Committee Report

Community Development Committee

Committee meeting date: November 16, 2026 **For the Metropolitan Council:** November 18, 2026

Business Item: 2026-215 SW

Authorization to transition the Emergency Housing Voucher program into the Tenant Protection Voucher program.

Proposed action

That the Metropolitan Council:

1. Authorize the transition of the Emergency Housing Voucher program to the Tenant Protection Voucher program;
2. Authorize the Executive Director, Community Development Division, to negotiate and execute the First Amendment to the Joint Exercise of Powers Agreement with the Minneapolis Public Housing Authority to allow continued program operations within each other's service area; and
3. Authorize Council staff to take any further steps necessary for the transition of the Emergency Housing Voucher program to the Tenant Protection Voucher program.

Summary of Community Development Committee discussion/questions

Terri Smith, Director, Housing and Redevelopment Authority presented the business item.

The Committee unanimously approved the proposed action at its regular committee meeting on November 16, 2026. Motion by Council Member Wulff, seconded by Council Member Lindstrom. Motion carried.

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District(s), member(s):	All
Policy/legal reference:	U.S. Department of Housing and Urban Development Notice PIH 2026-12 and PIH 2026-25
Staff prepared/presented:	Terri Smith, Director, Housing and Redevelopment Authority, (651) 602-1187
Division/department:	Community Development / HRA

Proposed Action

That the Metropolitan Council:

1. Authorize the transition of the Emergency Housing Voucher program to the Tenant Protection Voucher program;
2. Authorize the Executive Director, Community Development Division, to negotiate and execute the First Amendment to the Joint Exercise of Powers Agreement with the Minneapolis Public Housing Authority to allow continued program operations within each other's service area; and
3. Authorize Council staff to take any further steps necessary for the transition of the Emergency Housing Voucher program to the Tenant Protection Voucher program.

Background

In June 2021, the Metropolitan Council (Council) approved participation in a federally funded Emergency Housing Voucher (EHV) program through Business Item 2021-159. Further, it authorized the Council, acting through its Metropolitan Housing and Redevelopment Authority, to enter into a Joint Powers Agreement (JPA) with the Minneapolis Public Housing Authority (MPHA). The JPA authorized the Council to administer EHVs in Minneapolis and authorized MPHA to administer EHVs in the Council's Section 8 jurisdiction.

The U.S. Department of Housing and Urban Development (HUD), which funds the EHV program, will only have sufficient funds to cover EHV families through the end of calendar year 2026. In addition, it determined it will close out the EHV program. Council action is needed to continue providing vouchers to these families through the Tenant Protection Voucher (TPV) program.

HUD Notice 2026-25, issued on September 29, 2026, announced the availability of TPVs for EHV families under lease as of September 30, 2026. Thereafter, on October 1, 2026, HUD notified MPHA and the Council of eligibility for TPVs with an estimated TPV award. The MPHA and the Council intend to transition EHV families to TPVs by December 1, 2026, as required by HUD. Once the transition is complete, the EHV program will end.

The JPA Amendment would allow for the continued administration of the transitioned TPVs in the

Council's and the MPHA's respective jurisdictions during and after the transition.

Rationale

The continued operation of the transitioned TPVs in each other's jurisdictions will be the least disruptive to the program participants and property owners, allowing for a smooth transition and ease of administration.

Imagine lens analysis

On February 12, 2025, the Council adopted Imagine 2050 which builds on policy direction in Thrive MSP 2040. Under the Imagine lens, the proposed action advances Housing Policy Plan Objective 3: Stability, which includes the policy to "develop programming and support local, regional, and state policy that makes it less likely for residents in the region to experience housing instability and homelessness, with focused support for people who are experiencing homelessness and housing insecurity." The continued operation and transition from EHVs to TPV will further the state's goal of ending homelessness and providing continued rent assistance to existing families.

Funding

Funding for the TPV program is provided by the U.S. Department of Housing and Urban Development through congressional appropriations. The administrative fee structure is sufficient to cover the cost of staffing needed to support the program.

Small Business Impacts

There are no direct impacts to small businesses related to this action.