

Community Development Committee

Meeting date: December 21, 2020

For the Metropolitan Council meeting of December 23, 2020

Subject: Revised 2021 Payment Standards for Metro HRA Rent Assistance Programs

District(s), Member(s): All

Policy/Legal Reference: 24 CFR Part 982

Staff Prepared/Presented: Terri Smith, Director, Housing and Redevelopment Authority (651) 602-1187

Division/Department: Community Development/ HRA

Proposed Action

That the Metropolitan Council adopt revised payment standards as shown in Table 1 for the Housing Choice Voucher and other rent assistance programs effective January 1, 2021.

Background

The Metropolitan Council must annually review and adopt Payment Standards (rent limits) to be used in the administration of the Housing Choice Voucher and other rent assistance programs. Payment standards should be set at amounts that ensure voucher holders can be successful in placing their voucher in a neighborhood of their choice.

The Council adopted new payment standards at its December 9, 2020 meeting, [Business Item 2020-318](#). The payment standards cover 120 zip codes. Although the Council's Housing and Redevelopment Authority (Metro HRA) Housing Choice Voucher program service area does not include Minneapolis or St. Paul, the Metro HRA operates two small rent assistance programs in these cities. There are two zip codes in these cities (55115 and 55415) where the payment standard increase was not included in the original business item. Both zip code standards need revision because they fall below the required levels that the U.S. Department of Housing and Urban Development (HUD) sets.

There are no small program participants living in these zip codes so there is no current impact. The required, revised rates will be used if a small program household decides to move to these zip codes.

Rationale

Payment standard changes require Council approval and payment standards must be set now for implementation in 2021.

Thrive Lens Analysis

The recommended action supports the Thrive outcomes of equity, livability, and stewardship. Thrive 2040 states the Council will:

- Offer housing options that give people in all life stages viable choices for stable housing;
- Develop and provide tools, including competitive rent limits in higher-cost communities to enable voucher holders to choose a location that best meets their needs.

Funding

Funding for the Housing Choice Voucher and Housing Opportunities for People with AIDS programs is provided by HUD. Funding for the Minnesota Housing Trust Fund Programs is provided by Minnesota Housing Finance Agency.

Known Support / Opposition

The Council approved the current payment standard schedule at its December 9, 2020 meeting. Prior, an information item was presented to the Community Development Committee on November 2, 2020 ([*Payment Standards for Metro HRA Rent Assistance Programs*](#)), to discuss payment standard options. There was full support of the recommended action.

TABLE 1
METRO HRA SMALL AREA FAIR MARKET RENTS BY ZIP CODE
Effective January 1, 2021

