Seven Year
Wait for Section 8

The

Section 8 Report #15
Diminished Choices

2/3 of all Units off Limits to Section 8 Tenants

December 2009

The annual survey of the acceptance and value of Section 8 vouchers in Anoka, Dakota, and suburban Hennepin Counties, Minnesota

HOME Line · 3455 Bloomington Avenue · Minneapolis, MN 55407 · 612/728-5770
www.homelinemn.org

ACKNOWLEDGMENTS

This report was prepared by volunteers and staff of HOME Line. The calls were made by Minnesota Justice Foundation (MJF) volunteers Laura Danielson, Brittany Surrency, Amanda Geslin, and Gregory Hudalla.. HOME Line staff members Paul Birnberg, Darielle Dannen, Becky Dernbach, Tracey Goodrich, Anne Guidry, and Deb Riebel also made calls. Eric Hauge, HOME Line's Lead Tenant Organizer, provided graphics and wrote the report with the help of Beth Kodluboy, HOME Line's Executive Director.

About HOME Line

HOME Line is a Minnesota non-profit tenant advocacy organization. It began in 1992 as a program of Community Action for Suburban Hennepin (CASH) and spun off as an independent entity in 1999. HOME Line's programs for tenants include a statewide hotline that receives 10,000 calls each year. The hotline staff also conducts a presentation program for local high school seniors to educate them on becoming knowledgeable and responsible renters. HOME Line works to organize tenants to deal collectively with common problems and has focused much of its organizing work in recent years on tenants of HUD-subsidized complexes at risk of conversion to market-rate rents. HOME Line participates in housing policy advocacy at the state and national levels through its work with organizations such as the Housing Preservation Project, the Minnesota Housing Coalition, Minnesota Housing Partnership, the National Alliance of HUD Tenants, the National Low Income Housing Coalition, the Center on Budget and Policy Priorities and the National Housing Law Project.

Funding for HOME Line's work comes from the Family Housing Fund, The McKnight Foundation, The Minneapolis Foundation, Greater Minnesota Housing Fund, Hennepin County Homeless Prevention Program, Hennepin County, Mardag Foundation, Bigelow Foundation, Hugh J. Andersen Foundation, Mott Foundation, Minnesota State Bar Foundation, Ramsey County Bar Foundation, Fredrikson & Byron Foundation, St. Paul Travelers Foundation, Headwaters Foundation for Justice, West Community Foundation, Ramsey County Bar Foundation, Hennepin County, McNeely Foundation, Pan African Foundation, Suburban Ramsey County, Suburban Hennepin County, and the cities of Bloomington, Brooklyn Center, Plymouth, Eden Prairie, Minnetonka, Maple Grove, New Hope, Richfield, St. Paul and Edina, as well as individual donors.

Section 8 Report #15

December 2009

The annual survey of the acceptance and value of Section 8 vouchers in Anoka, Dakota, and suburban Hennepin Counties, Minnesota

Table of Contents

SUMMARY

- HOME Line's fifteenth annual survey measuring acceptance of Section 8 vouchers in suburban Hennepin County reached 315 apartment complexes. This is the seventh year we've surveyed complexes in Anoka County (98 complexes) and Dakota County (108 complexes). A total of 65,623 rental units are covered by this year's report: 41,850 in suburban Hennepin, 6,989 in Anoka and 16,784 in Dakota Counties. This represents 53.9% of all rental housing in the surveyed areas.

- Landlords' refusal to accept Section 8 continues to drastically reduce the effectiveness of the program. Only 33% of all units surveyed in the three counties were available for Section 8 voucher holders at rents within the eligibility limits of the program and without landlord imposed, minimum income requirements that disqualify voucher holders. This year 1,135 units had minimum income restrictions that disqualified voucher holders.

- The Metro area housing agencies administering Section 8 vouchers in our survey area report long waiting times for families on waiting lists. The average minimum time it takes to get a voucher once you get on the waiting list to open is a 2 years and 5 months. Tenants can expect to wait a minimum of 5 years for a Section 8 Voucher. All voucher waiting lists are closed, with wait times that range from six months to four years. Over 11,193 families are on the waiting lists of agencies surveyed.

- HUD, the Department of Housing and Urban Development, raised the rent limits for Section 8 vouchers in the Twin Cities metro area to $873 for two-bedroom units, an increase of $25, while the average rent decreased $13 a month.

