

Rent Reform Demonstration

Table 1

Comparison of Traditional (Non-MTW) and Alternative Rent Models for HCV Households

Component	Traditional Policy	Alternative Policy
Calculating Total Tenant Payment (TTP)	<p>30 percent of <i>adjusted monthly</i> income (i.e., total countable income minus deductions) or 10 percent of gross income, whichever is higher.</p> <p>Countable income estimates are based on anticipated income in setting a household's TTP and housing subsidy.</p>	<p>Simplified calculation of the household's total tenant payment (TTP) and subsidy amount:</p> <ul style="list-style-type: none"> • Elimination of deductions and allowances • Changing the percent of income that a household pays, from 30 percent of <i>adjusted monthly income</i> to 28 percent of <i>gross monthly income</i>. <p>Countable income estimates for setting a household's TTP and housing subsidy are based on 12-month <i>retrospective</i> income.</p>
Minimum TTP and/or minimum rent paid by household to landlord	<i>Up to \$50</i> per month, at housing agency discretion.	<p><i>\$75 to \$150</i> per month, depending on the housing agency.</p> <p>All households pay a minimum amount of rent directly to the landlord, to mirror the landlord-tenant relationship in the non-subsidized rental market.</p>
Assets	Household income from assets is ignored when total asset value is <i>\$5,000</i> or less.	Household income from assets is ignored when total asset value is less than <i>\$25,000</i> , and households do not need to document those assets.
Recertification period	<i>Annual</i> recertifications	<i>Triennial</i> recertifications
Interim recertifications	<p>At agency discretion, households report any income increases when they occur prior to next scheduled recertification.</p> <p>Households may request interim recertifications whenever income falls by any amount.</p>	<p>Earnings gains do not increase TTP for three years.</p> <p>Interim recertifications are limited to a maximum of one per year, to protect households when their income drops while limiting the burden to the housing agency.</p>
Utilities	Where the contract rent does not include utilities, a utility allowance is provided based on a detailed schedule that takes into consideration voucher size and various aspects of unit type.	Simplified utilities policy tailors allowances to a standard base rate for utility costs that varies according to the voucher size, with additional payment available to households paying higher costs due to the type of heating (e.g., electric or oil heat) and water and sewer charges.

(continued)

Table 1 (continued)

Component	Traditional Policy	Alternative Policy
Hardship policy	<p>Housing agency must suspend the minimum rent (if implemented) for households that are unable to pay it due to specified financial hardships. Short-term hardships (lasting 90 days or less) require the suspended minimum to be reinstated after the hardship period ends and to be repaid according to a reasonable payment plan.</p>	<p>Households qualify for consideration of a hardship-based waiver if:</p> <ul style="list-style-type: none"> • The hardship cannot be remedied by the one interim recertification permitted each year. • The household is at an income level or experiences a loss of income and/or TTP increase such that its total monthly TTP exceeds 40 percent of its current/anticipated monthly gross income. • The household faces risk of eviction for non-payment of rent. • Other circumstances, as determined by the housing agency. <p>Hardship remedy options include a standardized list:</p> <ul style="list-style-type: none"> • Allowing an additional interim recertification beyond the normal one-per-year option. • Setting the household’s TTP at the minimum level for up to 180 days. • Setting the household’s TTP at 28 percent of current gross income, (which may be less than the minimum rent), for up to 180 days. • Offering a “transfer voucher” to support a move to a more affordable unit. • Any combination of the above remedies.

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Table 2

**Deductions and Allowances
Among Current Working-Age/ Non-Disabled Households**

	National (All Non-MTW Housing Agencies)	Lexington, KY	Louisville, KY	San Antonio, TX	Washington, DC
Total number of households	952,433	1,927	4,582	6,926	7,106
Income Allowances & Deductions					
Any deductions (%)	82.1	77.7	93.3	89.2	71.9
Type of deduction (%)					
Medical/disability	0.0	0.0	n/a	0.3	2.9
Elderly/Disability	0.0	0.0	n/a	1.4	10.0
Dependent care	82.1	77.7	n/a	88.9	63.8
Childcare	8.6	10.3	n/a	9.8	5.2
Average annual deduction amount among those receiving deduction (\$)					
Medical/disability	-- ^a	0	n/a	681	1258
Elderly/Disability	0	0	n/a	400	400
Dependent care	1,118	1,083	n/a	1,296	1,111
Childcare	3,118	2,898	n/a	3,334	2,795
Total average deduction amount among those receiving a deduction (\$)	1,444	1,468	n/a	1,668	1,295
Utility Allowance					
Has utility allowance (%)	94.6	79.8	95.2	88.6	84.3
Total monthly average utility allowance if receiving an allowance (\$)	156	192	167	155	241
Other					
Receiving utility allowance reimbursement (%)	25.0	36.4	n/a	0.3	35.0
Average amount of utility allowance reimbursement (\$)	84	88	n/a	71	146

SOURCES: MDRC calculations using data from the U.S. Department of Housing and Urban Development (HUD) Public and Indian Housing Information Center (PIC) Data and Section 8 housing data from the District of Columbia Housing Authority, Louisville Metropolitan Housing Authority, and San Antonio Housing Authority.

NOTES: ^aFew cases

n/a = Data not available.

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Table 3

Current Rent Policies of Housing Agencies Participating in the Rent Reform Demonstration

Rent Policy Components	Lexington, Kentucky	Louisville, Kentucky	San Antonio, Texas	Washington, DC
Percent of adjusted income for TTP	30%	30%	30%	30%
Threshold of asset value below which asset income is ignored	If assets total more than \$5,000, income from the assets is "imputed" and the greater of actual asset income and imputed asset income is counted in annual income.	No threshold	No threshold; self-certification of assets sold for less than fair market value	No threshold; self-certification of individual assets less than \$15,000
Recertification	Working-age/ non-disabled: Annual Elderly/ disabled (on fixed income): Triennial [proposed]	Working-age/ non-disabled: Annual Elderly/ disabled: Biennial	Working-age/ non-disabled: Biennial for some; Annual for control group Elderly/ disabled (on fixed income): Biennial [Triennial proposed]	Working-age/ non-disabled: Biennial ¹ Elderly/ disabled: Biennial
Minimum TTP	\$150	\$0	\$50	\$0
Utility policy	Uses the appropriate utility allowance for the size of dwelling unit actually leased by the family (rather than the family unit size as determined under the Housing Authority subsidy standards).	Current HUD Policy	Current HUD Policy	Simplified by bedroom and voucher size [planned]
Hardship policy for minimum rent	Suspension of minimum rent if HH experiences an increase in rent as a direct result of the MTW rent reform initiative. Reduction in rent if HH experiences a loss of income due to circumstances beyond the household's control.	[No minimum rent]	If TTP is lower than min rent, a hardship exists, and the family share is calculated at higher of 30% of gross income, 10% of adjusted income, or the welfare rent.	[No minimum rent]

(continued)

Table 3 (continued)

SOURCES: Housing Authority MTW annual plans and other agency documents.

