

Committee Report

Community Development Committee



Committee meeting date: March 2, 2026

For the Metropolitan Council: March 11, 2026

Business Item: 2026-59

Metro HRA Administrative Plan Revision – Bring It Home

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.

Summary of Community Development Committee discussion/questions

Stephanie Paulson, Assistant Director, Housing and Redevelopment Authority presented the business item.

The Committee unanimously approved the proposed action at its regular committee meeting on March 2, 2026. Motion by Council Member Carter, seconded by Council Member Obisakin. Motion carried.



Business Item

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Metro HRA Administrative Plan Revision – Bring It Home

District(s), member(s):	All
Policy/legal reference:	MN Statutes section 462A.2095
Staff prepared/presented:	Stephanie Paulson, Assistant Director, Housing and Redevelopment Authority, (651) 602-1584
Division/department:	Community Development/HRA

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.

Background

The Bring It Home (BIH) statewide rental assistance program was authorized by the Minnesota Legislature in 2023 through a new quarter-cent sales tax. The program will bring approximately 5,000 new housing vouchers to Minnesota.

The Council's Housing and Redevelopment Authority (Metro HRA) was notified by Minnesota Housing Finance Agency (MHFA) that it will be awarded \$30,914,448 over the next two years. This funding will support approximately 900 new housing vouchers.

Metro HRA will operate BIH rental assistance using the agency's policies and procedures outlined in the Administrative Plan adopted through previous Council actions [Business Item No. 2025-232](#) and [Business Item No. 2025-283](#) at the November 12, 2025 Metropolitan Council meeting unless specifically noted in the Chapter 20 – Bring It Home.

Chapter 20 – Bring It Home

- Part I: Eligibility
 - Defines eligible households under [MN Statute 462A.2095](#). Priority shall be given to families with children and households earning under 30% Area Median Income (AMI).
- Part II: Applications, Waiting List, and Tenant Selection
 - Details of the agency's priority populations and selection method.
- Part III: Moving with Continued Assistance and Portability
 - BIH rental assistance restricts portability
- Part IV: Project-Based Vouchers
 - Metro HRA will remove all project cap restrictions, subsidy laying, environmental review, and Davis-Bacon monitoring unless otherwise required by state or local law.
 - Project proposals must include a minimum of ten (10) units to be considered for

- selection
- Requires compliance with MHFA BIH PBV guidance.
- Families will be eligible for a BIH tenant-based voucher after three years of occupancy.
- Exhibit 20-1 MHFA PBV Guidance

Rationale

PHAs are required to adopt a written Administrative Plan that defines and establishes local policies for administration of the BIH rental assistance program.

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 Administrative Plan supports the Thrive outcomes of equity, livability, and stewardship. By using a Thrive Lens, discretionary policies of the HRA promote equity and choice, while ensuring that the resources to fund rental assistance are maximized to serve families efficiently.

Funding

A Grant Agreement will be executed with Minnesota Housing Finance Agency (MHFA).



CHAPTER 20: BRING IT HOME

INTRODUCTION

The Bring It Home (BIH) Rental Assistance Program, also referred to as “Bring It Home”, is a new program, funded and authorized under [MN Statute 462A.2095](#), to provide rental assistance for low-income families across Minnesota. Funded by state appropriations and a new metro sales tax for housing, the program provides grants to eligible Program Administrators who will administer the program as direct tenant and/or project based rental assistance for cost burdened households up to 50% area median income (AMI). Priority for rental assistance shall be given to households earning under 30% AMI that include children.

This chapter contains information specific to BIH. Except as otherwise noted in this chapter, or unless specifically prohibited by BIH statute or program regulations, the Public Housing Agency (PHA) policies for the tenant-based and project-based voucher program contained in this administrative plan will apply to the BIH program.

There are four parts to this chapter:

Part I: Eligibility. Describes PHA policies related to eligible families and households.

Part II: Applications, Waiting List, and Tenant Selection. Contains information about BIH policies related to applications, waiting list management, and selecting families and households for assistance.

Part III: Moving with Continued Assistance and Portability. Describes BIH policies governing moves within or outside the PHA’s jurisdiction.

Part IV: Project-Based Vouchers. Describes the PHA’s BIH Project-Based Voucher (PBV) program.

