

**ACTIVITY 2022-15: Guaranteed Basic Income (GBI) Pilot Program**

The City of Alameda has a pilot program, Guaranteed Income Program, to provide a flat monthly cash payment of \$1,000 to approximately 150 low-income City of Alameda households over a two-year period.

Waive: 24 CFR 6.09

This MTW activity serves the following statutory objectives:

- Cost effectiveness
- Self-sufficiency
- Housing Choice

This initiative achieves one or more of the 3 MTW above statutory objectives by:

Allowing families to retain more income for the period of two years without requiring staff to do an interim between triennials.

A MTW activity may apply to all assisted households or only to a subset or subsets of assisted households by having a different policy by household status/family types/sites. This MTW activity applies:

- to all assisted households
- only to a subset or subsets of assisted households

This MTW activity has the following cost implications:

- Neutral
- Increased revenue
- Decreased revenue
- Increased expenditures
- Decreased expenditures

The implementation timeline for the initiative is:  
Upon implementation by the City of Alameda of the program.

This MTW activity does require an impact analysis.

**IMPACT ANALYSIS – 2022-15 GBI**

**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)

The amount paid to participants per year is only \$200 over the interim increase threshold. If all 150 low-income families selected for this program were participants in the Housing Authority of the City of Alameda’s (AHA) programs, then the increased HAP for this \$200 would be \$216,000 for the two years of the program.

**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)

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Families would have an increased source of income without an increase in their portion of the rent, so the amount paid towards housing would be less than without this activity.

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

This would not impact the waitlist.

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 would not impact the termination rate of families.

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

This would not greatly affect the utilization rates for the HCV program.

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

This would require less staff hours to input interims for a source of income that will not last the period between annuals. It would also increase self-sufficiency as families could keep an increase in income for savings or other self-sufficiency activities.

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

a) Very Low-Income Requirement

The agency would still be able to meet this requirement as this activity would not impact the selection of applicants.

b) Reasonable Rent Policy

This activity does not adversely affect the family's calculation of total tenant payment. It would decrease the family's share of rent to owner and allow the family to have income for other purposes like saving or paying for education classes. This activity complies with the requirement for the AHA to have a Reasonable Rent Policy.

c) Substantially the Same Requirement

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This will not affect the Agency's ability to meet the Substantially the Same Requirement.

d) Comparable Mix Requirement

This activity would have no effect on the number of household members in families, so would meet this statutory requirement.

e) Housing Quality Standards (HQS)

The units would continue to have 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 does not require a hardship policy as the families would be paying less than without this activity.

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

The City of Alameda, the administrator of the program, will conduct outreach in a non-discriminatory manner to try to reach all eligible families qualified for the program. The selection process for this program will be through random selection, so there should not be a disparate impact on any protected class.

This MTW activity does not require a hardship policy.

See Section H for a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered. No comments were received specific to this waiver request.