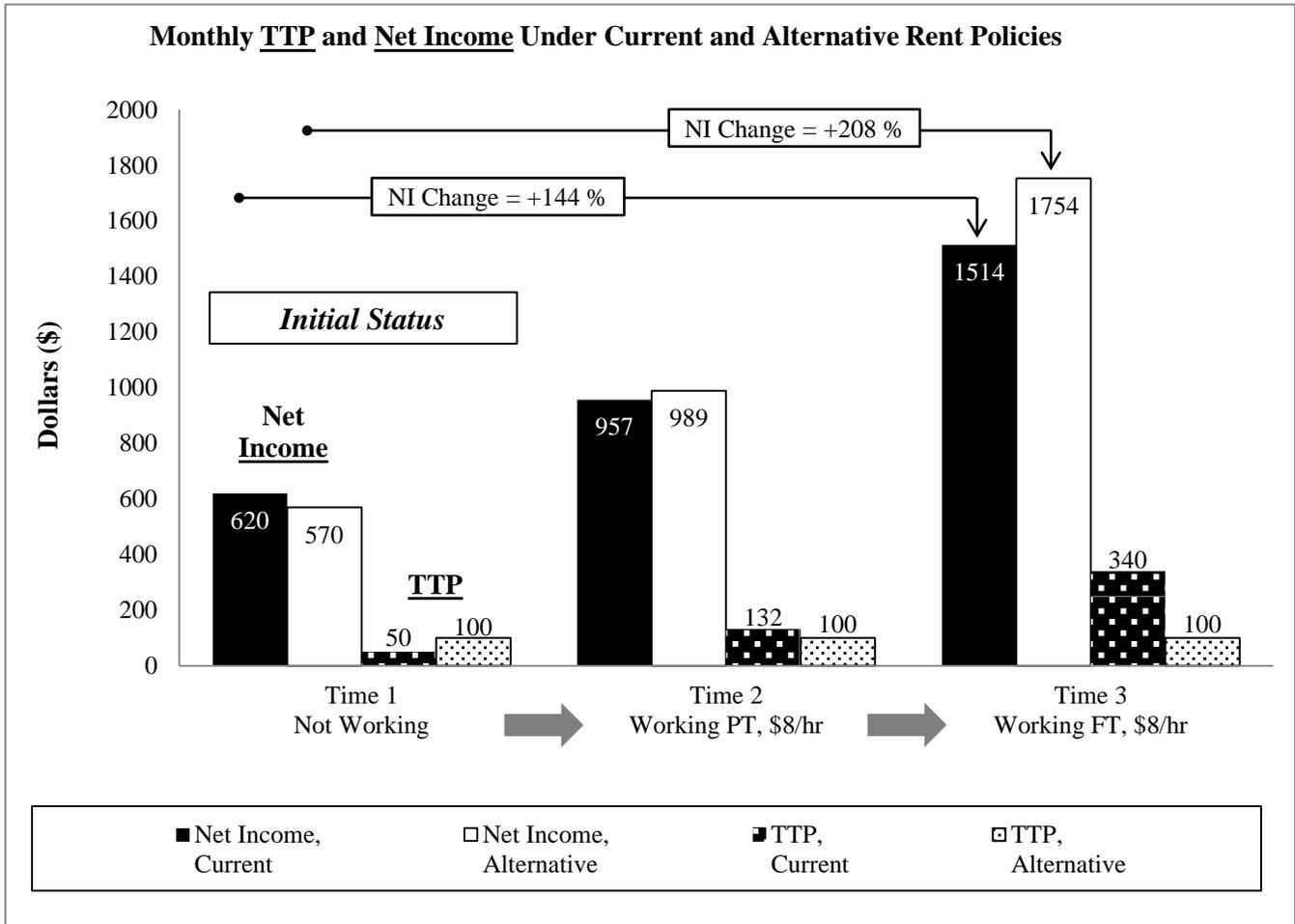
NOTES: Current HUD Utility policy: Based on typical cost in housing of similar size and type, community consumption patterns, and current utility rates.

¹Under the biennials, an increase in income has to be reported before the next biennial, and if the increase \$10,000 or more, then a new TTP is calculated. If the increase is less than \$10,000, then this income is excluded until the next biennial recertification.

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Figure 1
San Antonio

Changes in Estimated Household Monthly TTP and Monthly Net Income (NI) As "Shana" Increases Her Work Effort, Under Alternative and Current Rent Policies During the First 3-Year Period



SOURCE: MDRC calculations using the Urban Institute's Net Income Change Calculator with transfer program and tax rules from 2008.

NOTES: New rent policy: \$100 minimum rent, 28% of income.

Current San Antonio rent policy includes a \$50 minimum rent.

These estimates are approximations.

Shana is a single mother with 2 children (Ages 13 and 15).

Net income includes prorated EITC payments and non-cash benefits, such as SNAP, and it is net of TTP, estimated work-related expenses, and taxes.

Rent Reform Demonstration

Table 4

San Antonio

**Changes in Estimated Household Monthly TTP and Monthly Net Income As "Shana" Increases Her Work Effort,
Under Alternative and Current Rent Policies**

Assumptions	
Percent of Income: 28%	Minimum Rent: \$100

Shana is a single mother with 2 children (Ages 13 and 15)	Year 1 through Year 3				3-Year Recertification Interview: New TTP Set	Year 4 through Year 6			
	Not Working	Working FT at \$8/hour	Difference ^a	Percent Change ^b		Working FT at \$8/hour	Working FT at \$16/hour	Difference ^a	Percent Change ^b
TTP	<i>Initial Status</i>					<i>Initial Status</i>			
New Rules (\$)	\$100	\$100	\$0	0%		\$340	\$340	\$0	0%
Current rules (\$)	\$50	\$340	+\$290	+580%		\$340	\$704	+\$364	+107%
Difference (New minus Current) (\$)	+\$50	(\$240)				\$0	(\$364)		
Difference (New minus Current) (%)	+100%	(71%)				0%	(52%)		
Net Income									
New Rules (\$)	\$570	\$1,754	+\$1,184	+208%		\$1,514	\$2,183	+\$669	+44%
Current rules (\$)	\$620	\$1,514	+\$894	+144%		\$1,514	\$1,819	+\$305	+20%
Difference (New minus Current) (\$)	(\$50)	+\$240				\$0	+\$364		
Difference (New minus Current) (%)	(8%)	+16%				0%	+20%		

(continued)

Table 4 (continued)

SOURCE: MDRC calculations using the Urban Institute's Net Income Change Calculator with transfer program and tax rules from 2008.

NOTES: Current San Antonio rent policy includes a \$50 minimum rent.

These estimates are approximations.

Net income includes prorated EITC payments and non-cash benefits, such as SNAP, and it is net of TTP, estimated work-related expenses, and taxes.

^aThe difference is the change in income represented in dollars, calculated by subtracting the income when "Not Working" from the income when "Working FT at \$8/hour."

^bThe percent change is the change in income represented as a percent, calculated by dividing the income "Difference" by the income when "Not Working."

Rent Reform Demonstration

Table 5

**Changes in Estimated Household Monthly Net Income As "Shana" Increases Her Work Effort,
Under Alternative and Current Rent Policies, by Housing Agency**

Assumptions	
Percent of Income: 28%	Minimum Rent: \$75 - \$150

	Year 1 through Year 3					Year 4 through Year 6			
	Not Working	Working FT at \$8/hour	Difference ^a	Percent Change ^b		Working FT at \$8/hour	Working FT at \$16/hour	Difference ^a	Percent Change ^b
Shana is a single mother with 2 children (Ages 13 and 15)									
Lexington, KY	<i>Initial Status</i>				3-Year Recertification Interview: New TTP Set	<i>Initial Status</i>			
Net Income under new rules (\$)	\$538	\$1,687	+\$1,149	+214%		\$1,497	\$2,058	+\$561	+37%
Net Income under current rules (\$)	\$538	\$1,497	+\$959	+178%		\$1,497	\$1,694	+\$197	+13%
Difference (New minus current) (%)	0%	+13%				0%	+21%		
Louisville, KY	<i>Initial Status</i>					<i>Initial Status</i>			
Net Income under new rules (\$)	\$588	\$1,737	+\$1,149	+195%		\$1,497	\$2,058	+\$561	+37%
Net Income under current rules (\$)	\$633	\$1,497	+\$864	+136%		\$1,497	\$1,694	+\$197	+13%
Difference (New minus current) (%)	(7%)	+16%				0%	+21%		
San Antonio, TX	<i>Initial Status</i>					<i>Initial Status</i>			
Net Income under new rules (\$)	\$570	\$1,754	+\$1,184	+208%		\$1,514	\$2,183	+\$669	+44%
Net Income under current rules (\$)	\$620	\$1,514	+\$894	+144%		\$1,514	\$1,819	+\$305	+20%
Difference (New minus current) (%)	(8%)	+16%				0%	+20%		
Washington, DC	<i>Initial Status</i>				<i>Initial Status</i>				
Net Income under new rules (\$)	\$675	\$1,888	+\$1,213	+180%	\$1,647	\$2,119	+\$472	+29%	
Net Income under current rules (\$)	\$691	\$1,645	+\$954	+138%	\$1,645	\$1,777	+\$132	+8%	
Difference (New minus current) (%)	(2%)	+15%			+0.1%	+19%			

(continued)

Table 5 (continued)

SOURCE: MDRC calculations using the Urban Institute's Net Income Change Calculator with transfer program and tax rules from 2008.