PART I: ELIGIBILITY

20-I.A. OVERVIEW

The program provides funding for tenant-based and project-based rental assistance for cost-burdened households earning up to 50% area median income (AMI). Cost burdened households means a household that is paying more than 30% of the household's annual income on rent. Priority for rental assistance shall be given to households with children 18 years of age and under and annual incomes of up to 30% of the area median income.

20-I.B. ELIGIBLE HOUSEHOLDS

Households are eligible to apply for the BIH Rental Assistance Program if they:

- Are a Minnesota resident;
- Have an annual income of up to 50% of the area median income as determined by the United States Department of Housing and Urban Development (HUD), adjusted for family size;
- Pay more than 30% of the household's annual income on rent;
- Are not receiving federal tenant-based assistance under Section 8 of the United States Housing Act of 1937, as amended; and
- Are not currently in a unit receiving project-based assistance under Section 8 of the United States Housing Act of 1937, as amended

Priority for rental assistance must be given to households with children 18 years of age and under, and annual incomes of up to 30% of the area median income. Program administrators may establish additional priority populations based on local need.

PART II: APPLICATIONS, WAITING LIST, AND TENANT SELECTION

20-II.A. OVERVIEW

The Program Administrator may utilize its regular Housing Choice Voucher Waiting List to BIH administration or open a separate waiting list. After initial eligibility, Program Administrators may use additional screening criteria to determine a household's qualification and prioritization for the program.

PHA Policy

The PHA will utilize its Housing Choice Voucher (HCV) waiting list for selection of BIH households.

20-II.B. SELECTION METHOD

Local Preferences

The PHA has adopted additional tenant selection preferences for BIH rental assistance.

PHA Policy

- Insufficient funding (4 points)
 - Preference will be given to any family who will lose or has lost ongoing rent assistance in the past twelve months from another state, local, or federal rent assistance program.
- 30% AMI families with children (4 points)
 - Preference will be given to families with children 18 years of age and under earning under 30% of area median income (AMI).
- Rent burden (3 points)
 - Preference will be given to families paying more than 30% of their annual household income on rent.
- Experiencing homelessness (3 points)
 - Preference will be given to families experiencing homelessness, at risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; recently homeless and for whom rental assistance will prevent the family's homelessness or having high risk of housing instability, or doubled up.
- Homeless Action Team (HAT) Partnership (3 points)
 - Preference will be given to people experiencing homelessness and utilizing the Metro Transit system or other Transit property as temporary shelter.

- Eligible participants are individuals with or without child(ren) that are engaging with the Metro Transit's HAT toward housing and services.
- Referrals will be made through the HAT.
- School to Housing Program (3 points)
 - Preference will be given to families participating in the School to Housing program in suburban Hennepin County.
 - Eligible participants are individuals with child(ren) enrolled in an eligible school district who are at risk of homelessness or doubled up
 - Referrals will be made through Hennepin County.

20-II.C. NOTIFICATION OF SELECTION

When a family has been selected from the waiting list, the PHA must notify the family.

PHA Policy

Upon selection, selected families must verify BIH eligibility prior to voucher issuance. If the family is not eligible for BIH, they will return to their original placement on the HCV waiting list.

- Minnesota resident
 - State-issued identification or PHA approved documents may be used as verification. A self-certification may be used, if necessary.
- Have an annual income of up to 50% of the area median income as determined by the United States Department of Housing and Urban Development (HUD), adjusted for family size
 - Verification of current household income as defined in Chapter 7
- Paying more than 30% of the household's annual income on rent (rent burdened)
 - A shelter verification form, lease, or other PHA approved document may be used as verification of current housing cost burden. A self-certification may be used, if necessary.
- Are not receiving federal tenant-based assistance under Section 8 of the United States Housing Act of 1937, as amended
 - Utilize HUD's Enterprise Income Verification (EIV) System – Existing Tenant Search
- Are not currently in a unit receiving project-based assistance under Section 8 of the United States Housing Act of 1937, as amended
 - Utilize HUD's Enterprise Income Verification (EIV) System – Existing Tenant Search

PART III: MOVING WITH CONTINUED ASSISTANCE AND PORTABILITY

20-III.A. OVERVIEW

BIH rental assistance imposes statutory restrictions on portability.

20-III.B. RESTRICTION ON MOVES

Denial of Moves

Portability between Program Administrator's Service Areas is not allowed in the BIH rental assistance program.

PHA Policy

- Portability is not allowed. The PHA must deny a family permission to move if the assisted unit is outside of Metro HRA's jurisdiction.