Zip Code	Community 1	Community 2	Community 3	Community 4	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
55005	Bethel	East Bethel	Linwood		\$950	\$1,130	\$1,410	\$2,000	\$2,350	\$2,703	\$3,055
55011	Cedar	East Bethel	Oak Grove		\$1,180	\$1,390	\$1,740	\$2,470	\$2,900	\$3,335	\$3,770
55014	Circle Pines	Blaine	Columbus	Lexington	\$940	\$1,110	\$1,390	\$1,970	\$2,320	\$2,668	\$3,016
55025	Forest Lake	Columbus			\$860	\$1,020	\$1,270	\$1,800	\$2,120	\$2,438	\$2,756
55038	Hugo	Centerville	Columbus	Lino Lakes	\$1,090	\$1,300	\$1,620	\$2,300	\$2,700	\$3,105	\$3,510
55055	Newport				\$705	\$830	\$1,040	\$1,480	\$1,740	\$2,001	\$2,262
55070	Saint Francis				\$760	\$900	\$1,130	\$1,600	\$1,890	\$2,174	\$2,457
55075	South Saint Paul	S Saint Paul			\$740	\$870	\$1,090	\$1,550	\$1,820	\$2,093	\$2,366
55092	Wyoming	Columbus	East Bethel		\$1,050	\$1,240	\$1,550	\$2,200	\$2,590	\$2,979	\$3,367
55101	Saint Paul				\$1,090	\$1,290	\$1,610	\$2,280	\$2,690	\$3,094	\$3,497
55102	Saint Paul				\$910	\$1,070	\$1,340	\$1,900	\$2,240	\$2,576	\$2,912
55103	Saint Paul				\$690	\$830	\$1,040	\$1,480	\$1,740	\$2,001	\$2,262
55104	Saint Paul				\$800	\$940	\$1,180	\$1,670	\$1,970	\$2,266	\$2,561
55105	Saint Paul				\$840	\$990	\$1,240	\$1,760	\$2,070	\$2,381	\$2,691
55106	Saint Paul	Maplewood			\$720	\$860	\$1,070	\$1,520	\$1,790	\$2,059	\$2,327
55107	Saint Paul	West Saint Paul			\$760	\$900	\$1,130	\$1,600	\$1,890	\$2,174	\$2,457
55108	Saint Paul	Falcon Heights	Lauderdale		\$810	\$960	\$1,200	\$1,700	\$2,000	\$2,300	\$2,600
55109	Saint Paul	Little Canada	Maplewood	N Saint Paul	\$750	\$890	\$1,110	\$1,570	\$1,850	\$2,128	\$2,405
55110	Saint Paul	Birchwood	Dellwood	Gem Lake	\$770	\$910	\$1,140	\$1,620	\$1,900	\$2,185	\$2,470
55111	Saint Paul	Fort Snelling			\$845	\$1,000	\$1,250	\$1,780	\$2,075	\$2,380	\$2,700
55112	Saint Paul	Arden Hills	Moundsview	New Brighton	\$750	\$890	\$1,110	\$1,570	\$1,850	\$2,128	\$2,405
55113	Saint Paul	Falcon Heights	Lauderdale	Roseville	\$810	\$960	\$1,200	\$1,700	\$2,000	\$2,300	\$2,600
55114	Saint Paul				\$880	\$1,040	\$1,300	\$1,840	\$2,170	\$2,496	\$2,821
55115	Saint Paul	Grant	Mahtomedi		\$875	\$1,030	\$1,280	\$1,800	\$2,110	\$2,425	\$2,745
55116	Saint Paul				\$920	\$1,090	\$1,360	\$1,930	\$2,270	\$2,611	\$2,951
55117	Saint Paul	Little Canada	Maplewood		\$760	\$900	\$1,130	\$1,600	\$1,890	\$2,174	\$2,457
55118	Saint Paul	Lilydale	Mendota Heights	Sunfish Lake	\$770	\$910	\$1,140	\$1,620	\$1,900	\$2,185	\$2,470
55119	Saint Paul	Maplewood			\$760	\$900	\$1,130	\$1,600	\$1,890	\$2,174	\$2,457
55120	Saint Paul	Eagan	Mendota Heights		\$910	\$1,080	\$1,350	\$1,920	\$2,250	\$2,588	\$2,925
55121	Saint Paul	Eagan			\$860	\$1,020	\$1,270	\$1,800	\$2,120	\$2,438	\$2,756
55125	Saint Paul	Woodbury			\$1,070	\$1,260	\$1,580	\$2,240	\$2,640	\$3,036	\$3,432
55126	Saint Paul	Arden Hills	Lino Lakes	North Oaks	\$950	\$1,130	\$1,410	\$2,000	\$2,350	\$2,703	\$3,055
55127	Saint Paul	North Oaks	Vadnais Heights	White Bear LK	\$960	\$1,140	\$1,420	\$2,010	\$2,370	\$2,726	\$3,081
55128	Saint Paul	Landfill	Oakdale		\$880	\$1,040	\$1,300	\$1,840	\$2,170	\$2,496	\$2,821
55130	Saint Paul				\$700	\$830	\$1,040	\$1,480	\$1,740	\$2,001	\$2,262
55303	Anoka	Andover	Oak Grove	Ramsey	\$780	\$920	\$1,150	\$1,630	\$1,920	\$2,208	\$2,496
55304	Andover	Anoka	Ham Lake		\$1,125	\$1,325	\$1,640	\$2,310	\$2,720	\$3,128	\$3,536
55305	Hopkins	Minnetonka			\$1,040	\$1,230	\$1,540	\$2,180	\$2,570	\$2,956	\$3,341
55311	Osseo	Corcoran	Hassan Township	Maple Grove	\$1,200	\$1,420	\$1,770	\$2,510	\$2,950	\$3,393	\$3,835
55315	Carver				\$840	\$1,000	\$1,250	\$1,770	\$2,080	\$2,392	\$2,704
55316	Champlin				\$950	\$1,120	\$1,400	\$1,990	\$2,340	\$2,691	\$3,042
55317	Chanhassen				\$970	\$1,150	\$1,440	\$2,040	\$2,400	\$2,760	\$3,120
55318	Chaska				\$840	\$1,000	\$1,250	\$1,770	\$2,090	\$2,404	\$2,717
55322	Cologne				\$900	\$1,065	\$1,320	\$1,870	\$2,200	\$2,530	\$2,860
55327	Dayton	Hassan	Otsego		\$950	\$1,130	\$1,410	\$2,000	\$2,350	\$2,703	\$3,055
55331	Excelsior	Deephaven	Greenwood	Minnetrista	\$770	\$910	\$1,140	\$1,620	\$1,900	\$2,185	\$2,470
55337	Burnsville				\$850	\$1,010	\$1,260	\$1,790	\$2,100	\$2,415	\$2,730
55340	Hamel	Corcoran	Medina		\$1,160	\$1,380	\$1,720	\$2,440	\$2,870	\$3,301	\$3,731
55343	Hopkins	Eden Prairie	Edina	Minnetonka	\$900	\$1,060	\$1,330	\$1,890	\$2,220	\$2,553	\$2,886
55344	Eden Prairie				\$990	\$1,180	\$1,470	\$2,090	\$2,450	\$2,818	\$3,185
55345	Minnetonka	Hopkins			\$975	\$1,150	\$1,440	\$2,040	\$2,400	\$2,760	\$3,120