NOTES: New rent policy: Lexington, KY (\$150 Minimum Rent, 28% of income). Louisville, KY (\$100 Minimum Rent, 28% of income). San Antonio, TX (\$100 Minimum Rent, 28% of income). Washington, DC (\$75 Minimum Rent, 28% of income).

Current rent policy: Lexington, KY (\$150 Minimum Rent). San Antonio, TX (\$50 Minimum Rent).

These estimates are approximations.

Net income includes prorated EITC payments and non-cash benefits, such as SNAP, and it is net of TTP, estimated work-related expenses, and taxes.

^aThe difference is the change in income represented in dollars, calculated by subtracting the income when "Not Working" from the income when "Working FT at \$8/hour."

^bThe percent change is the change in income represented as a percent, calculated by dividing the income "Difference" by the income when "Not Working."

Rent Reform Demonstration

Table 6

**Changes in Estimated Household Monthly Net Income As "Maria" Increases Her Work Effort,
Under Alternative and Current Rent Policies, by Housing Agency and Receipt of External Child Care Subsidy**

Assumptions	
Percent of Income: 28%	Minimum Rent: \$75 - \$150

	Year 1 through Year 3					Year 4 through Year 6				
	Not Working	Working FT at \$8/hour	Difference ^a	Percent Change ^b		Working FT at \$8/hour	Working FT at \$16/hour	Difference ^a	Percent Change ^b	
Maria is a single mother with a 1-year old child										
Lexington, KY	<i>Initial Status</i>				3-Year Recertification Interview: New TTP Set	<i>Initial Status</i>				
Does not need child care subsidy										
Net Income under new rules (\$)	\$419	\$1,389	+\$970	+232%		\$1,199	\$1,819	+\$619	+52%	
Net Income under current rules (\$)	\$419	\$1,188	+\$769	+183%		\$1,188	\$1,455	+\$267	+22%	
Difference (New minus current) (%)	0%	+17%				+1%	+25%			
Needs child care subsidy but does not receive it										
Net Income under new rules (\$)	\$419	\$970	+\$551	+132%		\$780	\$1,428	+\$648	+83%	
Net Income under current rules (\$)	\$419	\$910	+\$491	+117%		\$910	\$1,194	+\$284	+31%	
Difference (New minus current) (%)	0%	+7%				(14%)	+20%			
Louisville, KY	<i>Initial Status</i>						<i>Initial Status</i>			
Does not need child care subsidy										
Net Income under new rules (\$)	\$469	\$1,439	+\$970	+207%		\$1,199	\$1,819	+\$620	+52%	
Net Income under current rules (\$)	\$514	\$1,188	+\$674	+131%	\$1,188	\$1,455	+\$267	+22%		
Difference (New minus current) (%)	(9%)	+21%			+1%	+25%				
Needs child care subsidy but does not receive it										
Net Income under new rules (\$)	\$469	\$1,020	+\$551	+118%	\$780	\$1,428	+\$648	+83%		
Net Income under current rules (\$)	\$514	\$910	+\$396	+77%	\$910	\$1,194	+\$284	+31%		
Difference (New minus current) (%)	(9%)	+12%			(14%)	+20%				

(continued)

Table 6 (continued)

Maria is a single mother with a 1-year old child	Year 1 through Year 3				3-Year Recertification Interview: New TTP Set	Year 4 through Year 6				
	Not Working	Working FT at \$8/hour	Difference ^a	Percent Change ^b		Working FT at \$8/hour	Working FT at \$16/hour	Difference ^a	Percent Change ^b	
San Antonio, TX	<i>Initial Status</i>				3-Year Recertification Interview: New TTP Set	<i>Initial Status</i>				
Does not need child care subsidy										
Net Income under new rules (\$)	\$455	\$1,458	+\$1,003	+221%		\$1,218	\$1,945	+\$727	+60%	
Net Income under current rules (\$)	\$504	\$1,207	+\$703	+140%		\$1,207	\$1,569	+\$362	+30%	
Difference (New minus current) (%)	(10%)	+21%				+1%	+24%			
Needs child care subsidy but does not receive it										
Net Income under new rules (\$)	\$455	\$967	+\$512	+113%		\$727	\$1,479	+\$752	+103%	
Net Income under current rules (\$)	\$504	\$875	+\$372	+74%		\$875	\$1,263	+\$388	+44%	
Difference (New minus current) (%)	(10%)	+11%				(17%)	+17%			
Washington, DC	<i>Initial Status</i>					3-Year Recertification Interview: New TTP Set	<i>Initial Status</i>			
Does not need child care subsidy										
Net Income under new rules (\$)	\$569	\$1,482	+\$913	+160%			\$1,236	\$1,899	+\$663	+54%
Net Income under current rules (\$)	\$574	\$1,224	+\$650	+113%	\$1,224		\$1,524	+\$300	+24%	
Difference (New minus current) (%)	(1%)	+21%			+1%		+25%			
Needs child care subsidy but does not receive it										
Net Income under new rules (\$)	\$569	\$627	+\$58	+10%	\$349		\$929	+\$580	+166%	
Net Income under current rules (\$)	\$574	\$588	+\$14	+2%	\$588	\$893	+\$305	+52%		
Difference (New minus current) (%)	(1%)	+7%			(41%)	+4%				

(continued)

Table 6 (continued)

SOURCE: MDRC calculations using the Urban Institute's Net Income Change Calculator with transfer program and tax rules from 2008.

NOTES: New rent policy: Lexington, KY (\$150 Minimum Rent, 28% of income). Louisville, KY (\$100 Minimum Rent, 28% of income). San Antonio, TX (\$100 Minimum Rent, 28% of income). Washington, DC (\$75 Minimum Rent, 28% of income).

Current rent policy: Lexington, KY (\$150 Minimum Rent). San Antonio, TX (\$50 Minimum Rent).

Net income includes prorated EITC payments and non-cash benefits, such as SNAP, and it is net of TTP, estimated work-related expenses, and taxes.

These estimates are approximations.