- The increase in the voucher's value, combined with decreased average rents, meant that 72.1% of all units surveyed fell within the rent limits for Section 8 - 13.2% more than last year and 9.7% less than 2003's high of 81.8%. In Anoka County, 88.9% of the units surveyed had rents at or below the voucher payment standard. In Dakota County the rate was 83.9%. Suburban Hennepin County, at 64.6%, had the lowest percentage of units with rents qualifying for Section 8.

- At the time of our survey in August, the vacancy rate rose from 3.7% to 5%. For the first time in four years the vacancy rate was under 5%.

- This years survey had the average rent for a two-bedroom apartment decrease an average of $13 per month; a 1.5% decrease from last year.

- Despite the market favoring voucher holders, landlord bias still effectively eliminates 39.1% of all apartments from Section 8 holders.

INTRODUCTION

Since 1995 HOME Line has surveyed suburban rental housing complexes to determine where tenants with portable Section 8 housing vouchers can actually use them. The survey originally focused only on apartment buildings in suburban Hennepin County, as HOME Line was a program of a nonprofit agency with suburban Hennepin County as its service area. After HOME Line became an independent organization, we received a foundation grant to expand our programs to Anoka and Dakota Counties and in 2001 added these two counties to our survey.

This year's survey reached a total of 521 complexes: 315 in suburban Hennepin County, 98 in Anoka County and 108 in Dakota County. The survey includes a total of 65,623 rental units or 54% of all rental housing in the surveyed areas. Our callers spoke to whoever answered the phone and asked for the two-bedroom unit rent and whether or not Section 8 was accepted. If the complex accepted Section 8 we asked whether or not there were any minimum income requirements and, if so, what the requirements were. A more detailed description of our methodology is in Appendix I.

The Housing Choice Voucher program, administered by the Department of HUD, relies on voluntary participation by landlords to give voucher holders some choice in where they can live. Over the years landlord participation with the voucher program has varied as the rental market changed and HUD adjusted its calculation of Fair Market Rent (FMR), the rent level that establishes the Voucher Payment Standard (VPS), which is the purchasing power of the voucher.

In 2000 our survey captured a picture of the market at its hottest; rents were soaring with the pre-recession economy. The vacancy rate for apartments, at 1.5%, was the lowest in recent history. At the same time HUD's fair market rent of $684 for a two-bedroom unit was lagging far behind the market, $146 below the average rent of the complexes we surveyed. That year a mere 4.5% of all the units we surveyed were available to tenants with vouchers.

Over the last several years the market has witnessed a transformation. From 2004 to 2008 vacancy rates decreased, eventually reaching 3.7% in 2008. Over the past year vacancy rates have increased. The current vacancy rate at the time of our survey of 5% is the 5% vacancy rate that most economists consider an indication of a healthy rental market.

This year HUD set the Twin Cities area Fair Market Rent (FMR) at $873, $5 more than the average rent of $869 in our survey. Nearly three-fourths of all the units we surveyed that year had rents within the voucher limit. This year, 72.1% are within the voucher limit. Many Housing and Redevelopment Authorities (HRAs) are still using the highest exception rent possible to keep voucher holders from losing their vouchers and thus their homes. This year, the decreased average rents and increase of the FMR has resulted in an increase of 8,763 units (13.4%) that meet the VPS and are available for Section 8 voucher holders.

Only 33% of the 65,623 surveyed apartments had owners ultimately willing to rent to Section 8 tenants. This is a measure of considerable landlord bias. Whether this bias is against aspects of the voucher program, the voucher holders themselves, or both, it illustrates how owner bias affects Section 8 tenants' ability to get housing.

Even with the market loosening for voucher holders, 67% of the market is still off limits to voucher holders, the "Housing Choice Voucher" does not live up to its name. In summary, the results of this survey measure how federal policy and market conditions influence landlords' willingness and ability to participate in the voucher program and, ultimately, how this affects the ability of tenants with vouchers to get housing.

FINDINGS

In late summer of 2009 HOME Line conducted its fifteenth annual telephone survey of suburban Hennepin County rental property owners to determine their willingness to participate in the Section 8 rental subsidy program. For the past nine years we have surveyed rental complexes in Anoka and Dakota counties in addition to those in suburban Hennepin. The sections that follow detail findings from this year's survey.

