

IMPACT ANALYSIS – ACTIVITY 2023-05: Flexible Subsidy Standards in Project-Based Voucher Admissions

FACTOR 1: Impact on the agency's finances (e.g., how much will the activity cost, any change in the agency's per family contribution)

This activity will not have an impact on the agency's finances. The Project-Based Voucher (PBV) units are under a long-term contract, so allowing families the choice to move into a slightly smaller or slightly larger unit will not have a great impact on Housing Assistance Payments (HAP). Staff would need to determine eligibility for the units, so this would not impact staff processing time.

FACTOR 2: Impact on affordability of housing costs for affected families (e.g., any change in how much affected families will pay towards their housing costs)

This activity does not affect the family's total tenant payment, so will not have an impact on affordability of housing costs.

FACTOR 3: Impact on the agency's waitlist(s) (e.g., any change in the amount of time families are on the waitlist)

This activity will make more families eligible for units, so this may slightly increase the wait times for some families on the wait list. For example, in the past, a family with three members would have been ineligible for a 1-bedroom unit, so the family would have been removed and another family would be considered for the unit. Under this activity, this 3-person family would be eligible, so the second family will experience an increased wait time. However, some families that would have been ineligible for units in the past, will now be eligible and will experience shorter wait times or now be housed rather than denied.

It will also result in less families being removed from some wait lists due to family composition issues.

FACTOR 4: 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)

This activity may slightly decrease the termination rate of families as it would allow the Authority to keep larger families in a smaller unit rather than the family having a voucher issued that might expire before a suitable unit is found.

FACTOR 5: Impact on the agency's current occupancy level in public housing and utilization rate in the HCV program

This activity would not have a great impact on the agency's utilization rate as the PBV units would be filled with families eligible under the current subsidy standard. By being able to fill units with a larger number of families, this activity may have a minimal impact on HAP utilization as vacancy times may decrease if the delay was on identifying an eligible family and not the owner preparing the unit for a new family.

FACTOR 6: Impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency, and/or housing choice

This activity will meet the MTW statutory goal of housing choice as it would provide families with more housing options to choose from and be housed in.

FACTOR 7: Impact on the agency's ability to meet the MTW statutory requirements

a) Very Low-Income Requirement

AHA will be able to meet this requirement since this activity does not change the income requirements of the programs.

b) Reasonable Rent Policy

This does not affect the family's calculation of total tenant payment.

c) Substantially the Same Requirement

This does not affect the Substantially the Same Requirement as the PBV units would be filled without this activity.

d) Comparable Mix Requirement

This activity should not affect family size by more than 10%, but the agency will need to monitor this requirement. Families will be offered the correct sized unit but could select a smaller unit which might over

time shift the mix slightly upwards. Most families, however, would prefer a larger unit if it is available.

Ten-person families to fill 5-bedroom units are becoming more difficult to find. During the agency's last wait list opening, the agency placed all households that qualified for a 5-bedroom unit, based on the number of family members, on the wait list without a random selection because so few families qualified for the larger units. This opening was completed prior to the agency obtaining MTW status. Using the metric of families with 6 or more family members, then the second part of this activity would not impact this family size as the differences will be between 8- and 9- person households or 6- or 7-person households.

e) Housing Quality Standards (HQS)

The units would have to continue to meet the HQS standards, so this statutory requirement would be met.

FACTOR 8: Impact on the rate of hardship requests and the number granted and denied as a result of this activity

This activity would not result in hardship requests as does not affect the HAP or total tenant payment.

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