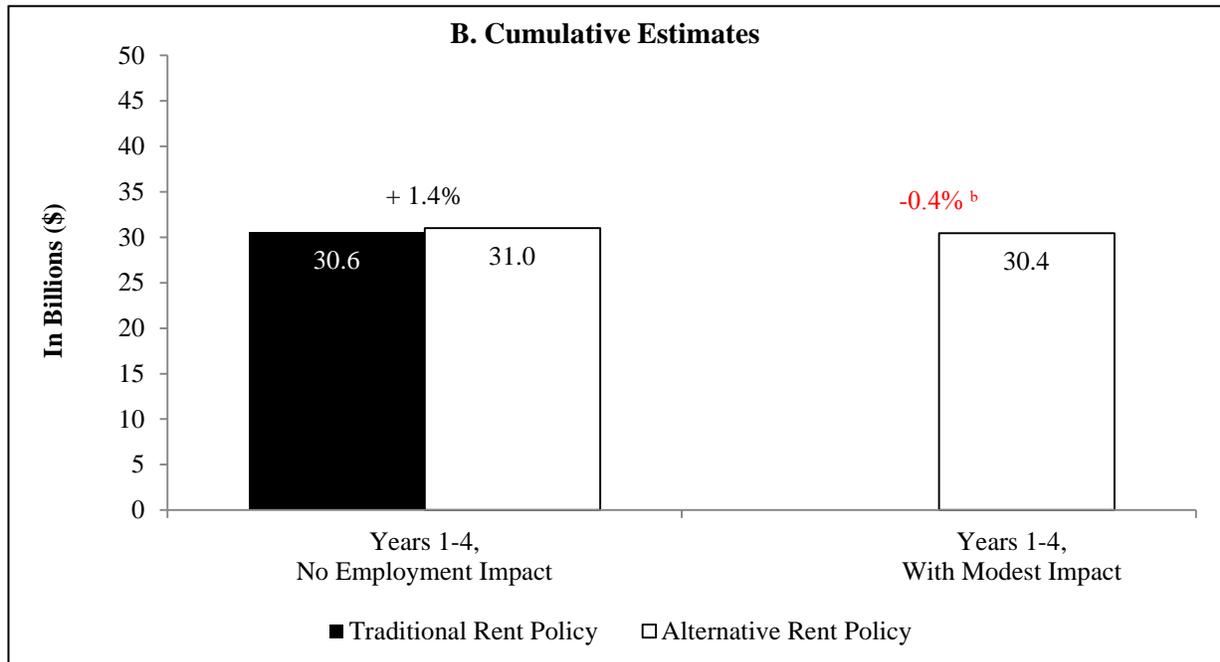
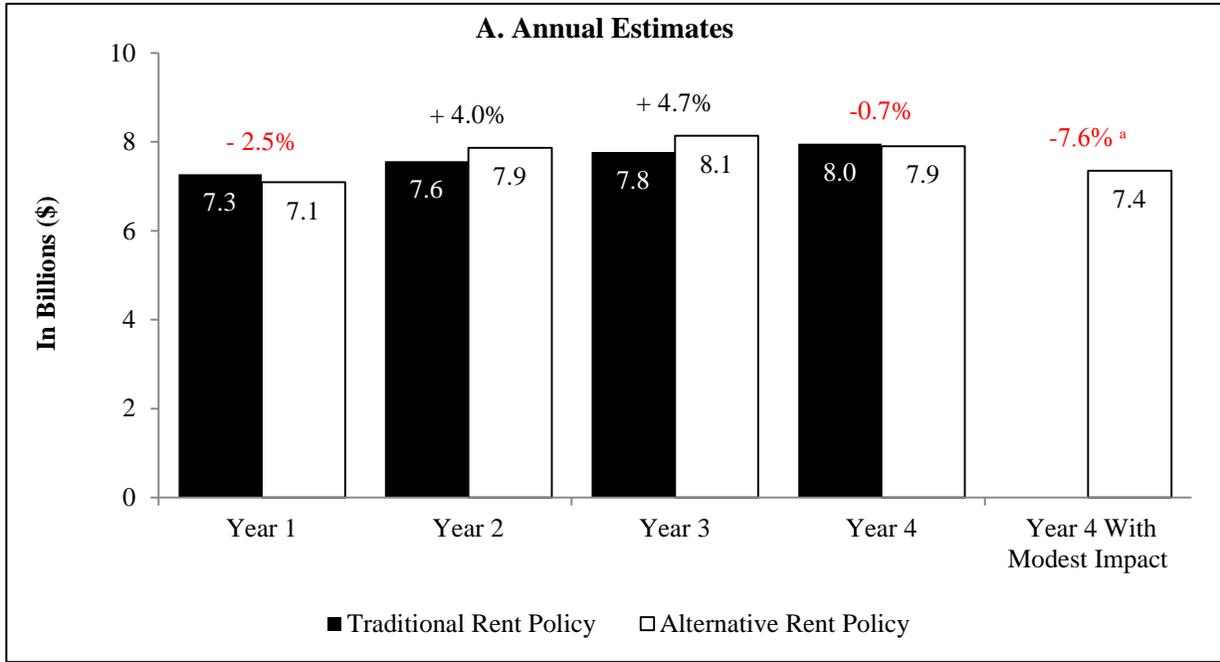
^aThe difference is the change in income represented in dollars, calculated by subtracting the income when "Not Working" from the income when "Working FT at \$8/hour."

^bThe percent change is the change in income represented as a percent, calculated by dividing the income "Difference" by the income when "Not Working."

Rent Reform Demonstration

Figure 2

**All Non-MTW Housing Agencies:
Estimates of HAP Expenditures Under Alternative and Traditional Rent Policies
for Working-Age/ Non-Disabled Households
(\$ in Billions)**



(continued)

Figure 2 (continued)

SOURCE: MDRC calculations using data from the U.S. Department of Housing and Urban Development (HUD) Public and Indian Housing Information Center (PIC) Data.

NOTES: New rent policy: \$100 minimum rent, 28% of income.

For the estimate of a modest employment impact, this analysis makes a common economic assumption for how much employment will increase as take-home pay goes up. It assumes that for every additional dollar of earnings, every 1 percent increase in take-home pay under the new rent rules over and above take-home pay under traditional rules will yield a 1 percent increase in the tenant employment rate. For example, if the tenant employment rate is already 50 percent, a 10 percent increase in take-home pay (under new rules vs. traditional rules) would yield a 10 percent increase in employment, raising the employment rate from 50 percent to 55 percent (or $.50 \times 1.10 = .55$). This analysis does not take into account the possibility that the new rent policy may also increase work hours and earnings among tenants who are already working.

^aThis percent change represents the relative difference between HAP in Year 4 under the alternative rent policy (assuming a modest impact) and HAP in Year 4 under the traditional rent policy.

^bThis percent change represents the relative difference between cumulative HAP in Years 1-4 under the alternative rent policy (assuming a modest impact) and cumulative HAP in Years 1-4 under the traditional rent policy.

Rent Reform Demonstration

Table 7

All Non-MTW Housing Agencies: Estimates of HAP Expenditures Under Alternative and Traditional Rent Policies for Working-Age/Non-Disabled Households (\$ in Billions)

	Year 1	Year 2	Year 3	(No	(Modest	(No	(Modest
				employment	employment	employment	employment
				impact)	impact)	impact)	impact)
				Year 4	Year 4	Total,	Total,
						Years 1-4	Years 1-4
New rent policy	7.1	7.9	8.1	7.9	7.4	31.0	30.4
Traditional rent policy	7.3	7.6	7.8	8.0	8.0	30.6	30.6
Difference	(\$0.2)	+\$0.3	+\$0.4	(\$0.1)	(\$0.6)	+\$0.4	(\$0.1)
Percent change	(2.5%)	+4.0%	+4.7%	(0.7%)	(7.6%)	+1.4%	(0.4%)

SOURCE: MDRC calculations using data from the U.S. Department of Housing and Urban Development (HUD) Public and Indian Housing Information Center (PIC) Data.

NOTES: New rent policy: \$100 minimum rent, 28% of income.

For the estimate of a modest employment impact, this analysis makes a common economic assumption for how much employment will increase as take-home pay goes up. It assumes that for every additional dollar of earnings, every 1 percent increase in take-home pay under the new rent rules over and above take-home pay under traditional rules will yield a 1 percent increase in the tenant employment rate. For example, if the tenant employment rate is already 50 percent, a 10 percent increase in take-home pay (under new rules vs. traditional rules) would yield a 10 percent increase in employment, raising the employment rate from 50 percent to 55 percent (or $.50 \times 1.10 = .55$). This analysis does not take into account the possibility that the new rent policy may also increase work hours and earnings among tenants who are already working.

