

Business Item

Community Development Committee



Committee Meeting Date: July 18, 2022

For the Metropolitan Council: July 27, 2022

Business Item: 2022-203

Metro HRA 2021 Payment Standards Amendment

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 / Metro 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 August 1, 2022.

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 adopts payments standards each year, last adopted at the November 10, 2021 Council meeting, [Business Item 2021-308](#). The payment standards cover 120 zip codes in Anoka, Carver, Hennepin, and Ramsey Counties. There are six zip codes on the edge of the region that were not included in the adopted payment standards. These zip codes are in areas primarily outside of Metro HRA's service area but overlap with a small portion of Metro HRA's service area. Although the Metro HRA does not have any families living in these zip codes, the U.S. Department of Housing and Urban Development (HUD) has advised Council staff that the zip codes need to be added to the Payment Standards chart.

Rationale

Payment standards require Council approval, and six missing zip codes must be added to ensure families have access to these areas.

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 and 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

Program funding is provided through the U.S. Department of Housing and Urban Development



Metropolitan Council

TABLE 1
METRO HRA SMALL AREA FAIR MARKET RENTS BY ZIP CODE
Effective August 1, 2022

Zip Code	Community 1	Community 2	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
55005	Bethel	East Bethel	\$1,017	\$1,178	\$1,454	\$2,035	\$2,396	\$2,755	\$3,115
55011	Cedar	East Bethel	\$1,254	\$1,444	\$1,786	\$2,496	\$2,939	\$3,380	\$3,821
55014	Circle Pines	Blaine	\$1,026	\$1,188	\$1,463	\$2,045	\$2,415	\$2,778	\$3,140
55025	Forest Lake	Columbus	\$903	\$1,045	\$1,292	\$1,805	\$2,124	\$2,443	\$2,762
55038	Hugo	Centerville	\$1,169	\$1,359	\$1,672	\$2,342	\$2,755	\$3,168	\$3,581
55055	Newport		\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55070	Saint Francis		\$855	\$988	\$1,216	\$1,699	\$2,008	\$2,309	\$2,610
55075	South Saint Paul	S Saint Paul	\$779	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55092	Wyoming	Columbus	\$893	\$1,045	\$1,292	\$1,834	\$2,183	\$2,510	\$2,837
55101	Saint Paul		\$1,188	\$1,368	\$1,691	\$2,371	\$2,784	\$3,201	\$3,619
55102	Saint Paul		\$941	\$1,083	\$1,340	\$1,872	\$2,212	\$2,543	\$2,875
55103	Saint Paul		\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55104	Saint Paul		\$836	\$960	\$1,188	\$1,661	\$1,959	\$2,253	\$2,547
55105	Saint Paul		\$893	\$1,036	\$1,273	\$1,786	\$2,095	\$2,409	\$2,724
55106	Saint Paul	Maplewood	\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55107	Saint Paul	West Saint Paul	\$827	\$960	\$1,178	\$1,651	\$1,940	\$2,231	\$2,522
55108	Saint Paul	Falcon Heights	\$884	\$1,026	\$1,264	\$1,766	\$2,086	\$2,398	\$2,711
55109	Saint Paul	Little Canada	\$861	\$1,000	\$1,178	\$1,703	\$1,980	\$2,277	\$2,574
55110	Saint Paul	Birchwood	\$871	\$1,010	\$1,247	\$1,733	\$2,010	\$2,311	\$2,613
55111	Saint Paul	Fort Snelling	\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55112	Saint Paul	Arden Hills	\$851	\$980	\$1,208	\$1,673	\$1,950	\$2,243	\$2,535
55113	Saint Paul	Falcon Heights	\$901	\$1,040	\$1,287	\$1,782	\$2,079	\$2,391	\$2,703
55114	Saint Paul		\$950	\$1,093	\$1,349	\$1,891	\$2,221	\$2,554	\$2,888
55115	Saint Paul	Grant	\$998	\$1,159	\$1,425	\$1,997	\$2,347	\$2,700	\$3,052
55116	Saint Paul		\$922	\$1,074	\$1,321	\$1,853	\$2,173	\$2,499	\$2,825
55117	Saint Paul	Little Canada	\$861	\$1,000	\$1,228	\$1,703	\$1,980	\$2,277	\$2,574
55118	Saint Paul	Lilydale	\$846	\$979	\$1,207	\$1,690	\$1,989	\$2,287	\$2,585
55119	Saint Paul	Maplewood	\$842	\$970	\$1,198	\$1,663	\$1,931	\$2,220	\$2,510
55120	Saint Paul	Eagan	\$950	\$1,093	\$1,349	\$1,891	\$2,221	\$2,554	\$2,888
55121	Saint Paul	Eagan	\$922	\$1,074	\$1,321	\$1,853	\$2,173	\$2,499	\$2,825
55125	Saint Paul	Woodbury	\$1,131	\$1,311	\$1,615	\$2,256	\$2,658	\$3,056	\$3,455
55126	Saint Paul	Arden Hills	\$988	\$1,140	\$1,421	\$2,009	\$2,366	\$2,721	\$3,076
55127	Saint Paul	North Oaks	\$1,040	\$1,198	\$1,475	\$2,039	\$2,376	\$2,732	\$3,089
55128	Saint Paul	Landfill	\$903	\$1,045	\$1,283	\$1,795	\$2,115	\$2,432	\$2,749
55130	Saint Paul		\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55303	Anoka	Andover	\$846	\$1,020	\$1,207	\$1,690	\$1,989	\$2,287	\$2,585
55304	Andover	Anoka	\$1,226	\$1,416	\$1,748	\$2,448	\$2,881	\$3,313	\$3,745
55305	Hopkins	Minnnetonka	\$1,140	\$1,321	\$1,625	\$2,275	\$2,677	\$3,079	\$3,480
55311	Osseo	Corcoran	\$1,264	\$1,454	\$1,796	\$2,515	\$2,959	\$3,402	\$3,846