PART IV: PROJECT-BASED VOUCHERS

20-IV.A. OVERVIEW

A PHA has discretion whether to operate a BIH project-based voucher (PBV) program.

Minnesota Housing Finance Agency (MHFA) provided guidance on project-based vouchers specific to the BIH rental assistance program. This document is included as Exhibit 20-1. The PHA must adhere to the most recently approved MHFA BIH PBV guidance. If updated guidance is released, it will be included in the next Administrative Plan revision.

PHA Policy

- The PHA will operate a BIH project-based program using up to 25% of its authorized program size.

20-IV.B. CAP ON NUMBER OF PBV UNITS IN EACH PROJECT

Exceptions to the Project Cap

PHA Policy

- The PHA will remove all project cap restrictions.

20-IV.C. PROPOSALS AND PROJECT SELECTION

Competitive Solicitation and Selection of PBV proposals

PBV proposals and project selection will comply with MHFA BIH PBV guidance (Exhibit 20-1).

PHA Policy

- Project proposals must include a minimum of ten (10) units to be considered for selection.

Housing Type

PBV proposals and project selection will comply with MHFA BIH PBV guidance (Exhibit 20-1).

Subsidy Layering Review

PHA Policy

- The PHA will not require a subsidy layering review for BIH PBVs unless otherwise required by state or local law.

Environmental Review

PHA Policy

- The PHA will not require an environmental review for BIH PBVs unless otherwise required by state or local law.

Davis-Bacon Requirements

PHA Policy

- The PHA will not require Davis-Bacon monitoring for BIH PBVs unless otherwise required by state or local law.

20-IV.D. HOUSING ASSISTANCE PAYMENT CONTRACT

PHA Policy

- The PHA must use MHFA's BIH PBV Contract.

20-IV.E. OCCUPANCY

Family Right to Move

PHA Policy

- The family may terminate the lease at any time after three years of occupancy. If the family terminates the assisted lease before three years of occupancy, the family relinquishes the opportunity for continued BIH tenant-based assistance.
- If the family wishes to move with continued BIH tenant-based assistance, the family must contact the PHA to request the rental assistance prior to providing notice to terminate the lease. If a BIH tenant-based voucher is not immediately available, the family will be provided with the PHA's next available BIH tenant-based voucher.

EXHIBIT 20-1 MHFA PBV GUIDANCE

The PHA may alter or revise BIH PBV policy or procedures as deemed required by MHFA.



Guidance On Bring It Home Project-Based Vouchers

1. **Program Administrators must have a competitive RFP for any project-based voucher contract that is \$10,000 or more.** The RFP can be streamlined but must be in accordance with the Office of Grants Management bidding requirements.
 - A. Any services and/or materials that are expected to cost \$100,000 or more must undergo a formal notice and bidding process.
 - B. Services and/or materials that are expected to cost between \$25,000 and \$99,999 must be competitively awarded based on a minimum of three (3) verbal quotes or bids.
 - C. Services and/or materials that are expected to cost between \$10,000 and \$24,999 must be competitively awarded based on a minimum of two (2) verbal quotes or bids or awarded to a targeted vendor.
 - D. The Grantee must maintain supporting documentation of the purchasing or bidding process used to contract services in their financial records, including support documentation justifying a single/sole source bid, if applicable.

For the purposes of Bring it Home, the term “services” refers to the amount of the project-based voucher contract and “bids” refers to applications to receive project-based vouchers from a Program Administrator. Verbal applications will not be allowed for project-based vouchers.

There are two exceptions to the bidding requirements. First, if a Program Administrator places Project Based vouchers in a project that they own and operate, they do not need to hold a competitive process. Second, a Program Administrator may select a proposal to project base vouchers without an RFP when that proposal has been selected through a competitive process within the last three years.

2. **Program Administrators must use the contract in the format provided by Minnesota Housing on the [Bring it Home](#) webpage.**
3. **Program Administrators that wish to encumber more than 25% of their vouchers or 25 vouchers, whichever is greater, for proposed but not yet started new construction properties should contact Minnesota Housing for approval.** In these instances, Minnesota Housing will work with Program Administrators to balance utilization of available resources in the timeframe of the grant contract with the goal to support new construction housing.
4. **Program Administrators may choose whether to allow households that are in project-based voucher units to receive a tenant-based voucher after living in the unit for a year or more.** If Program Administrators elect to allow this, the policy must be applied to all project-based units in that services area.