

# PAYMENT STANDARDS AND UTILITY COST CHART

## PAYMENT STANDARDS

Effective November 1, 2009

	0-Bedrm	1-Bedrm	2-Bedrm	3-Bedrm	4-Bedrm	5-Bedrm	6-Bedrm
<b>All Communities</b>	\$ 671	\$ 790	\$ 960	\$ 1294	\$ 1454	\$ 1672	\$ 1890
Mobile Home Lot Rent	\$349						

## UTILITY COSTS

Effective 11/1/09

To calculate the utility costs of a unit:

- Circle the amount of the expense listed for all utilities you must pay, in other words, the utilities NOT included in the rent.
- Be sure to use the proper column for the bedroom size (BR) and circle the amount for the proper unit type (gas, electric, propane, etc).
- The "Range and Refrigerator" amount is only included in the total when the tenant must supply those appliances. DO NOT circle them if the stove and refrigerator are provided by the owner.

UNIT TYPE:

A = Apartment/Multiple Dwelling (3 or more units attached)

T/D = Townhouse/Duplex (2 units attached)

H = Single Family Home (1 unit)

UTILITY/APPLIANCE		0-BR	1-BR			2-BR			3-BR			4-BR		5-BR
			A	T/D	H	A	T/D	H	A	T/D	H	T/D	H	
HEATING	Gas	22	33	42	48	43	51	66	49	62	81	85	97	111
	Electric	22	40	51	68	51	67	86	68	86	104	104	123	142
	Oil		92			119			149			161		197
	Propane		72			92			112			136		154
COOKING STOVE	Gas	4	5			6			8			10		11
	Electric	5	7			9			11			14		16
OTHER ELECTRIC (lights)		18	26			33			41			52		59
WATER HEATING														
	Gas		11			13			16			19		23
	Electric		22			28			34			44		50
WATER & SEWER			27			35			43			55		63
TRASH COLLECTION			14			18			22			28		33
RANGE (tenant-owned)		4	4			4			4			4		4
REFRIGERATOR (tenant-owned)		4	4			4			4			4		4

<b>TOTAL UTILITY ALLOWANCE</b>														
<b>+ RENT</b>														
<b>= GROSS RENT</b>														

# Metro HRA Rental Assistance Programs:

## Selecting decent, modest, affordable housing

**The purpose of Rent Assistance Programs is to help you pay for a unit that is decent, modest, and affordable. Before you select housing to rent with your Section 8 voucher or other rental assistance, ask yourself the following questions:**

**1. Is the unit a modest, non-luxury unit?**

To be approved by the Metro HRA, the total cost of the unit must be reasonable for the area where it is located. Look at costs of other units for rent. Find a unit with a total cost within the Payment Standard. (See definitions below)

**2. Is the unit decent, safe, and sanitary?**

The HRA will conduct an inspection to determine if the unit meets Housing Quality Standards. The unit must pass this inspection to be approved.

**3. Does the rent fit my budget?**

If you find a unit with a total cost within the Payment Standard, you will pay 30% of your monthly adjusted income toward your housing expense each month.

The Section 8 and Bridges program rules allow you to pay as much as 40% of your monthly adjusted income toward your rent and utilities each month. This flexibility allows you to rent a unit with a total cost over the Payment Standard. If you decide to rent a unit that costs more than the Payment Standard you will pay the extra rent, **not** the HRA. Paying 40% of your income toward your housing costs instead of 30% leaves less of your monthly budget for other household expenses. Remember, before the Metro HRA will approve the unit, the rent **must** be determined reasonable for the community where it is located. Choose your housing cost wisely.

**Definitions:**

**Total Cost** – Rent + Tenant Paid Utilities. Calculate this using the utility cost chart on the back of this page (Bridges and Ramsey Program participants must pay all utilities out of pocket – no HRA utility allowance).

**Payment Standard** – Standard average rent amount which limits the HRA's portion of the rent. Find the Metro HRA's Payment Standards chart on the back of this page.

**Housing Quality Standards** – Basic standards used by HRA inspectors to determine if a unit is decent, safe, and sanitary.

Your goal is to find a unit within the _____ Bedroom Payment Standard:	30% of your monthly adjusted income is:	40% of your monthly income is:	If your total cost is reasonable, it may be as much as:

**Can you afford to pay 40% of your income towards rent considering your other monthly expenses?**