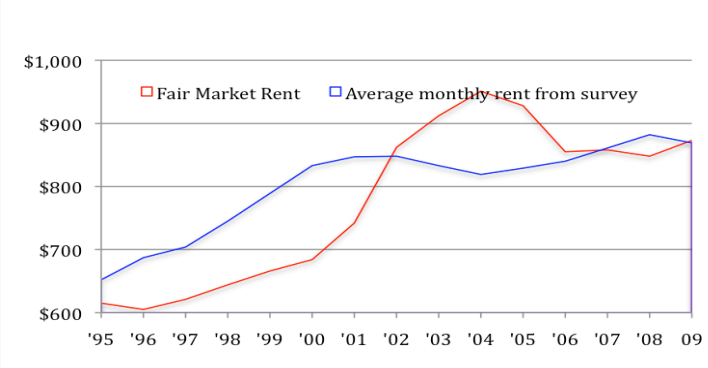
Survey covers over half of all rental units in Anoka, Dakota and suburban Hennepin Counties

This year's survey covered Anoka, Dakota and suburban Hennepin Counties. The units sampled represent a majority of the rental housing in those areas as shown in the chart below. For a more detailed description of how the survey was conducted and what housing was covered see "About the Survey" in Appendix I.

	Suburban Hennepin	Anoka	Dakota	All areas Surveyed
Total number of rental Units in 2000 census	75,392	17,688	28,530	121,610
Number of complexes surveyed	315	98	108	521
Number of units in survey	41,850	6,989	16,784	65,621
Surveyed units as a percent of total units	55.5%	39.5%	58.8%	53.9%

FMRs increase, average rents decrease: more units surveyed have rents within the Section 8 program limit

In 2009, the two-bedroom Fair Market Rent (FMR) in the Twin Cities area was $873, up from last years $848. Average rents decreased for the first time in five years, down $13 from last year, to $869, a 1.5% decrease. In a change from last year, the FMR rent exceeded the average rent in the survey. The graph at the right compares the average rent from each year's survey and that year's HUD-determined Fair Market Rent.

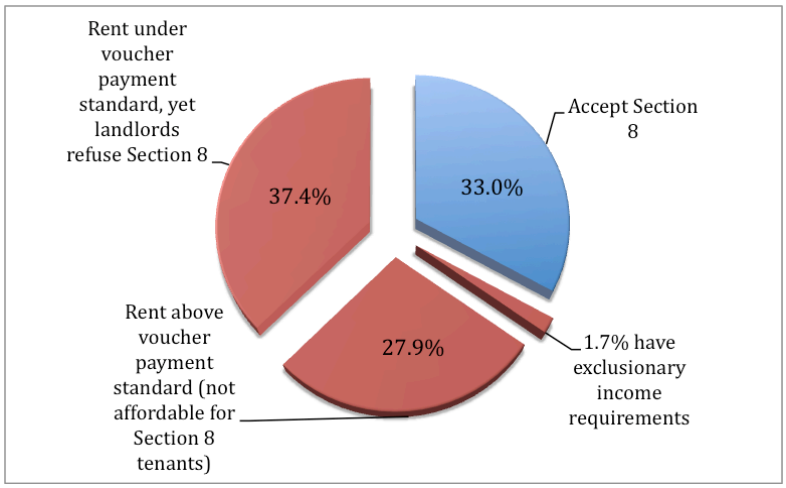


HUD's increase in FMR from 2008, combined with the decreased average rent in the area rental market, increased the percentage of units within the Section-8 limits. Overall, the units within the Section-8-program limit increased to 72.1%. 88.9% of Anoka County's, 64.6% of suburban Hennepin County's and 83.9% of Dakota County's units surveyed met the rent qualification.

	Suburban Hennepin	Anoka	Dakota	All areas Surveyed
Number of units in 2008 survey	41,850	6,989	16,784	65,621
Units with rents within VPS	27,018	6,213	14,078	47,309
Percent of units with rents within VPS	64.6%	88.9%	83.9%	72.1%

The Bottom Line: Less than one-third of units are available for voucher holders

The Section 8 Housing Choice Voucher program works if, *and only if*, a tenant can find an apartment in a building that 1) accepts applicants with vouchers, 2) has rents within the voucher payment standard and 3) has no minimum income requirements that have the effect of excluding voucher holders.