Rent Reform Demonstration

Table 8

**Estimates of HAP Expenditures Under Alternative and Current Rent Policies
for Working-Age/Non-Disabled Households, by Housing Agency (\$)**

Housing Agency and Rent Policy	Year 1	Year 2	Year 3	(No employment impact) Year 4	(Modest employment impact) Year 4	(No employment impact) Total, Years 1-4	(Modest employment impact) Total, Years 1-4
Lexington, KY							
New rent policy	9,786,858	11,002,929	13,224,226	12,897,918	12,563,601	46,911,930	46,577,613
Current rent policy	9,911,598	10,576,575	12,710,737	12,914,593	12,914,593	46,113,504	46,113,504
Difference	(\$124,740)	+\$426,353	+\$513,488	(\$16,676)	(\$350,993)	+\$798,426	+\$464,109
Percent change	(1.3%)	+4.0%	+4.0%	(0.1%)	(2.7%)	+1.7%	+1.0%
Louisville, Ky^a							
New rent policy	61,027,679	62,427,071	60,230,026	52,539,958	49,821,083	236,224,734	233,505,859
Current rent policy	62,190,163	60,020,734	57,702,649	55,788,444	55,788,444	235,701,990	235,701,990
Difference	(\$1,162,484)	+\$2,406,337	+\$2,527,377	(\$3,248,486)	(\$5,967,361)	+\$522,744	(\$2,196,131)
Percent change	(1.9%)	+4.0%	+4.4%	(5.8%)	(10.7%)	+0.2%	(0.9%)
San Antonio, TX							
New rent policy	34,596,511	44,595,305	52,365,227	50,731,614	48,047,042	182,288,658	179,604,086
Current rent policy	34,960,519	43,509,827	48,905,224	51,538,404	51,538,404	178,913,974	178,913,974
Difference	(\$364,008)	+\$1,085,478	+\$3,460,003	(\$806,790)	(\$3,491,362)	+\$3,374,684	+\$690,112
Percent change	(1.0%)	+2.5%	+7.1%	(1.6%)	(6.8%)	+1.9%	+0.4%
Washington, DC							
New rent policy	96,412,102	101,573,379	106,815,829	102,526,436	97,426,023	407,327,746	402,227,333
Current rent policy	94,841,123	96,912,927	100,010,934	102,640,776	102,640,776	394,405,760	394,405,760
Difference	+\$1,570,979	+\$4,660,452	+\$6,804,895	(\$114,340)	(\$5,214,753)	+\$12,921,986	+\$7,821,573
Percent change	+1.7%	+4.8%	+6.8%	(0.1%)	(5.1%)	+3.3%	+2.0%

(continued)

Table 8 (continued)

SOURCES: MDRC calculations using data from the U.S. Department of Housing and Urban Development (HUD) Public and Indian Housing Information Center (PIC) Data and Section 8 housing data from the District of Columbia Housing Authority, Louisville Metropolitan Housing Authority, and San Antonio Housing Authority.

NOTES: New rent policy: Lexington, KY (\$150 Minimum Rent, 28% of income). Louisville, KY (\$100 Minimum Rent, 28% of income). San Antonio, TX (\$100 Minimum Rent, 28% of income). Washington, DC (\$75 Minimum Rent, 28% of income).

Current rent policy: Lexington, KY (\$150 Minimum Rent). San Antonio, TX (\$50 Minimum Rent)

For the estimate of a modest employment impact, this analysis makes a common economic assumption for how much employment will increase as take-home pay goes up. It assumes that for every additional dollar of earnings, every 1 percent increase in take-home pay under the new rent rules over and above take-home pay under traditional rules will yield a 1 percent increase in the tenant employment rate. For example, if the tenant employment rate is already 50 percent, a 10 percent increase in take-home pay (under new rules vs. traditional rules) would yield a 10 percent increase in employment, raising the employment rate from 50 percent to 55 percent (or $.50 \times 1.10 = .55$). This analysis does not take into account the possibility that the new rent policy may also increase work hours and earnings among tenants who are already working.

Percent changes may slightly vary from the MTW Activity Plan versions of this table because dollar amounts were prorated in each site's MTW Activity Plan to show the estimated total amounts of HAP expenditures for each site's study sample size of eligible households rather than for the full sample of households who might have met the demonstration's eligibility requirements during the period used for this analysis.

^aEstimates for HAP under current policy and all Year 4 estimates (under current or new policy) reflect information on all households for Louisville because data on whether a household is working-age or non-disabled were not available. HAP estimates for Year 1, Year 2, and Year 3 under the new policy were calculated by taking the average of the Lexington housing agency and non-MTW national percent change in HAP (for working-age/non-disabled households only) in each year and using those averages to calculate the differences in dollar amounts.

Rent Reform Demonstration

Table 9

**All Non-MTW Housing Agencies:
Change in Monthly Family Share (FS) Under Alternative vs. Traditional Rent Policies
Among Working-Age/Non-Disabled Households**

	Year 1	Year 2	Year 3	(No	(Modest
				Employment	Employment
				Impact)	Impact)
				Year 4	Year 4
Difference in FS under new vs. traditional policy (%)					
Lower under new policy	34.8	47.6	49.7	39.9	34.9
\$50 or less	33.8	24.2	18.2	32.3	27.4
\$50.01-\$100.00	1.1	7.7	8.4	3.0	2.9
\$100.01-\$200.00	0.0	7.8	10.3	2.2	2.2
More than \$200	0.0	7.9	12.9	2.5	2.5
No change	1.6	0.6	0.5	1.0	0.3
Higher under new policy	63.6	51.8	49.8	59.2	64.8
\$50 or less	53.4	39.4	29.4	48.3	26.7
\$50.01-\$100.00	8.0	9.5	10.5	7.5	5.3
\$100.01-\$200.00	1.9	2.4	5.9	2.4	21.9
More than \$200	0.3	0.4	4.0	1.0	10.9

SOURCE: MDRC calculations using data from the U.S. Department of Housing and Urban Development (HUD) Public and Indian Housing Information Center (PIC) Data.

NOTES: New rent policy: \$100 minimum rent, 28% of income.

Family Share is the family's shelter cost (rent and utilities) contribution; this amount may be different than the Total Tenant Payment (TTP) if the family's shelter costs (gross rent) exceed the maximum amount that the housing authority will pay (payment standard) because the family is responsible for covering costs above what the housing authority will pay (payment standard).

For the estimate of a modest employment impact, this analysis makes a common economic assumption for how much employment will increase as take-home pay goes up. It assumes that for every additional dollar of earnings, every 1 percent increase in take-home pay under the new rent rules over and above take-home pay under traditional rules will yield a 1 percent increase in the tenant employment rate. For example, if the tenant employment rate is already 50 percent, a 10 percent increase in take-home pay (under new rules vs. traditional rules) would yield a 10 percent increase in employment, raising the employment rate from 50 percent to 55 percent (or $.50 \times 1.10 = .55$). This analysis does not take into account the possibility that the new rent policy may also increase work hours and earnings among tenants who are already working.

Rent Reform Demonstration

Table 10

Change in Monthly Family Share (FS) in Year 4 Under Alternative vs. Traditional/Current Rent Policies Among Working-Age/Non-Disabled Households, by Housing Agency (Assuming No Employment Impact)

	National (<i>Non-MTW</i>)	Lexington, KY ¹	Louisville, KY	San Antonio, TX	Washington, DC
Difference in FS under new vs. traditional/current policy (%)					
Lower under new policy	39.9	26.2	15.9	30.7	46.7
\$50 or less	32.3	24.1	15.8	24.1	37.7
\$50.01-\$100.00	3.0	0.2	0.1	2.2	7.3
\$100.01-\$200.00	2.2	0.9	0.0	2.4	0.6
More than \$200	2.5	0.9	0.0	2.0	1.1
No change	1.0	45.5	1.3	0.3	1.6
Higher under new policy	59.2	28.4	82.8	69.0	51.7
\$50 or less	48.3	23.1	60.3	60.8	33.8
\$50.01-\$100.00	7.5	3.4	21.4	5.7	17.1
\$100.01-\$200.00	2.4	1.6	1.0	2.2	0.6
More than \$200	1.0	0.3	0.1	0.3	0.2

SOURCE: MDRC calculations using data from the U.S. Department of Housing and Urban Development (HUD) Public and Indian Housing Information Center (PIC) Data.

NOTES: New rent policy: National, (\$100 Minimum Rent, 28% of income). Lexington, KY (\$150 Minimum Rent, 28% of income). Louisville, KY (\$100 Minimum Rent, 28% of income). San Antonio, TX (\$100 Minimum Rent, 28% of income). Washington, DC (\$75 Minimum Rent, 28% of income).

Current rent policy: Lexington, KY (\$150 Minimum Rent). San Antonio, TX (\$50 Minimum Rent)

Family Share is the family's shelter cost (rent and utilities) contribution; this amount may be different than the Total Tenant Payment (TTP) if the family's shelter costs (gross rent) exceed the maximum amount that the housing authority will pay (payment standard) because the family is responsible for covering costs above what the housing authority will pay (payment standard).