55315	Carver		\$931	\$1,074	\$1,330	\$1,853	\$2,183	\$2,510	\$2,837
55316	Champlin		\$998	\$1,159	\$1,425	\$1,997	\$2,347	\$2,700	\$3,052
55317	Chanhassen		\$1,055	\$1,216	\$1,501	\$2,102	\$2,474	\$2,845	\$3,216
55318	Chaska		\$922	\$1,064	\$1,311	\$1,834	\$2,163	\$2,488	\$2,812
55322	Cologne		\$988	\$1,140	\$1,406	\$1,968	\$2,318	\$2,666	\$3,014
55328*	Independence		\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,176	\$2,459
55327	Dayton	Hassan	\$998	\$1,159	\$1,425	\$1,997	\$2,347	\$2,700	\$3,052
55330*	Nowthen		\$865	\$998	\$1,235	\$1,728	\$2,037	\$2,343	\$2,648
55331	Excelsior	Deephaven	\$836	\$960	\$1,188	\$1,661	\$1,959	\$2,253	\$2,547
55337	Burnsville		\$941	\$1,083	\$1,340	\$1,872	\$2,212	\$2,543	\$2,875
55339*	Hamburg		\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,176	\$2,459
55340	Hamel	Corcoran	\$1,178	\$1,368	\$1,682	\$2,352	\$2,774	\$3,190	\$3,606
55341*	Hanover		\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,176	\$2,459
55343	Hopkins	Eden Prairie	\$950	\$1,102	\$1,359	\$1,901	\$2,241	\$2,577	\$2,913
55344	Eden Prairie		\$1,083	\$1,254	\$1,549	\$2,170	\$2,551	\$2,934	\$3,316
55345	Minnetonka	Hopkins	\$1,055	\$1,216	\$1,501	\$2,102	\$2,474	\$2,845	\$3,216
55346	Eden Prairie		\$1,311	\$1,520	\$1,872	\$2,621	\$3,085	\$3,547	\$4,010
55347	Eden Prairie		\$1,283	\$1,482	\$1,824	\$2,554	\$3,007	\$3,458	\$3,909
55352	Jordan		\$903	\$1,045	\$1,292	\$1,805	\$2,124	\$2,443	\$2,762
55356	Long Lake	Orono	\$979	\$1,131	\$1,397	\$1,958	\$2,299	\$2,644	\$2,989
55357	Loretto	Corcoran	\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55359	Maple Plain	Independence	\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55360	Mayer		\$1,055	\$1,216	\$1,501	\$2,102	\$2,474	\$2,845	\$3,216
55364	Mound	Minnetrista	\$827	\$960	\$1,178	\$1,651	\$1,940	\$2,231	\$2,522
55367	New Germany		\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55368	Norwood Young America	Norwood	\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55369	Osseo	Dayton	\$1,102	\$1,283	\$1,577	\$2,208	\$2,600	\$2,990	\$3,379
55373*	Greenfield	Independence	\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,176	\$2,459
55374	Rogers	Corcoran	\$1,045	\$1,207	\$1,492	\$2,083	\$2,454	\$2,822	\$3,190
55375	Saint Bonifacius	Minnetrista	\$855	\$1,007	\$1,245	\$1,786	\$2,124	\$2,443	\$2,762
55378	Savage		\$1,007	\$1,159	\$1,435	\$2,006	\$2,367	\$2,722	\$3,077
55379	Shakopee	Prior Lake	\$893	\$1,036	\$1,273	\$1,786	\$2,095	\$2,409	\$2,724
55384	Spring Park		\$884	\$1,017	\$1,254	\$1,757	\$2,066	\$2,376	\$2,686
55386	Victoria		\$798	\$922	\$1,140	\$1,610	\$1,892	\$2,175	\$2,459
55387	Waconia	Minnetrista	\$789	\$922	\$1,131	\$1,610	\$1,892	\$2,175	\$2,459
55388	Watertown	Minnetrista	\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55391	Wayzata	Deephaven	\$1,197	\$1,378	\$1,701	\$2,381	\$2,803	\$3,224	\$3,644
55395*	Hollywood Township		\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,176	\$2,459
55397	Young America		\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55401	Minneapolis		\$1,330	\$1,530	\$1,891	\$2,650	\$3,114	\$3,581	\$4,048
55402	Minneapolis		\$1,140	\$1,321	\$1,625	\$2,275	\$2,677	\$3,079	\$3,480
55403	Minneapolis		\$903	\$1,045	\$1,292	\$1,805	\$2,124	\$2,443	\$2,762
55404	Minneapolis		\$855	\$998	\$1,226	\$1,718	\$2,018	\$2,320	\$2,623
55405	Minneapolis		\$865	\$998	\$1,235	\$1,728	\$2,037	\$2,343	\$2,648
55406	Minneapolis		\$893	\$1,036	\$1,273	\$1,786	\$2,095	\$2,409	\$2,724