Only units that satisfy all three of these conditions can be said to be available and affordable to Section 8 tenants. These bottom-line numbers are shown in the chart below. Results for all areas surveyed are summarized in the graph at the right. This year's bottom line is that over two-thirds of all units surveyed are still unavailable for tenants with vouchers.

	Anoka	Dakota	Suburban Hennepin	All areas surveyed
Number of units in survey	6,989	16,784	41,850	65,623
Units above VPS	776	2,706	14,832	18,314
Units w/in VPS yet refuse Sec. 8	2,818	7,239	14,463	24520
Units w/in VPS and accept Sec. 8	3,395	6,839	12,555	21,654
Units with income requirements that exclude Section 8 tenants	0	481	654	1,135
Units affordable and available to Section 8 tenants w/o restrictions	3,395	6,358	11,901	21,654
Percent of units affordable and available to Section 8 tenants w/o restrictions	48.6%	37.9%	28.4 %	**33.0%**

Landlords' minimum income requirements bar voucher holders from 1,135 units

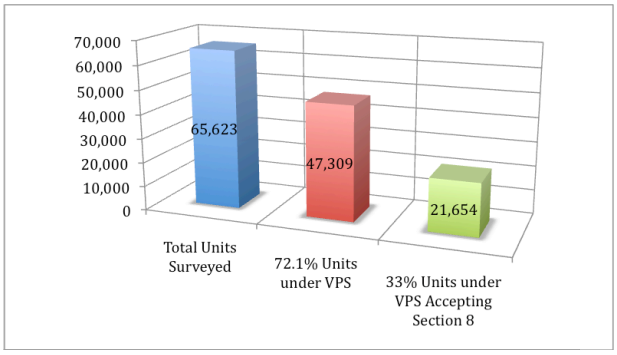
A unit may have a rental rate within the program limit and the owner may report being willing to accept Section 8, but the unit can still be unavailable to a voucher holder. This is because some owners impose minimum income requirements on applicants that have the effect of disqualifying virtually all Section 8 tenants. This was the case for 1,135 units included in this year's survey.

Minimum income requirements being used by owners and managers vary. Most are expressed as a multiple of the rent. Where there were such requirements, we probed to learn how they were being applied to Section 8 applicants. If the multiplier was 3x the *unit's market rent* (as opposed to the tenants portion, which is 30% of their income under Section 8 rules) virtually all Section 8 holders would be disqualified.

To illustrate: if the rent is $800 and the multiplier is three, an applicant would need to have a monthly income of $2,400 ($28,800 annually.) To earn that much requires working full time with an hourly wage of $13.85. According to the agencies issuing vouchers, almost all their applicants have significantly lower incomes. According to HUD, the average income for a family with a voucher in the metro area is $13,753 annually, or $6.61 per hour. Naturally this includes many people on pensions or public assistance and working low-wage jobs, the very people most in need of subsidized housing. The $800 rent in our illustration is almost the entire monthly income of the average tenant, so virtually any multiplier would disqualify them.

Landlords' refusal to accept Section 8 limits the effectiveness of the voucher program

This year's voucher market was better than last year's; the local vacancy rate was higher and rents were lower. This reverses a three-year trend. What is surprising is that while the percentage of qualifying units went up 13.4%, the fraction of "accepting units", the percent of units with rents under the voucher payment standard and which accept vouchers, has only increased 7.2% to 33%. The graph at the right illustrates this change.



Our study shows that 67% of the surveyed units remain off limits to Section 8 voucher holders, despite the fact that 72.1% of the surveyed units had rents that qualified for Section 8. This is attributed to owners' continuing refusal to participate in the voucher program.