55346	Eden Prairie				\$1,230	\$1,460	\$1,820	\$2,580	\$3,040	\$3,496	\$3,952
55347	Eden Prairie				\$1,210	\$1,430	\$1,790	\$2,540	\$2,990	\$3,439	\$3,887
55352	Jordan				\$860	\$1,020	\$1,270	\$1,800	\$2,120	\$2,438	\$2,756
55356	Long Lake	Orono			\$900	\$1,055	\$1,310	\$1,860	\$2,190	\$2,519	\$2,847
55357	Loretto	Corcoran	Greenfield	Independence	\$710	\$850	\$1,070	\$1,520	\$1,780	\$2,047	\$2,314
55359	Maple Plain	Independence	Medina	Minnetrista	\$720	\$850	\$1,060	\$1,500	\$1,770	\$2,036	\$2,301
55360	Mayer				\$1,160	\$1,380	\$1,720	\$2,440	\$2,870	\$3,301	\$3,731
55364	Mound	Minnetrista	Orono	Shorewood	\$730	\$860	\$1,070	\$1,520	\$1,790	\$2,059	\$2,327
55367	New Germany				\$690	\$830	\$1,040	\$1,480	\$1,740	\$2,001	\$2,262
55368	Norwood Young A	Norwood	Nya		\$690	\$830	\$1,040	\$1,480	\$1,740	\$2,001	\$2,262
55369	Osseo	Dayton	Hassan	Maple Grove	\$1,020	\$1,210	\$1,510	\$2,140	\$2,520	\$2,898	\$3,276
55374	Rogers	Corcoran	Hassan	Otsego	\$1,070	\$1,260	\$1,580	\$2,240	\$2,640	\$3,036	\$3,432
55375	Saint Bonifacius	Minnetrista			\$1,085	\$1,285	\$1,595	\$2,265	\$2,670	\$3,060	\$3,471
55378	Savage				\$940	\$1,110	\$1,390	\$1,970	\$2,320	\$2,668	\$3,016
55379	Shakopee	Prior Lake			\$850	\$1,010	\$1,260	\$1,790	\$2,100	\$2,415	\$2,730
55384	Spring Park				\$830	\$980	\$1,230	\$1,740	\$2,050	\$2,358	\$2,665
55386	Victoria				\$760	\$900	\$1,130	\$1,600	\$1,890	\$2,174	\$2,457
55387	Waconia	Minnetrista			\$760	\$900	\$1,130	\$1,600	\$1,890	\$2,174	\$2,457
55388	Watertown	Minnetrista			\$690	\$830	\$1,040	\$1,480	\$1,740	\$2,001	\$2,262
55391	Wayzata	Deephaven	Orono	Woodland	\$1,035	\$1,215	\$1,515	\$2,125	\$2,495	\$2,870	\$3,245
55397	Young America				\$690	\$830	\$1,040	\$1,480	\$1,740	\$2,001	\$2,262
55401	Minneapolis				\$1,230	\$1,460	\$1,820	\$2,580	\$3,040	\$3,496	\$3,952
55402	Minneapolis				\$1,080	\$1,280	\$1,600	\$2,270	\$2,670	\$3,071	\$3,471
55403	Minneapolis				\$840	\$1,000	\$1,250	\$1,770	\$2,090	\$2,404	\$2,717
55404	Minneapolis				\$810	\$960	\$1,200	\$1,700	\$2,000	\$2,300	\$2,600
55405	Minneapolis				\$800	\$940	\$1,180	\$1,670	\$1,970	\$2,266	\$2,561
55406	Minneapolis				\$830	\$980	\$1,230	\$1,740	\$2,050	\$2,358	\$2,665
55407	Minneapolis				\$820	\$980	\$1,220	\$1,730	\$2,040	\$2,346	\$2,652
55408	Minneapolis				\$930	\$1,100	\$1,370	\$1,940	\$2,290	\$2,634	\$2,977
