ST. CLOUD HRA
HOUSING & REDEVELOPMENT AUTHORITY

PAYMENT STANDARDS FOR THE HOUSING CHOICE VOUCHER PROGRAM

Effective: 01/01/2027

City of St. Cloud/Benton County		Sherburne and Wright Counties	
0 BR - $ 943	4 BR - $ 1,957	0 BR - $ 1,174	4 BR - $ 2,540
1 BR - $ 974	5 BR - $ 2,250	1 BR - $ 1,360	5 BR - $ 2,921
2 BR - $ 1,242	6 BR - $ 2,543	2 BR - $ 1,663	6 BR - $ 3,221
3 BR - $ 1,646	7 BR - $ 2,837	3 BR - $ 2,243	7 BR - $ 3,593

PLEASE REMEMBER that all of these payment standards 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 $1,150 per month. In addition, you as the tenant must pay for electricity (lighting, electric cooking, and air conditioning). You would then check the utility allowance schedule and discover that, on a monthly basis, the cost of these utilities is $77 (that is, electricity cost of $51, electric cooking cost of $12, air conditioning cost of $5 and monthly electric charge of $9). Consequently,

Rent	$ 1,150
Utilities	$ 77
Total	$ 1,227

$1,227 is below the payment standard for a two-bedroom voucher ($1,242). Therefore, in this example, the apartment would qualify for rental assistance.

A Request for Tenancy Approval Packet 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 4:00 p.m. 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. If the unit is located in a city that requires rental licensing, it needs to have a current rental license with that city.

Portability

If you are planning to move to an area outside of the city limits of St. Cloud, Benton, Sherburne or Wright 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.

EQUAL HOUSING OPPORTUNITY

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ST. CLOUD HRA JURISDICTION COVERAGE AREAS

AND THE CITY LIMITS OF ST. CLOUD



BENTON COUNTY
Foley
Gilman
Oak Park
Rice
Sartell (East of Mississippi River)
Sauk Rapids

SHERBURNE COUNTY
Becker
Big Lake
Clear Lake
Elk River
Otsego
Zimmerman

WRIGHT COUNTY

Albertville	Annandale
Buffalo	Clearwater
Cokato	Delano
Hanover	Howard Lake
Maple Lake	Monticello
Montrose	Rockford
St. Michael	Silver Creek
South Haven	Waverly