¹Estimates for family share reflect information on all households for Louisville because data on whether a household is working-age or non-disabled were not available.

Rent Reform Demonstration

Table 11

Representativeness of Households (HH) with Selected Characteristics Among Working-Age/ Non-Disabled Households Likely to Pay a Higher Family Share (FS) in Year 4 Under Alternative vs. Current Rent Policies, by Housing Agency (Assuming No Employment Impact)

Characteristic (%)	National (<i>Non-MTW</i>)		Lexington, KY		Louisville, KY ^a		San Antonio, TX		Washington, DC	
	Percent of HH	Percent with higher FS under new policy	Percent of HH	Percent with higher FS under new policy	Percent of HH	Percent with higher FS under new policy	Percent of HH	Percent with higher FS under new policy	Percent of HH	Percent with higher FS under new policy
Number of Children										
None	21.4	12.9	24.9	0.9	23.1	6.9	15.1	7.6	37.3	27.6
Any	78.6	87.1	75.2	99.1	76.9	93.1	84.9	92.4	62.7	72.4
1	24.9	19.3	25.9	16.3	25.4	17.8	19.1	14.3	22.2	16.9
2	25.3	28.3	23.3	30.1	24.3	29.2	25.4	26.6	17.8	20.5
3 or more	28.5	39.6	26.0	52.8	27.2	46.2	40.4	51.6	22.7	35.0
Has a child under age 5	26.1	33.2	30.1	42.4	28.1	37.8	36.1	42.9	n/a	n/a
No earned income	46.0	61.4	55.1	39.5	50.6	50.5	48.4	58.9	63.6	85.4
No income	6.8	11.4	13.6	1.4	6.5	7.9	0.8	1.2	21.1	26.9

SOURCES: MDRC calculations using data from the U.S. Department of Housing and Urban Development (HUD) Public and Indian Housing Information Center (PIC) Data and Section 8 housing data from the District of Columbia Housing Authority, Louisville Metropolitan Housing Authority, and San Antonio Housing Authority.

NOTES: New rent policy: National, (\$100 Minimum Rent, 28% of income). Lexington, KY (\$150 Minimum Rent, 28% of income). Louisville, KY (\$100 Minimum Rent, 28% of income). San Antonio, TX (\$100 Minimum Rent, 28% of income). Washington, DC (\$75 Minimum Rent, 28% of income).

Current rent policy: Lexington, KY (\$150 Minimum Rent). San Antonio, TX (\$50 Minimum Rent).

Family Share is the family's shelter cost (rent and utilities) contribution; this amount may be different than the Total Tenant Payment (TTP) if the family's shelter costs (gross rent) exceed the maximum amount that the housing authority will pay (payment standard) because the family is responsible for covering costs above what the housing authority will pay (payment standard).

^aThe estimate for "No Income" reflects information on all households for Louisville because data on whether a household is working-age or non-disabled were not available. All other estimates were calculated by taking the average of the Lexington housing agency and non-MTW national percent changes (for working-age/non-disabled households only).

Rent Reform Demonstration

Table 12

**All Non-MTW Housing Agencies:
Change in Monthly Family Share (FS) Under Alternative vs. Traditional Rent Policies,
by Households with Selected Characteristics, Among
Working-Age/Non-Disabled Households**

	Year 1	Year 2	Year 3	(No Employment Impact) Year 4	(Modest Employment Impact) Year 4
Difference in FS under new vs. traditional policy among households with 2 or more children (%)					
Lower under new policy	16.8	37.6	44.0	24.5	22.9
0.01 - \$50.00	16.6	16.7	13.9	17.7	16.2
\$50.01-\$100.00	0.2	6.7	7.9	2.0	2.0
\$100.01-\$200.00	0.0	7.2	10.0	2.1	2.1
More than \$200	0.0	7.0	12.1	2.6	2.6
No change	1.0	0.5	0.4	0.8	0.3
Higher under new policy	82.2	61.9	55.6	74.7	76.8
0.01 - \$50.00	68.6	46.7	32.6	61.4	34.7
\$50.01-\$100.00	10.2	11.2	11.4	8.8	6.3
\$100.01-\$200.00	2.9	3.3	6.9	3.3	16.6
More than \$200	0.6	0.7	4.7	1.2	19.2
Difference in FS under new vs. traditional policy among households with a child under age 5 (%)					
Lower under new policy	21.6	37.8	42.0	24.0	22.9
0.01 - \$50.00	21.2	17.7	14.7	15.6	14.6
\$50.01-\$100.00	0.4	6.2	7.1	2.4	2.4
\$100.01-\$200.00	0.0	7.0	9.1	2.8	2.8
More than \$200	0.0	6.9	11.1	3.2	3.2
No change	1.2	0.7	0.5	0.9	0.3
Higher under new policy	77.3	61.6	57.5	75.1	76.7
0.01 - \$50.00	64.0	46.4	35.5	58.9	37.2
\$50.01-\$100.00	10.3	11.3	11.4	10.8	8.2
\$100.01-\$200.00	2.5	3.2	6.4	4.0	14.7
More than \$200	0.5	0.7	4.2	1.4	16.7

(continued)

Table 12 (continued)

SOURCE: MDRC calculations using data from the U.S. Department of Housing and Urban Development (HUD) Public and Indian Housing Information Center (PIC) Data.

NOTES: New rent policy: \$100 minimum rent, 28% of income.

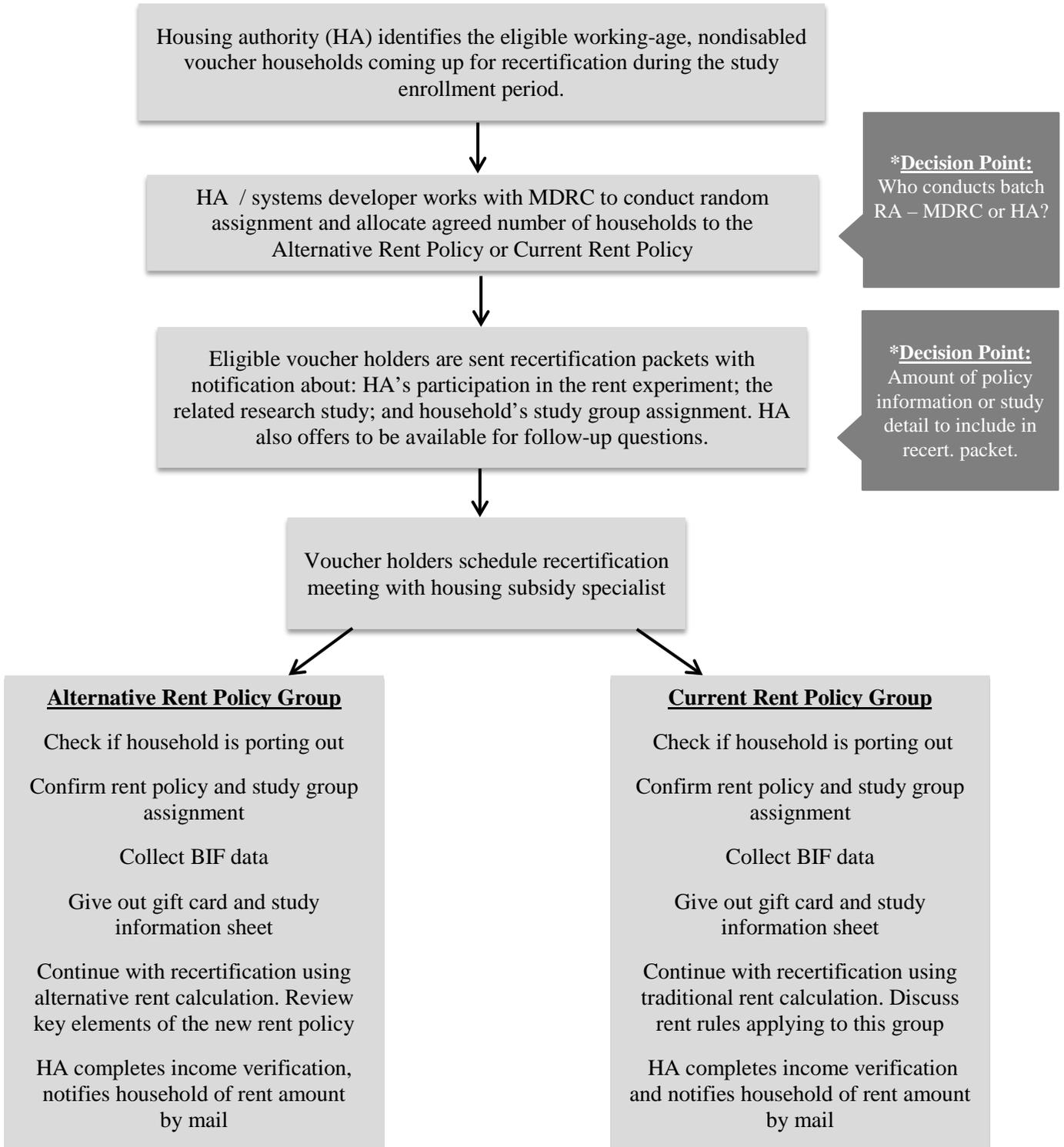
Family Share is the family's shelter cost (rent and utilities) contribution; this amount may be different than the Total Tenant Payment (TTP) if the family's shelter costs (gross rent) exceed the maximum amount that the housing authority will pay (payment standard) because the family is responsible for covering costs above what the housing authority will pay (payment standard).