55409	Minneapolis				\$840	\$990	\$1,240	\$1,760	\$2,070	\$2,381	\$2,691
55410	Minneapolis	Edina			\$970	\$1,150	\$1,440	\$2,040	\$2,400	\$2,760	\$3,120
55411	Minneapolis				\$730	\$860	\$1,080	\$1,530	\$1,800	\$2,070	\$2,340
55412	Minneapolis				\$820	\$980	\$1,220	\$1,730	\$2,040	\$2,346	\$2,652
55413	Minneapolis				\$850	\$1,010	\$1,260	\$1,790	\$2,100	\$2,415	\$2,730
55414	Minneapolis				\$850	\$1,010	\$1,260	\$1,790	\$2,100	\$2,415	\$2,730
55415	Minneapolis				\$1,120	\$1,310	\$1,620	\$2,280	\$2,675	\$3,075	\$3,475
55416	Minneapolis	Edina	Golden Valley	Saint Louis Park	\$1,030	\$1,220	\$1,530	\$2,170	\$2,550	\$2,933	\$3,315
55417	Minneapolis				\$820	\$970	\$1,210	\$1,720	\$2,020	\$2,323	\$2,626
55418	Minneapolis	Saint Anthony			\$790	\$940	\$1,170	\$1,660	\$1,950	\$2,243	\$2,535
55419	Minneapolis				\$890	\$1,050	\$1,310	\$1,860	\$2,190	\$2,519	\$2,847
55420	Minneapolis	Bloomington			\$880	\$1,040	\$1,300	\$1,840	\$2,170	\$2,496	\$2,821
55421	Minneapolis	Columbia Heights	Fridley	Hilltop	\$780	\$920	\$1,150	\$1,630	\$1,920	\$2,208	\$2,496
55422	Minneapolis	Crystal	Golden Valley	Robbinsdale	\$860	\$1,020	\$1,280	\$1,820	\$2,140	\$2,461	\$2,782
55423	Minneapolis	Edina	Richfield		\$830	\$980	\$1,230	\$1,740	\$2,050	\$2,358	\$2,665
55424	Minneapolis	Edina	Saint Louis Park		\$970	\$1,140	\$1,430	\$2,030	\$2,390	\$2,749	\$3,107
55425	Minneapolis	Bloomington			\$800	\$950	\$1,190	\$1,690	\$1,990	\$2,289	\$2,587
55426	Minneapolis	Golden Valley	Saint Louis Park		\$840	\$1,000	\$1,250	\$1,770	\$2,090	\$2,404	\$2,717
55427	Minneapolis	Crystal	Golden Valley	New Hope	\$780	\$920	\$1,150	\$1,630	\$1,920	\$2,208	\$2,496
55428	Minneapolis	Brooklyn Center	Brooklyn Park	Crystal	\$780	\$920	\$1,150	\$1,630	\$1,920	\$2,208	\$2,496
55429	Minneapolis	Brooklyn Center	Brooklyn Park		\$795	\$930	\$1,160	\$1,650	\$1,940	\$2,231	\$2,522
55430	Minneapolis	Brooklyn Center			\$810	\$960	\$1,200	\$1,700	\$2,000	\$2,300	\$2,600
55431	Minneapolis	Bloomington			\$960	\$1,140	\$1,420	\$2,010	\$2,370	\$2,726	\$3,081
55432	Minneapolis	Fridley	Spring Lake Park		\$770	\$910	\$1,140	\$1,620	\$1,900	\$2,185	\$2,470
55433	Minneapolis	Coon Rapids			\$820	\$970	\$1,210	\$1,720	\$2,020	\$2,323	\$2,626
55434	Minneapolis	Blaine			\$810	\$955	\$1,190	\$1,690	\$1,990	\$2,289	\$2,587
55435	Minneapolis	Bloomington	Edina		\$1,035	\$1,220	\$1,520	\$2,160	\$2,540	\$2,921	\$3,302

