program in partnership with Minneapolis Public Housing Authority aimed at assisting voucher holders in moving to low-poverty neighborhoods that are resource-rich. The Metro HRA and MPHA officially exited the pilot phase of the Demonstration as of June 1, 2023.
 - 326 households enrolled in the Demonstration with 164 receiving services.
- The Metro HRA adopted Small Area Fair Market Rents, zip code-based rent limits, in 2020 to ensure voucher holders have access to all communities in Metro HRA's service area. Many opportunity-rich neighborhoods are also higher rent neighborhoods where SAFMRs are having an impact.
 - 77% of rental unit rents fall within the SAFMR vs. 72% fall within the FMR, increasing the number of units available to voucher holders.
- Metro HRA created a fund to assist voucher holders in the payment of security deposits and application fees to ensure fast lease-up and reduce landlord vacancy time. Additionally, six members of the HRA Outreach team are certified to conduct HQS inspections to reduce barriers, as needed.

- Metro HRA continues to engage and recruit landlords in resource-rich neighborhoods.

Fair Housing Goal: Ensure equal access to housing for persons with protected characteristics, lower-income and experiencing homelessness

Describe fair housing strategies and actions to achieve the goal

- The Metro HRA operates a Mainstream program of 253 vouchers. This program provides rent assistance to non-elderly persons who are transitioning out of institutions, at risk of institutionalization, homeless or at risk of homelessness. The Metro HRA established a partnership with the Metro Transit Police Homeless Action Team and County partners for referral and service provision. The Metro HRA Outreach team provides housing search assistance, assistance with overcoming barriers to success, and housing stability interventions. Examples of housing intervention strategies include proactive engagement with the recertification process and access to supplemental resources in commitment to housing stability.
 - The Metro HRA reached full utilization of Mainstream vouchers in 2023.
- The Metro HRA was awarded 218 Emergency Housing Vouchers in 2021 to provide rent assistance and service connections to people experiencing homelessness, at risk of homelessness, fleeing or attempting to flee domestic violence or were recently homeless. The Metro HRA has Memorandums of Understanding with the three Continuums of Care in its service area for referral and service provision.
 - The Metro HRA reached full utilization of EHV's in March 2024.
- The Metro HRA requested Foster Youth to Independence (FYI) Vouchers and received a total of eleven (11). The Metro HRA executed Memorandums of Understanding and accepts referrals for eligible youth from three local PCWAs. Youth in need of additional housing search support may be referred to the HRA's Outreach team for additional support, as needed.
- Metro HRA team members participate as members of the MN Interagency Council on Homelessness – Senior Leadership Team, Action Team Lead and Council.
 - The HRA team, in partnership with the Metropolitan Council's Metro Transit Homeless Action Team and members of the Housing Policy Team, developed specific actions in Crossroads to Justice: Minnesota's New Pathways to Housing, Racial and Health Justice for People Facing Homelessness
 - The team is working with consultants with lived experience in homelessness to implement the Plan actions.
- Consider a system that prioritizes Indigenous people for waiting list placement.
- Engage with Indigenous households during the exploration of wealth-building and homeownership opportunities.

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. **PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.1 Mission.** State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. ([24 CFR § 903.6\(a\)\(1\)](#))
- B.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR § 903.6\(b\)\(1\)](#))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR § 903.6\(b\)\(2\)](#))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR § 903.6\(a\)\(3\)](#)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR § 903.17\(b\)](#), [24 CFR § 903.19](#))

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.