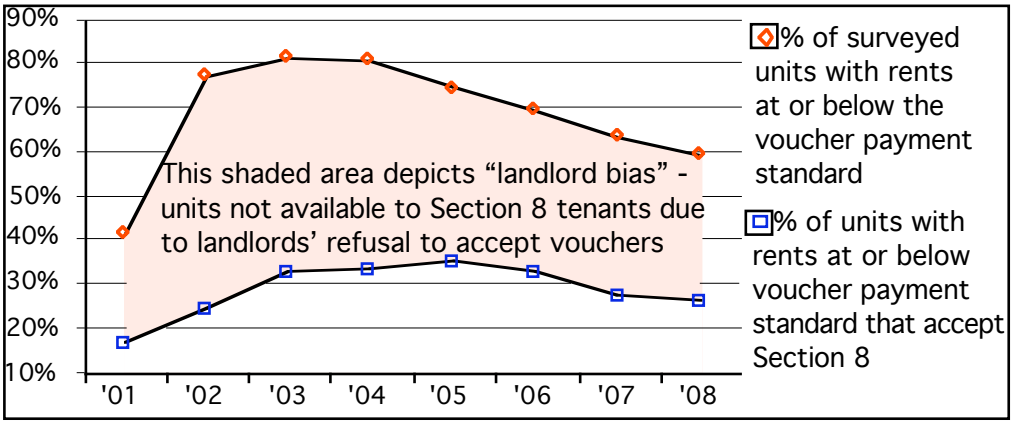
Section 8 vouchers have been promoted as offering freedom of choice to the voucher holders (e.g., they are called "Housing Choice Vouchers"). However, if landlords are free to decide whether or not to participate, the value of the Section 8 program to voucher holders is largely dependent on the landlord's choice. As this survey clearly shows, most landlords choose not to participate, even when the voucher payment standard is high enough to completely cover their market rents.

Of the 65,623 units surveyed, which had rents at or below the value of the voucher only 21,654 would accept voucher holders without exclusionary minimum income requirements. Whether this stems from owners' concerns about aspects of program administration (e.g., extra paperwork, unit inspections by housing agencies) or from their bias against voucher holders themselves (e.g., owners' perceptions that voucher holders are mostly racial minorities or are receiving "welfare"), their refusal to accept Section 8 as documented in this survey results in **a program that does not deliver** as promised.

The increase in qualifying units from last year (58.7% in 2008 to 72.1% in 2009) can probably be attributed to the increased vacancy rate, decreased rents and increased FMRs.

Landlord bias limits the effectiveness of the Section 8 program in providing freedom of choice for voucher holders.

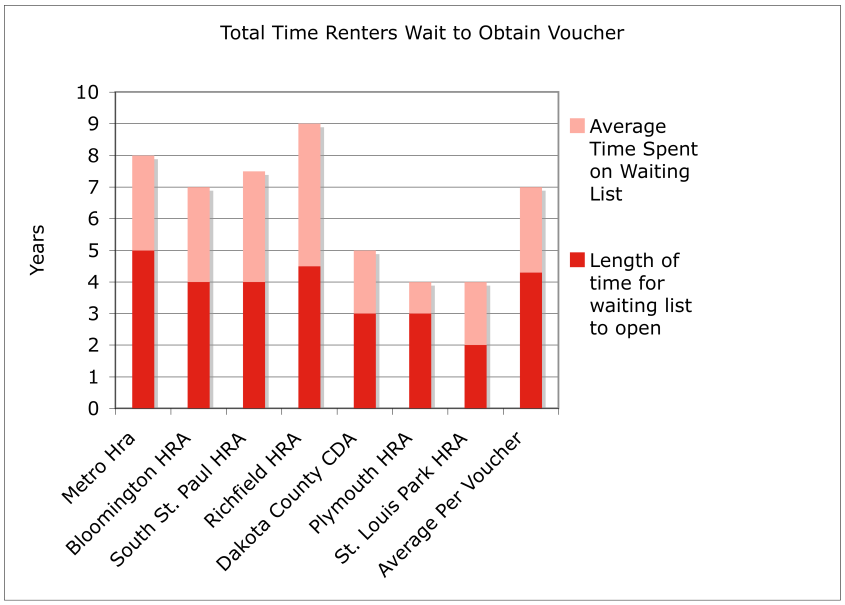
The graph at right uses data to portray the impact of this bias.



Voucher waiting lists

National statistics indicate that only one in five income-eligible households actually receive subsidized housing. About a third of the families and individuals that receive any kind of rental subsidy are voucher holders. One of the reasons so few get the benefit of subsidized housing is the long wait to get a voucher. The wait can be up to seven years in the Twin Cities metro area, and that is only if a waiting list is opened to receive more applicants.

We contacted the housing agencies issuing Section 8 vouchers in the areas our survey covered -- Anoka, Dakota, and suburban Hennepin counties. We asked about their waiting lists, how long it usually takes for someone's name to come to the top of the list and how often it is opened for new additions. Appendix IV shows the results of our survey of the seven housing authorities that provide the majority of Section 8 vouchers used in the complexes surveyed for this report.



