

Business Item

Community Development Committee



Committee meeting date: September 21, 2026

For the Metropolitan Council: September 23, 2026

Business Item: 2026-149 SW

2027 Public Housing Agency (PHA) Annual Plan Approval

District(s), member(s):	All
Policy/legal reference:	Code of Federal Regulations Title 24, Part 903
Staff prepared/presented:	Stephanie Paulson, Assistant Director, (651) 602-1584
Division/department:	Community Development, Housing & Redevelopment Authority

Proposed action

That the Metropolitan Council:

1. Approve the 2027 Public Housing Agency (PHA) Annual Plan, including changes to the Housing Choice Voucher Administrative Plan as described in this report and attachments.
2. Authorize the Metropolitan Council staff to execute the required certifications.
3. Direct staff to submit the final 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 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 public.

There are two parts to the PHA Plan:

- The [Metro HRA's Public Housing Agency \(PHA\) Five-Year 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 [2026 Public Housing Agency \(PHA\) Annual Plan](#) (last approved in 2025 for the year of 2026) is an update relating to the general policies and procedures for providing service in the coming year. The [2027 Public Housing Agency \(PHA\) Annual Plan - draft](#) is the subject of this approval.

The Administrative Plan, the Metro HRA's main policy document, becomes an attachment to the PHA Annual Plan. At least annually, the Metro HRA makes mandatory and discretionary policy and

program rule revisions to the Administrative Plan. The Administrative Plan becomes an attachment to the PHA Annual Plan. The Metro HRA is not recommending significant changes to the [2026 Housing Choice Voucher Administrative Plan - DRAFT](#). Chapters 1-12, Chapters 13-18, Chapters 19 – Glossary, Chapter 6 Exhibits, and the HOTMA Appendix are all available for review.

Noted updates to the proposed 2026 Administrative Plan

Chapters 6 and 7: Income and Subsidy Determinations and Verification

The Housing Opportunities Through Modernization Act of 2016 (HOTMA)'s required implementation date has been updated to January 1, 2027. Policy and procedural language to prepare for HOTMA has been included in prior versions of the Administrative Plan.

- The proposed language updates required changes to operate the program compliant with federal regulations and implementation guidance.

Chapter 8: National Standards for the Physical Inspection of Real Estate

The National Standards for the Physical Inspection of Real Estate (NSPIRE) required implementation date has been updated to February 1, 2027. Policy and procedural language to prepare for NSPIRE has been included in prior versions of the Administrative Plan.

- The proposed language updates required changes to operate the program compliant with federal regulations and implementation guidance.

Chapter 20: Bring it Home

- The proposed language clarifies and updates administration of the Bring it Home waiting list. The PHA will utilize its Housing Choice Voucher (HCV) waiting list for selection of BIH households until all households on the current HCV waiting lists have been contacted about BIH rental assistance. After the HCV waiting lists are exhausted, Metro HRA will maintain a separate waiting list for BIH rental assistance.

Public Comments

A public comment period and public hearing are required components of the 2027 Public Housing Agency (PHA) Annual Plan. Metro HRA hosted a Public Hearing on August 17, 2026, and the comment period remained open until August 31, 2026. Metro HRA did not receive any public comments.

Rationale

Federal regulations for the Housing Choice Voucher Program require submittal of the 2027 Public Housing Agency (PHA) Annual Plan.

Imagine lens analysis

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. The PHA Plan and Housing Choice Voucher Administrative Plan support the Imagine 2050 Equitable and Inclusive and Health and Safe regional goals as well as the Housing Policy Plan's objectives around fair housing and geographic choice, housing stability and quality, and housing equity. The 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 Metro HRA's annual work plan.

