

Family Affordable Housing Program

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Suburban affordable housing opportunity

The Metropolitan Council established the Family Affordable Housing Program (FAHP) to serve families with low and extremely low incomes. The FAHP was designed, in part, to help implement the 1995 Hollman Consent Decree.

The Council assisted in the region's response to the lawsuit by developing affordable housing opportunities in suburban locations free of the long-term impacts from concentrated poverty and racial conflict.

The Metropolitan Council used federal dollars to acquire and modernize 150 quality affordable housing units. The state, local governments and philanthropic organizations also provided funding.

Housing units

The Council owns 150 single family homes and town-homes, with two to five bedrooms, located on sites scattered on sites in suburban Anoka, Hennepin and Ramsey Counties. Participating communities include:

Anoka County - Blaine and Coon Rapids

Hennepin County - Eden Prairie, Edina, Golden Valley, Maple Grove, Minnetonka, Plymouth and Richfield

Ramsey County - Roseville and Shoreview

The Council retains professional property management and Council staff provides professional asset management to ensure FAHP units are managed and maintained according to Council standards. The FAHP program complies with federal requirements, including the Admissions and Continued Occupancy Policies (ACOP).

Eligibility

The FAHP serves families with incomes at or below 80% of area median income (AMI). Eligible families may rent units for 30% of their adjusted monthly income. They must also meet stringent eligibility requirements, including positive landlord references and clean criminal histories, and must be U.S. citizens or legal residents of the U.S.

Income limits

FAHP placement is limited to families with incomes at or

below 80% of the area median for families of comparable size:

Household Size	Income Limit
2	\$49,200
3	\$55,350
4	\$61,500
5	\$66,400
6	\$71,350
7	\$76,250
8	\$81,200

Forty percent (40%) of the units must serve extremely low-income families (at or below 30% AMI).

Funding

The program operates through a combination of rental income and subsidies from the U.S. Department of Housing and Urban Development (HUD).

Waiting list

The FAHP waiting list is limited to applicants that can potentially be served within two years, and is opened infrequently. Because applications tend to exceed waiting list openings, FAHP staff generally conducts random drawings following open registration periods.

The sole FAHP preference extends qualified applicants on the waiting list that live, work or attend school in the community where an available unit is located.

Through 2010, FAHP units are primarily reserved for residents placed from the Minneapolis Housing Authority (MPHA) waiting list. 30% of the units, considered incentive units, may be filled from the Metro Housing and Redevelopment Authority (Metro HRA) list.

FAHP tenant data

- Average monthly rent: \$310
- Residents with extremely low incomes (less than 30% of area median): 61%
- Disabled heads of household: 8
- Working heads of household: 98
- Single heads of household: 145

For more information

- Contact Terri Smith at (651) 602-1187 or via email at terri.smith@metc.state.mn.us
- See www.metrocouncil.org/housing/index.htm to learn more about Council housing programs and to link to other housing programs in the region.
- To contact Metro HRA, call 651-602-1428.
- Related fact sheets:
 - [Affordable Housing](#)
 - [Livable Communities](#)

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