The average wait for a person attempting to get a voucher is 7 years. The graph to the right dramatically illustrates how long a renter can wait to actually receive the housing assistance they need. This graph illustrates the dire waiting list situation in the Twin Cities area.

APPENDIX I: About the Survey

When and where it was conducted

The survey was conducted by telephone during the summer and fall of 2009. Cities in Anoka, Dakota and suburban Hennepin Counties provided directories of rental housing in their jurisdictions. Such lists were received from 24 cities in suburban Hennepin County, 11 in Dakota County, and 10 in Anoka County, shown below. The survey covered apartment complexes in these suburbs.

SUBURBAN HENNEPIN COUNTY

Bloomington	Crystal	Hopkins	New Hope	St. Anthony
Brooklyn Center	Eden Prairie	Maple Grove	Osseo	St. Louis Park
Brooklyn Park	Edina	Maple Plain	Plymouth	Spring Park
Champlin	Excelsior	Minnetonka	Richfield	Wayzata
Chanhassen	Golden Valley	Mound	Robbinsdale	

DAKOTA COUNTY

Apple Valley	Farmington	Lakeville	South St. Paul
Burnsville	Hastings	Lilydale	West St. Paul
Eagan	Inver Grove Heights	Rosemount	

ANOKA COUNTY

Anoka	Centerville	Coon Rapids	Hilltop	Spring Lake Park
Blaine	Columbia Heights	Fridley	Ramsey	St. Francis

Who was contacted

The survey was restricted to complexes containing two-bedroom apartments and a total of at least six units. It excludes publicly owned housing developments with project-based Section 8, complexes financed with subsidized mortgages (e.g., Sec. 236 and 202), nursing homes, group homes, assisted-living facilities, transitional housing and special-needs housing. For the suburban Hennepin sample, we include only those complexes from the first year's survey that we have been able to contact each and every year.

Calls were placed by volunteers and staff to the offices of 521 apartment complexes, containing 65,623 units, in the three counties. According to the 2000 Census, the jurisdictions covered by this survey contain a total of 121,610 rental units. Thus, we sampled 53.9% of the units overall. It breaks down as follows: 39.5% (6,989 surveyed out of 17,699) in Anoka County, 58.8% (16,784 out of 28,530) in Dakota County and 55.5% (41,850 out of 75,392) in suburban Hennepin County.

We called the rental office as potential consumers and spoke to the first person that answered the phone. Since our callers spoke to whomever answered, we may not have always talked to people with knowledge of the owner's policy regarding vouchers or the history of the complex. The inability to speak to an actual decision-maker or someone fully knowledgeable made the survey process a little more difficult. However, it demonstrates some of the difficulties encountered by apartment seekers who end up wasting time and application fees on complexes where qualifying is almost impossible.

What was asked

The basic purpose of the survey was to get an overview of the prospects for a Section 8 voucher holder to find a place to use the subsidy in suburban Hennepin, Anoka and Dakota Counties. The survey questions were straightforward and few:

- What is the rent for a two-bedroom apartment?
- Do you accept Section 8 vouchers?
- Do you have any minimum monthly income requirements at your complex, such as "income must be at least three times the rent"?
- If there is a minimum income requirement, how does a Section 8 subsidy apply? Is the tenant's income compared to the market rent or to the portion of the rent the tenant pays as a voucher holder?

How we tabulated the results

In determining the number of units renting at or below the voucher payment standard (VPS), we contacted the voucher issuing authorities for each of the survey areas: Bloomington HRA, Richfield HRA, Hopkins HRA, St. Louis Park HA, Plymouth HRA, South St. Paul HRA, Dakota County CDA and the Metro HRA, which administers vouchers in all of the other suburbs. The suburbs and their two-bedroom Voucher Payment Standard (VPS) are shown in Appendix III, "VPS by City."

We did not add utility expenditures to the rents we were quoted. The voucher payment standard is supposed to cover housing costs, which include household utilities except phone and cable, so the number of units reported as being within the VPS is actually overstated. For example, if the quoted rent was $920, the utility allowance and utility costs for the unit were each $30 and the VPS in that city was $933, the total housing cost of $950 (rent of $920 plus utilities at $30) exceeds the VPS by $17. In this case, the family would have to pay the extra $17 out-of-pocket, raising their housing cost above 30% of their income. Technically, this unit should not be counted in our survey as qualifying or affordable.

