

IMPACT ANALYSIS – ACTIVITY 2024-01 HAP Contracts Signed Up to 120 Days

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 should not have a significant impact on the agency's finances as the amount being paid for HAP does not change and the family's contribution to the rent would not change. There might be a slight decrease in costs associated with a reduction of duplicative staff efforts.

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 would not impact the affordability of housing costs for affected families as the date when the HAP contract is signed does not change the calculation for the family's portion of the rent.

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 would have no impact on the agency's 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 activity would not affect the agency's terminations rate of families.

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

This activity would not affect the agency's current occupancy level.

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

This activity would meet the statutory goal of cost effectiveness as it would give all parties more time to sign the HAP contract thus decreasing any duplicative efforts by staff who may need to create a new HAP contract if the owner signs a revised lease to delay the effective date to meet the 60-day requirement. During lease-ups of large complexes where multiple participants are housed, this would allow the landlord to concentrate on leasing and then sending the contracts once the major lease-up is complete.

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

a) Very Low-Income Requirement

The AHA will be able to meet this requirement since this activity does not pertain to the very low-income requirement of new admissions.

b) Reasonable Rent Policy

The AHA will be able to meet this requirement since this activity would not have an effect on the family's calculation of total tenant payment.

c) Substantially the Same Requirement

The AHA will be able to meet this requirement since this activity does not affect the total number of households housed.

d) Comparable Mix Requirement

The AHA will be able to meet this requirement since this activity does not affect family size.

e) Housing Quality Standards (HQS)

The AHA will be able to meet this requirement since this activity would not affect the HQS and all units will be expected to be upkept in accordance with HQS.

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 cause a hardship to the families and as such a hardship request is not needed for this activity. Owners cannot evict for non-payment of HAP. If the owner returns the lease and HAP contract timely, the AHA will pay promptly.

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

This activity would not have an impact on any of the protected classes as this activity would apply to all families regardless of their protected class status.