

Committee Report

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

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.

Summary of Community Development Committee Discussion/Questions

The item passed as a part of the Committee's Consent Agenda at their regular meeting on July 18, 2022.

Motion by Council Member Wulff, seconded by Council Member Lindstrom. Motion carried.



Business Item

Community Development Committee



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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 | Minnetonka | \$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 |

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|--------|-----------------------|--------------|---------|---------|---------|---------|---------|---------|---------|
| 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 | Chanhasen | | \$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 |



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|-------|-------------|------------------|---------|---------|---------|---------|---------|---------|---------|
| 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 |



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|-------|--------------|--|-------|-------|---------|---------|---------|---------|---------|
| 56011 | Belle Plaine | | \$836 | \$960 | \$1,188 | \$1,661 | \$1,950 | \$2,242 | \$2,535 |
|-------|--------------|--|-------|-------|---------|---------|---------|---------|---------|

** These zip codes have been added with their specific payment standards*

