

## IMPACT ANALYSIS

### **Landlord Leasing Incentives 4a Vacancy Loss, 4b Damage Claims, 4c: Other Landlord Incentives, and 5d: HQS Alternative Inspection Schedule:**

#### Impact on the agency's finances

Average expenses will likely increase following the implementation of the landlord leasing incentive activities. The implementation of the activity is intended to increase the number HCV families who move into more desirable, higher opportunity, and more expensive areas of our community.

AAHC does not anticipate that the implementation of this waiver will have a significant impact on staff time. Initial implementation may require a bit more time from our financial staff during the first stages of implementation, but we predict that these effects will be lessened over time. Implementation of the HQS alternative inspection schedule is likely to reduce expenses. AAHC expects the saving incurred from implementing triennial inspections will be minimal.

#### Impact on affordability of housing costs for affected families

AAHC anticipates the landlord leasing incentive activities will have a positive impact on housing affordability. We expect that these activities will increase the housing choices of families by paying the security deposit for more expensive units than a family might otherwise be able to afford. Implementation of the leasing incentives should not increase what families will pay towards their monthly housing costs but it will increase the HAP paid by the AAHC if families successfully move into higher cost housing in higher opportunity areas.

#### Impact on the agency's waitlist(s)

By implementing the landlord leasing incentives, the amount of time families are on the waiting list is likely to slightly increase. AAHC predicts that these activities will support our efforts to expand our pool of HCV participating landlords and by extension, HCV units. With a greater pool of available units, we believe that more applicants will lease-up, which will reduce the number of vouchers that are available for the waitlist.

#### Impact on the agency's termination rate of families

AAHC does not anticipate that the implementation of these activities will have an impact on the agency's termination rate of families. We will carefully monitor the program to analyze any impact the activities may have on the rate at which families non-voluntarily lose assistance. We'll also monitor the activities to determine if there is any change in the rate landlords do not renew the families lease without good cause.

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

AAHC anticipates that the implementation of these activities will increase our HCV utilization rate, which is currently 70%. We expect to increase our number of HCV units following implementation, and therefore similarly expect our utilization rate to increase.

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

The landlord leasing incentive activities supports the MTW statutory objective of increasing housing choice for HCV families. We anticipate the implementation of these activities will increase our utilization rate and will be neutral on cost effectiveness of the overall HCV program. AAHC predicts these leasing incentives will support housing stability and encourage self-sufficiency.

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

Negative effects on the MTW statutory requirements are likely to be minimal. Continuous analyses will be conducted to determine any potential impacts on the Comparable Mix and STS requirements. In addition, we will monitor all activities to measure the impact on cost effectiveness, housing affordability, non-voluntary terminations, and housing choice.

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

AAHC does not anticipate an impact on the number of hardship requests, granted or denied.

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

AAHC does not anticipate these activities have the potential to impact a protected class or any associated disparate impact on a protected class. Upon implementing this waiver, we will conduct a continuous analysis to ascertain whether our expanded pool of landlords primarily offers housing that is inaccessible to protected classes.