55407	Minneapolis		\$874	\$1,007	\$1,245	\$1,738	\$2,047	\$2,354	\$2,661
55408	Minneapolis		\$988	\$1,140	\$1,406	\$1,968	\$2,318	\$2,666	\$3,014
55409	Minneapolis		\$855	\$988	\$1,216	\$1,699	\$2,008	\$2,309	\$2,610
55410	Minneapolis	Edina	\$1,017	\$1,169	\$1,444	\$2,047	\$2,401	\$2,761	\$3,121
55411	Minneapolis		\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55412	Minneapolis		\$922	\$1,064	\$1,311	\$1,834	\$2,163	\$2,488	\$2,812
55413	Minneapolis		\$922	\$1,074	\$1,321	\$1,853	\$2,173	\$2,499	\$2,825
55414	Minneapolis		\$865	\$998	\$1,235	\$1,728	\$2,037	\$2,343	\$2,648
55415	Minneapolis		\$1,273	\$1,473	\$1,815	\$2,544	\$2,988	\$3,436	\$3,884
55416	Minneapolis	Edina	\$1,112	\$1,283	\$1,587	\$2,218	\$2,619	\$3,012	\$3,405
55417	Minneapolis		\$855	\$998	\$1,226	\$1,718	\$2,018	\$2,320	\$2,623
55418	Minneapolis	Saint Anthony	\$817	\$941	\$1,159	\$1,622	\$1,911	\$2,198	\$2,484
55419	Minneapolis		\$950	\$1,093	\$1,349	\$1,891	\$2,221	\$2,554	\$2,888
55420	Minneapolis	Bloomington	\$931	\$1,083	\$1,330	\$1,862	\$2,192	\$2,521	\$2,850
55421	Minneapolis	Columbia Heights	\$836	\$960	\$1,188	\$1,661	\$1,959	\$2,253	\$2,547
55422	Minneapolis	Crystal	\$922	\$1,064	\$1,311	\$1,834	\$2,163	\$2,488	\$2,812
55423	Minneapolis	Edina	\$874	\$1,007	\$1,245	\$1,738	\$2,047	\$2,354	\$2,661
55424	Minneapolis	Edina	\$998	\$1,150	\$1,416	\$1,978	\$2,328	\$2,677	\$3,026
55425	Minneapolis	Bloomington	\$855	\$998	\$1,226	\$1,718	\$2,018	\$2,320	\$2,623
55426	Minneapolis	Golden Valley	\$950	\$1,093	\$1,349	\$1,891	\$2,221	\$2,554	\$2,888
55427	Minneapolis	Crystal	\$891	\$1,040	\$1,277	\$1,772	\$2,059	\$2,368	\$2,677
55428	Minneapolis	Brooklyn Center	\$853	\$990	\$1,215	\$1,686	\$1,960	\$2,254	\$2,548
55429	Minneapolis	Brooklyn Center	\$874	\$1,007	\$1,245	\$1,738	\$2,047	\$2,354	\$2,661
55430	Minneapolis	Brooklyn Center	\$855	\$988	\$1,216	\$1,717	\$2,008	\$2,309	\$2,610
