

Business Item

Community Development Committee



Committee Meeting Date: June 1, 2026

For the Metropolitan Council: June 10, 2026

Business Item: 2026-85

Establish Public Hearing Date – 2027 Public Housing Agency (PHA) Annual Plan

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| 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/Metro HRA |

Proposed Action

That the Metropolitan Council establish a date to conduct a public hearing to discuss and receive comment on the 2027 Public Housing Agency (PHA) Annual Plan. The hearing will take place on August 17, 2026, at 4:00pm.

Background

The PHA Plan is a document required by the U.S. Department of Housing and Urban Development (HUD) for any agency administering the Housing Choice Voucher program. The Plan serves as a guide to the Metropolitan Council Housing and Redevelopment Authority (Metro HRA) programs, policies, operations, and strategies for serving the needs of extremely and very low-income households. The Plan is intended to be a convenient source of information for program participants, HUD, and the public.

Two parts to the PHA Plan:

- The Five (5) 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 [2025-2029 Metro HRA Five Year PHA Plan](#).
- The Annual Plan (last approved in 2025 for the year 2026) is an update relating to the general policies and procedures for providing service in the coming year and is completed every year: [2026 Metro HRA Annual PHA Plan](#).

The 2026 Administrative Plan, Metro HRA's main policy document, becomes an attachment to the 2027 PHA Annual Plan. At least annually, the Metro HRA makes mandatory and discretionary policy and program revisions to this plan. The 2026 Administrative Plan will also be open for public comment.

Part of the PHA Plan process is engagement with the Resident Advisory Board (RAB) regarding general policy issues and proposed policy changes.

A Public Notice will be published in the first week of July with the Plan being open for Public Comment through August 31, 2026. Comments will be reviewed, and a final document will be presented for approval to the Community Development Committee on September 21, 2026, and to the full Council on September 30, 2026. Staff anticipate presenting an information item for

committee discussion prior to the September 2026 action item.

Rationale

Federal regulations for the Housing Choice Voucher program require the Council to conduct a public hearing to receive comments on the 2027 PHA Annual Plan.

Thrive lens analysis

On February 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 workplan and is a requirement of receiving HUD funding for the program.

Small Business Inclusion

N/A