There are a variety of minimum income requirements being used by owners and managers, most of which are expressed as a multiple of the rent. Where there were such requirements, we probed to learn how it was being applied to Section 8 applicants. If it was applied to the tenant's portion of the rent, the multiple could be up to 3.3x the tenant's portion of the rent without disqualifying the applicant, provided the rent was within the VPS. If the multiplier was 3x the unit's market rent, virtually all Section 8 holders would be disqualified, even with rent that was within the VPS. In this year's survey we found 1,135 units where the requirement was three times the unit's market rent, thus disqualifying voucher holders, despite the fact that the rents were within the VPS.

APPENDIX II: Housing Choice Vouchers and the Voucher Payment Standard

Under the Section 8 Housing Choice Voucher Program, the term used for the highest rent a voucher would cover is called the Voucher Payment Standard (VPS). The VPS is determined locally by the housing agency that issues vouchers in its jurisdiction. In the areas we surveyed the vouchers are administered by the Metropolitan Council's Housing and Redevelopment Authority (HRA) for all cities in suburban Hennepin County with the exceptions of Bloomington, Plymouth, Richfield and St. Louis Park, who administer their own vouchers, and in Dakota County by the Dakota County Community Development Authority (CDA) and South St. Paul CDA.

Every year HUD publishes a set of Fair Market Rents (FMRs) for each metropolitan and non-metro areas of each state. FMRs are established for various unit sizes based on a survey of recent moves to dwellings in standard condition, i.e. habitable and up to code. Since 2001 HUD has conducted a random digit-dialing survey to determine FMRs for the Twin Cities metro area. This methodology has produced program rents that are much closer to market rents than past methods used, as indicated by the percentages of units qualifying shown in the chart on page four of this report.

The term Fair Market Rent is somewhat misleading as the number used for the rent amount is actually the amount of rent *plus* utility costs, not including phone and cable. Almost all rents in Minnesota do not include all these utility costs, which are paid separately over and above the amount of rent, by the tenant. So, when utility costs are figured in, the unit can exceed the VPS even though the advertised rent may be lower.

Within limits, the local agencies have the authority to set the maximum amount that vouchers will cover and these become the VPS for their area. They can set it anywhere between 90% and 110% of the FMR. HRAs can request even higher exception rents from HUD, beyond the 110%, for high cost areas. However, HUD's recent policy of directly reducing the HRAs allocation when these higher exception rents are granted has had the effect of stopping all communities in our survey from seeking the exception rent.

Using vouchers, tenants pay 30% of their income toward the housing cost. The agency issuing the voucher pays the landlord the remaining rent owed, up to the VPS. If the rent plus utilities exceeds the VPS the tenant must pay the extra amount out-of-pocket. (See Appendix III, VPS by City, for the VPS in use at the time of this survey.) However, a family may <u>not</u> pay more than 40% of their income for housing costs when they first receive a voucher or any time they move to a new unit. If the rent and utilities increase above 40% of the family's income after the initial lease period they may remain, but will have to pay any increase out-of-pocket, pushing their housing cost past 40%.

This provision excludes a large number of low-income tenants from many Twin Cities rental units. Housing agency staff who first welcomed the flexibility of the new voucher program have begun to experience problems as apartment seekers run afoul of this 40% limit and are unable to lease a unit. Setting a 40% of income limit carries an implication that this cost burden is acceptable and sets the stage for its becoming the new definition of affordable housing.

APPENDIX III: Voucher Payment Standards by City

Voucher Payment Standards (VPS) in effect at time of survey for two-bedroom apartments

The VPS can be set between 90-110% of the Fair Market Rent (FMR) without HUD approval; higher VPS (up to the maximum of 120% of the FMR) requires HUD approval. The HUD-set metro area two-bedroom FMR during the survey was $873.

The Metropolitan Council HRA, which issues vouchers used throughout the seven-county metro area, has set its VPS at $960, which is 110% of the FMR.