55431	Minneapolis	Bloomington	\$1,064	\$1,226	\$1,511	\$2,112	\$2,493	\$2,867	\$3,241
55432	Minneapolis	Fridley	\$808	\$970	\$1,198	\$1,663	\$1,931	\$2,198	\$2,484
55433	Minneapolis	Coon Rapids	\$865	\$998	\$1,235	\$1,728	\$2,037	\$2,343	\$2,648
55434	Minneapolis	Blaine	\$903	\$1,045	\$1,283	\$1,795	\$2,115	\$2,432	\$2,749
55435	Minneapolis	Bloomington	\$1,121	\$1,292	\$1,596	\$2,237	\$2,629	\$3,023	\$3,417
55436	Minneapolis	Edina	\$1,055	\$1,216	\$1,501	\$2,102	\$2,474	\$2,845	\$3,216
55437	Minneapolis	Bloomington	\$950	\$1,102	\$1,359	\$1,901	\$2,241	\$2,577	\$2,913
55438	Minneapolis	Bloomington	\$1,017	\$1,169	\$1,444	\$2,026	\$2,377	\$2,733	\$3,089
55439	Minneapolis	Bloomington	\$979	\$1,131	\$1,397	\$1,958	\$2,299	\$2,644	\$2,989
55441	Minneapolis	Medicine Lake	\$998	\$1,150	\$1,416	\$1,978	\$2,328	\$2,677	\$3,026
55442	Minneapolis	Plymouth	\$1,207	\$1,397	\$1,720	\$2,410	\$2,832	\$3,257	\$3,682
55443	Minneapolis	Brooklyn Center	\$922	\$1,074	\$1,321	\$1,872	\$2,195	\$2,524	\$2,854
55444	Minneapolis	Brooklyn Center	\$874	\$1,018	\$1,271	\$1,792	\$2,110	\$2,427	\$2,743
55445	Minneapolis	Brooklyn Park	\$1,216	\$1,406	\$1,729	\$2,444	\$2,881	\$3,313	\$3,746
55446	Minneapolis	Plymouth	\$1,178	\$1,368	\$1,682	\$2,352	\$2,774	\$3,190	\$3,606
55447	Minneapolis	Plymouth	\$1,083	\$1,245	\$1,539	\$2,150	\$2,532	\$2,911	\$3,291
55448	Minneapolis	Coon Rapids	\$1,004	\$1,188	\$1,463	\$2,045	\$2,415	\$2,778	\$3,140
55449	Minneapolis	Blaine	\$1,216	\$1,406	\$1,729	\$2,444	\$2,881	\$3,313	\$3,746
55450	Minneapolis		\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55454	Minneapolis		\$770	\$903	\$1,121	\$1,594	\$1,892	\$2,175	\$2,459
55455	Minneapolis		\$817	\$941	\$1,169	\$1,632	\$1,921	\$2,209	\$2,497



56011	Belle Plaine		\$836	\$960	\$1,188	\$1,661	\$1,950	\$2,242	\$2,535
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** These zip codes have been added with their specific payment standards*