For the estimate of a modest employment impact, this analysis makes a common economic assumption for how much employment will increase as take-home pay goes up. It assumes that for every additional dollar of earnings, every 1 percent increase in take-home pay under the new rent rules over and above take-home pay under traditional rules will yield a 1 percent increase in the tenant employment rate. For example, if the tenant employment rate is already 50 percent, a 10 percent increase in take-home pay (under new rules vs. traditional rules) would yield a 10 percent increase in employment, raising the employment rate from 50 percent to 55 percent (or $.50 \times 1.10 = .55$). This analysis does not take into account the possibility that the new rent policy may also increase work hours and earnings among tenants who are already working.

Rent Reform Demonstration

Figure 3

Enrolling Voucher Households into the Rent Reform Demonstration (Preferred Approach)



Rent Reform Demonstration
Table 13
Evaluation Topics by Task Order

TOPIC	DATA SOURCE AND TIMING	
Housing Agency s perspective	Task Order 1	Future Task Order
Changes in types and levels of staff burden in calculating rents and administering the simplified utility policy	Ongoing TA observations and monitoring; staff interviews	Implementation research Time study HA records
Changes in the number and time required to process interim recertifications, lease changes, and household composition changes		Implementation research HA records Time study
Changes in the number of hardship cases and staff time and effort to administer the new hardship policy		Implementation research Time study
Changes in error rates, disputes over rents, IG investigations, etc.		Implementation research HA and HUD records
PHA administrative costs/savings due to alternative policies		Cost-analysis data
Changes in tenant lease-up rates and port-outs		HA records and administrative data
Changes in tenant turnover rates, reasons for exiting the voucher system		HUD 50058 Tenant survey
Changes in HAP expenditures		HA administrative data
Staff efforts to explain and market the work incentive offered by the new policy	Ongoing TA observations and monitoring; staff interviews	Implementation research HA records
Staff perspectives on the new policy and views of its pros and cons; perceived changes in relationships with tenants	Ongoing TA observations and monitoring; staff interviews	Implementation research

(continued)

Table 13 (continued)

Households' perspective	Task Order 1	Future Task Order
Understanding, knowledge, awareness of rent reform; perceptions of and relationship with PHA	In-depth interviews / focus groups with tenants	Ongoing in-depth interviews / focus groups with tenants Tenant survey
Changes in household composition and structure		HUD 50058 Tenant survey
Changes in employment and earnings		UI data
Changes in job characteristics		Tenant survey
Changes in household income and use of income supports		Tenant survey HUD 50058 TANF, SNAP, and Medicaid data
Changes in assets and financial behaviors		Tenant survey HUD 50058 Credit scores
Changes in rent burden, rent arrears, evictions, and housing stability		Tenant survey HUD 50058
Changes residential mobility patterns, neighborhood conditions and safety, and housing quality		Tenant survey HUD 50058 Neighborhood data
Changes in health outcomes		Tenant survey Medicaid
Changes in material hardship and homelessness		Tenant survey
Changes in child outcomes		Tenant survey SABINS administrative data
Counterfactual service context	Field research; site selection data	Interviews with PHA staff; PHA data on self-sufficiency initiative participation (where appropriate); and the tenant survey

Rent Reform Demonstration

Table 14

Sample Sizes and Minimum Detectable Effects (MDEs)

Sample size: N = Per control or program group, assuming equal size

Assumptions: Control group levels are assumed to be: 44 percent for employment, 20 percent for housing hardship, \$7,000 for mean annual earnings, and \$7,100 for the standard deviation of annual earnings. MDE calculation for 2-tailed test at 10% significance and 80% statistical power. Calculations assume that the R-squared for each impact equation is .10. Assumes an 80 percent response rate to the follow-up surveys (for housing hardship).

A. MDEs for Employment

Site	<u>Lower-Bound</u>			<u>Pledged</u>		
	N	Percentage Points	% Chg	N	Percentage Points	% Chg
Lexington, KY	400	8.35	18.9	700	6.3	14.3
Louisville, KY	400	8.35	18.9	1,000	5.3	12.0
San Antonio, TX	400	8.35	18.9	1,000	5.3	12.0
Washington, DC	400	8.35	18.9	1,000	5.3	12.0
Pooled, with DC	1,600	4.15	9.4	3,700	2.75	6.3
Pooled, without DC¹	1,200	4.80	10.9	2,700	3.20	7.2

B. MDEs for Annual Earnings

Site	<u>Lower-Bound</u>			<u>Pledged</u>		
	N	Dollars	% Chg	N	Dollars	% Chg
Lexington, KY	400	\$1,186	16.9	700	\$895	12.8
Louisville, KY	400	\$1,186	16.9	1,000	\$753	10.8
San Antonio, TX	400	\$1,186	16.9	1,000	\$753	10.8
Washington, DC	400	\$1,186	16.9	1,000	\$753	10.8
Pooled, with DC	1,600	\$589	8.4	3,700	\$391	5.6
Pooled, without DC¹	1,200	\$682	9.7	2,700	\$448	6.4

C. MDEs for Housing Hardship

Site	<u>Lower-Bound</u>			<u>Pledged</u>		
	N	Percentage Points	% Chg	N	Percentage Points	% Chg
Lexington, KY	400	6.68	33.4	700	5.04	25.2
Louisville, KY	400	6.68	33.4	1,000	4.24	21.2
San Antonio, TX	400	6.68	33.4	1,000	4.24	21.2
Washington, DC	400	6.68	33.4	1,000	4.24	21.2
Pooled, with DC	1,600	3.32	16.6	3,700	2.20	11.0
Pooled, without DC¹	1,200	3.84	19.2	2,700	2.56	12.8

NOTE: ¹An assessment of the implementation and the control group's understanding of DC's biennial recertification policy will determine whether the impact analysis will include DC in the pooled results.

Rent Reform Demonstration

Table 15

Estimated Minimum Detectable Effects (MDEs) for Selected Sample Sizes

	Employed During Year (Percentage Points)	Family Experienced Housing Hardship (Percentage Points)	Annual Earnings
Site-specific estimates (n=400)			
Full sample (400)	8.35		\$1,186
Subgroup (200)	11.7		\$1,675
Survey sample (320)	9.3	7.5	\$1,324
Subgroup (160)	13.1	10.5	\$1,872
Pooled estimates (n=2,000)			
Full sample (2,000)	3.7		\$530
Subgroup (1,000)	5.3		\$753
Survey sample (1,600)	4.15	3.32	\$589
Subgroup (800)	5.9	4.7	\$837

NOTES: Sample size: N = Per control or program group, assuming equal size.

