

Metro HRA Administrative Plan

Bring it Home (BIH) Rental Assistance Program

Stephanie Paulson

March 2026



Statewide Rent Assistance Program



MN Legislature authorized state appropriations a quarter cent sales tax.



Administered by Housing Authorities, Tribal Entities, and non-profits.



Estimated 5,000 new vouchers for Minnesotans.

900 for Metro HRA
750 for Minneapolis PHA
500 for St. Paul PHA

Eligibility



Priority shall be given to households with children 18 and under with annual income up to 30% AMI.

Households with annual income up to 50% AMI, paying more than 30% of income on rent.

Program administrators may establish additional priority populations based on local need.

BIH restricts portability.

Program Operation: Three Options

1

Existing Procedures

Operate just like the federal voucher program.

2

Amended Procedures

Operate just like the federal voucher program unless specifically noted.

3

Alternative Procedures

Develop a brand-new program initiative.

Administrative Plan

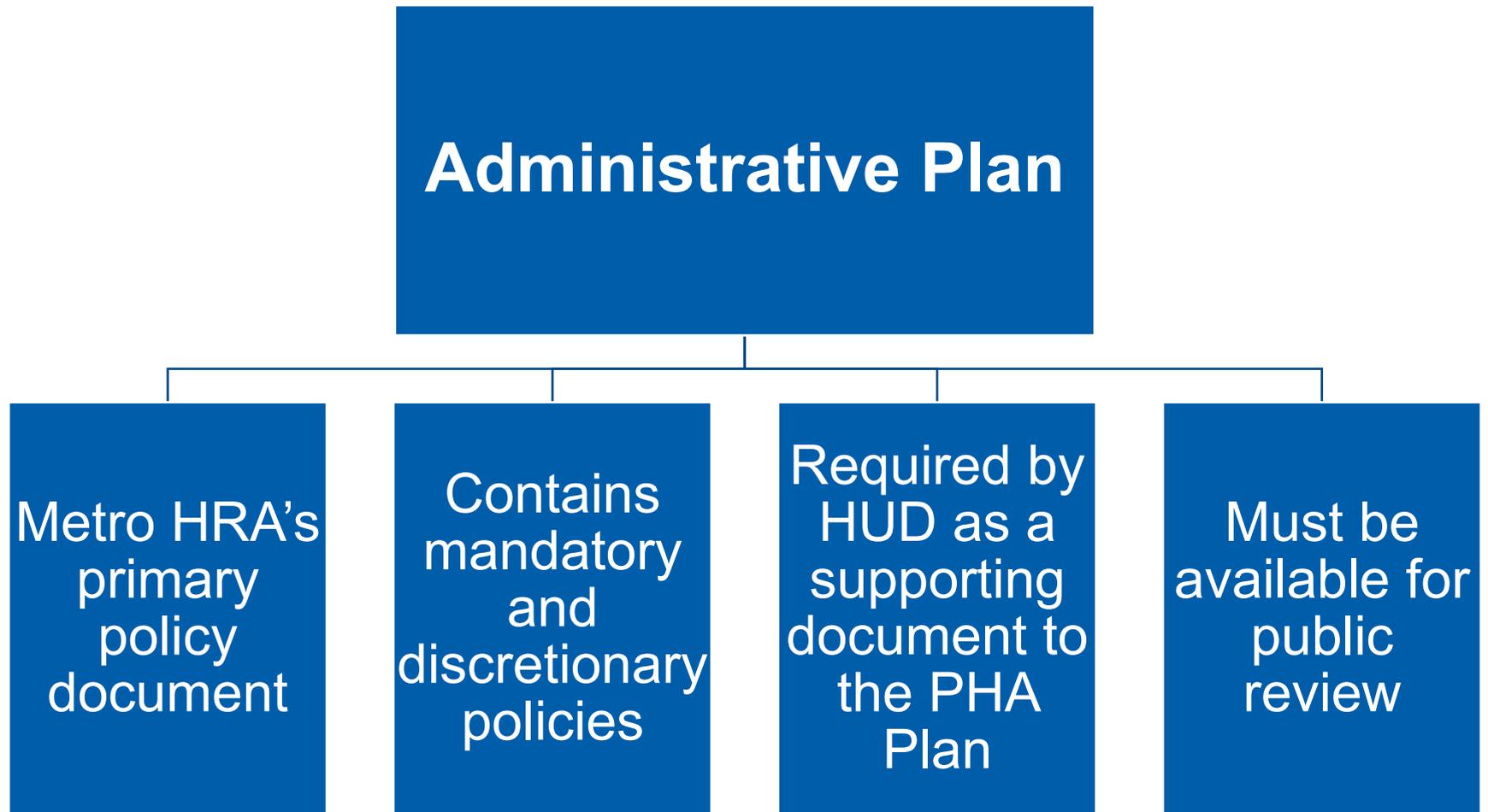


2025 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN

Metropolitan Council Housing and Redevelopment Authority

Approved by Metropolitan Council:

November 12, 2025
September 24, 2025
April 23, 2025
September 25, 2024
October 11, 2023
October 12, 2022
September 22, 2021
September 23, 2020
February 12, 2020



**Bring It Home
(BIH)**

Partnerships



School to Housing

Hennepin County Partnership



Families experiencing homelessness enrolled in a partner district may be referred for assessment.



Metro HRA will accept up to 100 families for a BIH Voucher through the Hennepin County School to Housing Program.



Housing stability positively impacts educational outcomes.



Project-Based Vouchers

Metro HRA

Federal PBV Program

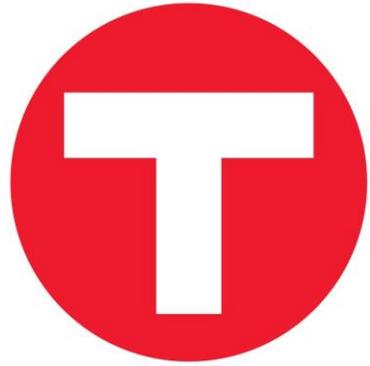
- Project-base up to 20% of program size
- 25 units or less than 25% of the project
- Project proposal minimum
- Subsidy Layering Review, Environmental Review, and Davis-Bacon requirements
- One-year occupancy requirement

Metro HRA

BIH PBV Program

- Project-base up to 25% of program size
- Remove all project cap restrictions
- Project proposal minimum
- Remove Subsidy Layering Review, Environmental Review, and Davis-Bacon requirements
- Three-year occupancy requirement

Homeless Action Team



- People experiencing homelessness and using Metro Transit systems as temporary shelter
- 100 BIH Vouchers



Program Implementation

Administrative Plan and Operations

- Approval of BIH Administrative Plan – Chapter 20
- Operations: Guidance, forms, letters

Hiring & Onboarding

- Two Coordinators
- One Payment Specialist
- One Business Analyst

Program Launch

- Q2 – 2026

Metro HRA Administrative Plan Revision



Proposed action

That the Metropolitan Council approve the revisions to the Housing and Redevelopment Authority (HRA) Administrative Plan as described in this report and attachments.



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