

# Business Item

Community Development Committee



Committee meeting date: August 18, 2025

## Business Item: 2025-206

Public Hearing 2026 Public Housing Agency (PHA) Annual Plan

<b>District(s), member(s):</b>	All
<b>Policy/legal reference:</b>	Code of Federal Regulations Title 24, Part 903
<b>Staff prepared/presented:</b>	Stephanie Paulson, Assistant Director, (651) 602-1584
<b>Division/department:</b>	Community Development/Metro HRA

### Proposed action

There is no proposed action at this time. The purpose of this item is to share information about the Annual Plan update and to conduct a public hearing to inform a future action on the 2026 Public Housing Agency (PHA) Annual Plan.

### 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 an annual update to its 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 general public.

There are two parts to the PHA Plan:

- The [Metro HRA's Five Year PHA 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.
- The [2025 PHA 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. The [Metro HRA's 2026 PHA Annual Plan - draft](#) is the subject of this Public Hearing.

The Administrative Plan, the Metro HRA's main policy document, becomes an attachment to the Annual PHA Plan. At least annually, the Metro HRA makes mandatory and discretionary policy and program rule revisions to the Administrative Plan. The annual updates to the [2025 Metro HRA Administrative Plan - draft](#) are also open for public comment.

HUD requires a 45-day public comment period and a public hearing. The Annual PHA Plan will be open for public comment through September 2, 2025, at 4:30pm. Comments, including those received from the public and the Resident Advisory Board, will be reviewed and a final document, will be presented for approval to the Community Development Committee on September 15, 2025, and the full Metropolitan Council on September 24, 2025.

## **Rationale**

Federal regulations for the Housing Choice Voucher Program require the Council conduct a public hearing to receive comments on the 2026 Public Housing Agency (PHA) Annual Plan.

## **Thrive lens analysis**

On Feb. 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 work plan.