Control group levels are assumed to be: 44 percent for employment, 20 percent for housing hardship, \$7,000 for mean annual earnings, and \$7,100 for the standard deviation of annual earnings. MDE calculation for 2-tailed test at 10% significance and 80% statistical power. Calculations assume that the R-squared for each impact equation is .10. Assumes an 80 percent response rate to the follow-up surveys (for housing hardship).

Rent Reform Demonstration

Table 16

Data Collection and Analysis for Task Order 1

Analyses	Data
Documenting PHA's strategies and early experiences implementing rent reform (formative feedback).	On-site observations and interviews with PHA staff conducted by MDRC team members providing TA. Interviews with a small number of tenants (15 per site) to understand tenants' understanding of reform.
Characteristics of tenants enrolled in the sample.	Background Information Form (BIF) PHA 50058 data.
Comparing the enrolled sample to the larger eligible population.	50058 data on study participants and non-participants.

Rent Reform Demonstration

Appendix Table A.1

Housing Agencies Included in the Demonstration Planning Process

Location	Year of MTW Agreement	Total Number of HCVs	Number of HCVs for Working-Age/ Non-Disable HH
Joined the demonstration			
Lexington, KY	2011	2,994	2,135
Louisville, KY	1999	7,411	4,580
San Antonio, TX	1999/2008	13,898	7,332
Washington, DC	2003	9,853	5,467
Participated in early planning			
Baltimore, MD	2005	12,692	6,503
Cambridge, MA	1999	2,041	1,008
Chicago, IL	2000	32,014	18,959
Columbus, GA	2014	2,293	1,584
Massachusetts	1999	17,465	8,034
Philadelphia, PA	2001	10,802	5,552
Santa Clara-San Jose, CA	2008	15,084	6,376

SOURCE: HUD MTW office (June, 2013).

Rent Reform Demonstration

Appendix Table B.1

**Estimated Household Monthly Net Income for "Shana," Assuming No Change
in Work Status, Under Alternative, Traditional, and Current Rent Policies
by Housing Agency and Work Status**

Assumptions	
Percent of Income: 28%	Minimum Rent: \$75 - \$150

	Not Working	Working PT at \$8/hour	Working FT at \$8/hour
<u>Shana</u> is a single mother with 2 children (Ages 13 and 15)			
<u>Lexington, KY</u>			
New Rules	\$538	\$949	\$1,497
Traditional Rules	\$633	\$961	\$1,497
Current Rules	\$538	\$961	\$1,497
Difference			
New minus Traditional	(\$95)	(\$12)	\$0
New minus Current	\$0	(\$12)	\$0
<u>Louisville, KY</u>			
New Rules	\$588	\$949	\$1,497
Traditional Rules	\$633	\$961	\$1,497
Difference			
New minus Traditional	(\$45)	(\$12)	\$0
<u>San Antonio, TX</u>			
New Rules	\$570	\$943	\$1,514
Traditional Rules	\$621	\$957	\$1,514
Current Rules	\$620	\$957	\$1,514
Difference			
New minus Traditional	(\$51)	(\$14)	\$0
New minus Current	(\$50)	(\$14)	\$0
<u>Washington, DC</u>			
New Rules	\$675	\$1,102	\$1,647
Traditional Rules	\$691	\$1,109	\$1,645
Difference			
New minus Traditional	(\$15)	(\$7)	\$2

SOURCE: MDRC calculations using the Urban Institute's Net Income Change Calculator with transfer program and tax rules from 2008.

NOTES: New rent policy: Lexington, KY (\$150 Minimum Rent, 28% of income). Louisville, KY (\$100 Minimum Rent, 28% of income). San Antonio, TX (\$100 Minimum Rent, 28% of income). Washington, DC (\$75 Minimum Rent, 28% of income).

Current rent policy: Lexington, KY (\$150 Minimum Rent). San Antonio, TX (\$50 Minimum Rent). These estimates are approximations.

Net income includes prorated EITC payments and non-cash benefits, such as SNAP, and it is net of TTP, estimated work-related expenses, and taxes.

Rent Reform Demonstration

Appendix Table B.2

**Estimated Household Monthly Net Income for "Maria," Assuming No Change in Work Status,
Under Alternative, Traditional, and Current Rent Policies, by Housing Agency,
Work Status, and Receipt of External Child Care Subsidy**

Assumptions	
Percent of Income: 28%	Minimum Rent: \$75 - \$150

	Does Not Need Child Care Subsidy			Needs Child Care Subsidy and Receives It (If Available)			Needs Child Care Subsidy but Does Not Receive It		
	Not Working	Working PT at \$8/hour	Working FT at \$8/hour	Not Working	Working PT at \$8/hour	Working FT at \$8/hour	Not Working	Working PT at \$8/hour	Working FT at \$8/hour
Maria is a single mother with a 1-year old child									
<u>Lexington, KY</u>									
New Rules	\$419	\$838	\$1,200	\$419	\$710	\$1,149	\$419	\$710	\$781
Traditional Rules	\$514	\$839	\$1,188	\$514	\$780	\$1,162	\$514	\$780	\$910
Current Rules	\$419	\$839	\$1,188	\$419	\$745	\$1,162	\$419	\$745	\$910
Difference									
New minus Traditional	(\$95)	(\$1)	\$12	(\$95)	(\$70)	(\$14)	(\$95)	(\$70)	(\$129)
New minus Current	\$0	(\$1)	\$12	\$0	(\$35)	(\$14)	\$0	(\$35)	(\$129)
<u>Louisville, KY</u>									
New Rules	\$469	\$838	\$1,200	\$469	\$710	\$1,149	\$469	\$710	\$781
Traditional Rules	\$514	\$839	\$1,188	\$514	\$780	\$1,162	\$514	\$780	\$910
Difference									
New minus Traditional	(\$45)	(\$1)	\$12	(\$45)	(\$70)	(\$14)	(\$45)	(\$70)	(\$129)

(continued)

Appendix Table B.2 (continued)

	Does Not Need Child Care Subsidy			Needs Child Care Subsidy and Receives It (If Available)			Needs Child Care Subsidy But Does Not Receive It		
	Not Working	Working PT at \$8/hour	Working FT at \$8/hour	Not Working	Working PT at \$8/hour	Working FT at \$8/hour	Not Working	Working PT at \$8/hour	Working FT at \$8/hour
María is a single mother with a 1-year old child									
San Antonio, TX									
New Rules	\$455	\$839	\$1,219	\$455	\$603	\$1,134	\$455	\$603	\$728
Traditional Rules	\$504	\$841	\$1,207	\$504	\$685	\$1,161	\$504	\$685	\$875
Current Rules	\$504	\$841	\$1,207	\$504	\$685	\$1,161	\$504	\$685	\$875
Difference									
New minus Traditional	(\$49)	(\$2)	\$12	(\$49)	(\$82)	(\$28)	(\$49)	(\$82)	(\$148)
New minus Current	(\$49)	(\$2)	\$12	(\$49)	(\$82)	(\$28)	(\$49)	(\$82)	(\$148)
Washington, DC									
New Rules	\$569	\$951	\$1,236	\$569	\$545	\$1,224	\$569	\$545	\$349
Traditional Rules	\$574	\$948	\$1,224	\$574	\$694	\$1,225	\$574	\$694	\$588
Difference									
New minus Traditional	(\$5)	\$3	\$12	(\$5)	(\$149)	(\$2)	(\$5)	(\$149)	(\$239)

SOURCE: MDRC calculations using the Urban Institute's Net Income Change Calculator with transfer program and tax rules from 2008.

NOTES: New rent policy: Lexington, KY (\$150 Minimum Rent, 28% of income). Louisville, KY (\$100 Minimum Rent, 28% of income). San Antonio, TX (\$100 Minimum Rent, 28% of income). Washington, DC (\$75 Minimum Rent, 28% of income).

Current rent policy: Lexington, KY (\$150 Minimum Rent). San Antonio, TX (\$50 Minimum Rent).

These estimates are approximations.

Net income includes prorated EITC payments and non-cash benefits, such as SNAP, and it is net of TTP, estimated work-related expenses, and taxes.