

Impact Analysis

Activity	<p style="text-align: center;">Tenant Rent Policies</p> <p style="text-align: center;">1f. Minimum rent</p> <p style="text-align: center;">1h. Tenant payment as modified percentage of income</p> <p style="text-align: center;">1j. Alternative utility allowance</p> <p style="text-align: center;">1n. Utility reimbursements</p> <p style="text-align: center;">1s. Elimination of deductions</p> <p style="text-align: center;">1w. Alternative income inclusions, exclusions</p> <p>Minimum rent will be \$100 and TTP will increase to 35% of income for all non-elderly, non-disabled households. One utility allowance for all unit types, varying by unit size. Eliminate utility reimbursements under \$20 per month. Eliminate unreimbursed childcare expense deductions. Exclude student income of all types over tuition for students of any age, exclude all wage income for household members age 20 and below, and count all wage income for household members 21 and above. Applies to all non-elderly, non-disabled households.</p>
1. Describe the activity's impact on the agency's finances (e.g., how much will the activity cost, any change in the agency's per family contribution)	
Totality of changes should be neutral, not expected to impact agency finances significantly. Anticipated benefit to the agency due to anticipated increase in voucher utilization. Possible staff time savings/admin costs savings in the long term.	
2. Describe the activity's impact on affordability of housing costs for affected families (e.g., any change in how much affected families will pay towards their housing costs);	
Housing costs will increase moderately for most households, and not at all for some. See analysis of sampling of households attached. Households will more easily understand simplified calculations. Increased minimum rent and TTP are expected to act as an incentive for employment along with the implementation of a triennial certification process. Changes allow for greater housing choice and increased access to housing due to a clear understanding from landlords and households of tenant rent responsibilities. Increased access to housing is anticipated due to the ability of households to use more of their income to access housing.	
3. Describe the impact on the agency's waitlist(s) (e.g., any change in the amount of time families are on the waitlist);	
No impact	
4. Describe the impact on the agency's termination rate of families (e.g., any change in the rate at which families non-voluntarily lose assistance from the agency);	
Impact should be minimal due to total package of changes balancing each other out and hardship policy coverage for those who need it.	
5. Describe the impact on the agency's current occupancy level in public housing and utilization rate in the HCV program	
None expected	

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6. Describe the impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency, and/or housing choice;

Simplifications make rent calculations more understandable for tenants and allow hardship exceptions if necessary. Changes save tenant time and in many cases decrease costs. Increased minimum rent and TTP expected to act as incentive for employment. Changes save staff and tenant time doing repeated, changing calculations that do not significantly change tenants' situations. Staff time/admin cost savings allows more time to work with tenants and explore new projects. Anticipate tenants having increased housing choice due to clarity in understanding household funds needed for housing. Allows for landlords to understand household rent responsibilities. Reduces the need for staff to calculate housing feasibility.

7. Describe the impact on the agency's ability to meet the MTW statutory requirements;

None expected

8. Describe the impact on the rate of hardship requests and the number granted and denied as a result of this activity; and

No significant change expected due to total package of complimentary and offsetting changes. Hardship policy is in place to protect those who need it, such as the few families affected by losing certain deductions. Agency will track and document hardship requests so as to adjust program design, better clarify requirements, or clear up misunderstandings for participants if necessary.

9. Across the other factors above, describe the impact on protected classes (and any associated disparate impact)

None expected.



Rent Policy Waiver – Examples of Impacts

			Deductions (allowances & expenses)	Adjusted Annual Income (subtract deductions)	Adjusted Monthly Income	Total Tenant Payment Percent of Income	Total Tenant Payment (rounded)
Adult + 1 minor dependent	Monthly Income \$944	Current	\$480	\$10,848	904	30%	\$271
	Annual Income (monthly x 12) \$11,328	MtW	\$480	\$10,848	904	35%	\$316

Monthly
change:
\$45 increase

			Deductions (allowances & expenses)	Adjusted Annual Income (subtract deductions)	Adjusted Monthly Income	Total Tenant Payment % of Income	Total Tenant Payment (rounded)
Adult with 3 Dependent Minors, no childcare	Monthly Income \$2,200	Current	\$1,400	\$24,960	\$2,080	30%	\$624
	Annual Income (monthly x 12) \$26,400	MtW	\$1,400	\$24,960	\$2,080	35%	\$728

Monthly
change:
\$104 increase





Rent Policy Waiver – Examples of Impacts

			Deductions (allowances & expenses)	Adjusted Annual Income (subtract deductions)	Adjusted Monthly Income	Total Tenant Payment Percent of Income	Total Tenant Payment (rounded)
2 Adults + 4 Dependent Minors, no childcare expenses	Monthly Income \$1,500	Current	\$1,920	\$16,080	\$1,340	30%	\$402
	Annual Income (monthly x 12) \$18,000	MtW	\$1,920	\$16,080	\$1,340	35%	\$469

Monthly
change:
\$67 increase

			Deductions (allowances & expenses)	Adjusted Annual Income (subtract deductions)	Adjusted Monthly Income	Total Tenant Payment % of Income	Total Tenant Payment (higher of % income or MINIMUM RENT)
Zero Income Family	Monthly Income \$0	Current	\$0	\$0	\$0	30%	\$50
	Annual Income (monthly x 12) \$0	MtW	\$0	\$0	\$0	35%	\$100

Monthly
change:
\$50 increase





Rent Policy Waiver – Examples of Impacts

			Deductions (allowances & expenses)	Adjusted Annual Income (subtract deductions)	Adjusted Monthly Income	Total Tenant Payment % of Income	Total Tenant Payment (rounded)
1 Adult with 2 Dependent Minors, childcare deduction	Monthly Income \$1,800	Current	\$2,400	\$19,197	\$1,600	30%	\$480
	Annual Income (monthly x 12) \$21,597	MtW	\$960	\$20,637	\$1,720	35%	\$602

Monthly
change:
\$122 increase

			Deductions (allowances & expenses)	Adjusted Annual Income (subtract deductions)	Adjusted Monthly Income	Total Tenant Payment Percent of Income	Total Tenant Payment (rounded)
1 Adult with 1 Dependent Minor, childcare deduction	Monthly Income \$2,109	Current	\$3,080	\$22,223	\$1,852	30%	\$556
	Annual Income (monthly x 12) \$25,303	MtW	\$480	\$24,823	\$2,069	35%	\$648

Monthly
change:
\$92 increase





Rent Policy Waiver – Examples of Impacts

Activity 1s – Elimination of Unreimbursed Childcare Deduction

HRHA has 22 non-elderly, non-disabled families claiming a childcare expense out of 806 total families.

Of those 22 families:

4 receive assistance thru DSS for childcare expenses;

- for most families, the new combined utility allowance will increase and help offset the removal of the childcare deduction;
- for any remaining families, a hardship waiver is available for the expense.

Rent changes for non-elderly, non-disabled families are balanced by reduced certification frequency: increases in income will not trigger a subsequent interim to increase rent portion

Hardship waivers are in place to specify when & how to make exceptions