55436	Minneapolis	Edina	Saint Louis Park		\$1,040	\$1,230	\$1,540	\$2,180	\$2,570	\$2,956	\$3,341
55437	Minneapolis	Bloomington			\$850	\$1,010	\$1,260	\$1,790	\$2,100	\$2,415	\$2,730
55438	Minneapolis	Bloomington			\$930	\$1,100	\$1,380	\$1,960	\$2,300	\$2,645	\$2,990
55439	Minneapolis	Bloomington	Edina		\$930	\$1,100	\$1,370	\$1,940	\$2,290	\$2,634	\$2,977
55441	Minneapolis	Medicine Lake	Plymouth		\$930	\$1,100	\$1,370	\$1,940	\$2,290	\$2,634	\$2,977
55442	Minneapolis	Plymouth			\$1,140	\$1,340	\$1,680	\$2,380	\$2,800	\$3,220	\$3,640
55443	Minneapolis	Brooklyn Center	Brooklyn Park		\$890	\$1,050	\$1,310	\$1,860	\$2,190	\$2,519	\$2,847
55444	Minneapolis	Brooklyn Center	Brooklyn Park		\$850	\$1,010	\$1,260	\$1,790	\$2,100	\$2,415	\$2,730
55445	Minneapolis	Brooklyn Park			\$1,160	\$1,380	\$1,720	\$2,440	\$2,870	\$3,301	\$3,731
55446	Minneapolis	Plymouth			\$1,100	\$1,300	\$1,630	\$2,310	\$2,720	\$3,128	\$3,536
55447	Minneapolis	Plymouth			\$990	\$1,170	\$1,460	\$2,070	\$2,440	\$2,806	\$3,172
55448	Minneapolis	Coon Rapids			\$960	\$1,140	\$1,420	\$2,010	\$2,370	\$2,726	\$3,081
55449	Minneapolis	Blaine			\$1,160	\$1,380	\$1,720	\$2,440	\$2,870	\$3,301	\$3,731
55450	Minneapolis				\$810	\$965	\$1,210	\$1,705	\$2,010	\$2,310	\$2,615
55454	Minneapolis				\$690	\$830	\$1,040	\$1,480	\$1,740	\$2,001	\$2,262
55455	Minneapolis				\$790	\$940	\$1,170	\$1,660	\$1,950	\$2,243	\$2,535
56011	Belle Plaine				\$710	\$830	\$1,050	\$1,480	\$1,740	\$2,001	\$2,262