Anoka County

City	VPS	% of FMR
Anoka	960	110%
Blaine	960	110%
Centerville	960	110%
Columbia Heights	960	110%
Coon Rapids	960	110%
Fridley	960	110%
Hilltop	960	110%
Ramsey	960	110%
Spring Lake Park	960	110%
St. Francis	960	110%

Dakota County

City	VPS	% of FMR
Apple Valley	960	110%
Burnsville	960	110%
Eagan	960	110%
Farmington	903	103.4%
Hastings	903	103.4%
Inver Grove Heights	960	110%
Lakeville	960	110%
Lilydale	960	110%
Rosemount	903	103.4%
South Saint Paul	928	106.3%
West Saint Paul	903	103.4%

suburban Hennepin County

City	VPS	% of FMR
Bloomington	920	105.4%
Crystal	960	110%
Brooklyn Center	960	110%
Brooklyn Park	960	110%
Champlin	960	110%
Chanhassen	960	110%
Crystal	960	110%
Eden Prairie	960	110%
Edina	960	110%
Excelsior	960	110%
Golden Valley	960	110%
Hopkins	960	110%

City	VPS	% of FMR
Maple Grove	960	110%
Maple Plain	960	110%
Minnetonka	960	110%
Mound	960	110%
New Hope	960	110%
Osseo	960	110%
Plymouth	960	110%
Richfield	912	104.5%
Robbinsdale	960	110%
Spring Park	960	110%
St. Louis Park	910	104.2%
Wayzata	960	110%

APPENDIX IV: HRA Survey Results

2009 HRA Waiting List Survey

Agency	Current VPS	Number of vouchers in authority	Average time spent on waiting list	How often waiting list is open	Estimated need for vouchers
Metro HRA	960	5,954	3 - 5 years	Last opened Summer 2007	3,100 on waiting list; Current list could support additional 3,000.
Bloomington HRA	920	525	2 - 5 years	4-5 years	1,650 on waiting list; Estimated 460 more vouchers needed to support applicants with a residential preference
So. St. Paul HRA	928	302	4 years	5 years	450 on waiting list; Estimated 30 more vouchers needed
Richfield HRA	912	231	2 - 3 years	Last open November 2002; Opening again in Oct. '09	46 on waiting list; Estimated 200-300 more vouchers needed
Dakota Co. CDA	Region 1: 960 Region 2: 903	2,209	1 to 5 years	Closed from 9/2005-2/2008	4,627 on waiting list; Estimated need is "double the number in use"
Plymouth HRA	960	225	6 months to 2 years	Every 3 years	150 on waiting list; "Not more than 25 to support the rental market."
St. Louis Park HA	910	268	3 years	3 to 4 years	1,170 on waiting list; Estimated "several hundred" more vouchers needed.

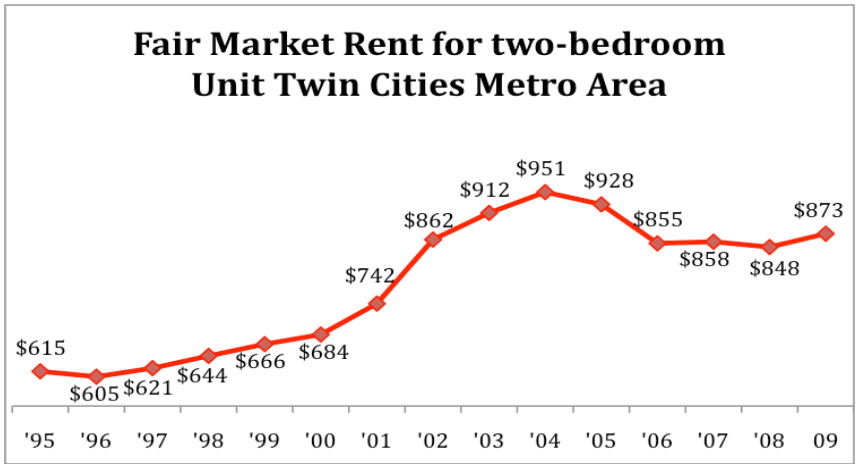
APPENDIX V: Fair Market Rents

Twin Cities Metro Area Fair Market Rents (FMRs)

FMRs in effect at time of survey	
610	Efficiency
719	1 bedroom
873	2 bedroom
1,143	3 bedroom
1,284	4 bedroom

This year's FMR's have increased slightly, the first increase in several years, which permits the two-bedroom voucher payment standard to reach $960 (110% of the FMR) in the highest-priced suburbs. (See Appendix III for a listing of the voucher payment standard for each suburb surveyed.)

The chart below shows FMRs in dollars per month beginning with fiscal year 1995 when this report was first published.



NOTE: Also see Appendix II "Housing Choice Vouchers and the Voucher Payment Standard" for an explanation of the relationship between the Fair Market Rent and the Voucher Payment Standard, which is the actual market value of a voucher.