

PAYMENT STANDARDS FOR THE HOUSING CHOICE VOUCHER PROGRAM

Effective: 1/1/17

City of St. Cloud/Benton County

Sherburne and Wright Counties

0 BR-\$ 534	4 BR-\$ 1296	0 BR-\$ 699	4 BR- 1799
1 BR-\$ 603	5 BR-\$ 1490	1 BR-\$ 862	5 BR- 2068
2 BR-\$ 740	6 BR-\$ 1695	2 BR-\$1086	6 BR-\$ 2338
3 BR-\$ 1016	Lot Rent-\$ 319	3 BR-\$ 1538	Lot Rent-\$ 434

PLEASE REMEMBER that all of these rents include utilities (except telephone and cable). When you find a unit you must determine what utilities you have to pay for and add the appropriate utility allowance to the rent to determine if the unit will qualify for the program.

EXAMPLE: You have a two-bedroom voucher and find a suitable two-bedroom apartment and the rent is \$690 per month. In addition, you as the tenant must pay for electricity (for lighting, electric cooking, and for air conditioning). You would then check the utility allowance schedule and discover that, on a monthly basis, the cost of these utilities is \$48 (that is, electricity cost of \$34, electric cooking cost of \$10 and air conditioning cost of \$4). Consequently,

Rent	\$ 690
Utilities	<u>48</u>
Total	\$ 738

\$738 is below the payment standard for a two-bedroom of \$740 allowed. Therefore, this particular apartment would qualify for the rental assistance.

If the unit is located in a city that requires rental licensing, it needs to be a registered rental unit with that city.

Lease papers for a new unit must be turned in by 4:00 p.m. the 15th of the month before housing assistance starts. If the 15th falls on a holiday, Saturday or Sunday you will have until the following business day to turn in your necessary paperwork. THERE WILL BE NO EXCEPTIONS TO THIS POLICY.

The rental unit will need to pass inspection before housing assistance starts.

Portability

If you are planning to move to an area out of the city limits of St. Cloud, Wright, Sherburne or Benton Counties, please contact your St. Cloud HRA case worker for specific information regarding portability.

You may be required to live in the St. Cloud HRA's jurisdiction for the first twelve (12) months prior to using the portability feature of your Section 8 Housing Choice Voucher.

