



To: THA Cabinet
From: Aley Thompson, Policy & Intergovernmental Affairs Manager
Date: May 1, 2019
Subject: College Housing Assistance Program 2019 Redesign

1. BACKGROUND

The College Housing Assistance Program (CHAP) began in 2014 as a pilot program that provides housing assistance to homeless and near-homeless students at Tacoma Community College (TCC). TCC has a student population of nearly 14,000 students. It is the largest college in the South Puget Sound Region. In comparison to students of other colleges, TCC students are older, lower income, more likely to be parents, more likely to be working, and more likely to be their family's first to attend college. A notable number of TCC students do not have stable housing. In 2016, the University of Wisconsin's HOPE LAB surveyed TCC students about basic needs. 69% of TCC students responding to the survey reported serious housing insecurity within the 12 months prior to the survey; 27% reported that within those 12 months they experienced homelessness.

CHAP voucher participants receive a rental assistance subsidy in the form of a voucher. The voucher is used to secure housing on the private rental market. THA contributes housing resources to the CHAP. That is its main and usually only contribution. THA is not funded for other elements often essential to CHAP, including marketing of programs to students, the determination of their needs, the provision of support service or the monitoring of their academic progress. These elements must come from the post-secondary partner and other community partners. TCC operates the program, provides case management services and assistance with security deposits and move in fees when funding allows.

The CHAP pilot housed 47 homeless TCC students and their children. The pilot's evaluation tracked their retention/graduation rates and grade point average, in comparison with homeless TCC students who did not fit in the pilot. The results after two years were very encouraging and impelled CHAP's expansion to up to 150 vouchers. 25 of the 150 vouchers are set-aside for a program that is under development to serve returning citizens who are exiting corrections.

In 2018, the CHAP program expanded to include housing assistance that is tied to a property. THA partners with property owners near the campuses of TCC and the University of Washington (UW) Tacoma to reserve apartments for homeless or near homeless students. THA pays down the rents to levels affordable to students. This property based rental assistance is tied to the unit, whereas the CHAP voucher assistance is tied to the student.

Today, THA's CHAP program provides or finances housing in three ways:

- THA provides rental assistance to help pay rent on the private rental market;
- THA provides apartments it purchased near campus;
- THA signs long term contracts with private developments near the campuses to reserve apartments for homeless or near homeless college students. THA pays down the rents to levels affordable to the students.

This memo is a proposal to redesign CHAP to achieve four goals:

1. to support the program's future expansion to other post-secondary institutions;
2. to promote continuing education, more specifically the completion of a Bachelor's degree;
3. to expand a warm welcome to citizens returning home from corrections who are or will engage with post-secondary education; and
4. to increase the successful lease up rates of students who receive a voucher.

The details of this proposal are explained in the sections that follow.

2. EARLY OUTCOMES

2.1. Evaluation & Outcomes

With generous support from the Kresge Foundation, The Hope Center For College, Community and Justice is currently conducting an evaluation of the CHAP voucher program. THA's Policy, Innovation & Evaluation team (PIE) anticipates the results in late 2019. In early 2019, TCC provided PIE with data that shows CHAP participants graduate at a rate twice that of the general TCC population and with the same GPA.

2.2. National Recognition & Program Inquiries

Promising early outcomes, a commitment to evaluation and the innovative partnerships between THA and post-secondary institutions has made this program a national model. Harvard's Kennedy School named CHAP among the nation's top 25 most innovative governmental initiatives for 2018.

THA and TCC have shared information about CHAP with Portland Community College, The Affordable Housing Alliance of Central Ohio, Seattle Housing Authority as well as national publications. THA has received requests to expand CHAP to additional Tacoma-area institutions such as Clover Park Technical College and UW Tacoma. THA's Board of Commissioners has expressed interest in expanding the program to Evergreen State College.

3. TACOMA'S NEW RENTAL MARKET

The City of Tacoma is experiencing an affordable housing crisis. Rent increases over the past several years have made finding affordable housing difficult. It is even more difficult for households who may be homeless, have criminal backgrounds or weak rental history. THA's data, participants and post-secondary partners tell us that CHAP participants struggle to secure housing on the program.

3.1. Voucher Utilization Problems

In a booming market landlords can be choosy. This makes using a voucher in the private market difficult. Presently, participants across all of THA's programs struggle to find housing. This is especially true of CHAP. CHAP voucher holders report that barriers such as the shallow subsidy and weak rental histories make it difficult to find a landlord willing to rent. THA celebrates the academic accomplishments of those who have secured housing. However, THA is keenly aware of the missed opportunity for those who received a voucher but had no success leasing up. 50% of CHAP applicants are unable to find housing. Since 2017, 71 CHAP participants have been housed on the program and 75 were unable to use their voucher.

3.2. A New Innovative Program: The Property Based Subsidy

Responding to CHAP's poor lease up rates, THA developed a new innovative housing program to serve students. THA's Property Based Subsidy (PBS) program buys down the affordability in privately owned units to make them affordable to homeless or near-homeless college students. THA has reserved 73 units for CHAP eligible households within walking distance of TCC. THA has also reserved 52 units for UW Tacoma students at a property adjacent to the university. Although students housed at PBS properties are not participants in the CHAP tenant based voucher program, they realize affordable rents and THA considers them participants in CHAP.

4. REDESIGN GOALS

Responding to program expansion inquiries and the barriers faced by participants, THA seeks to redesign CHAP to achieve four goals:

1. to support the program's future expansion to other post-secondary institutions;
2. to promote continuing education, more specifically the completion of a Bachelor's degree;
3. to expand a warm welcome to citizens returning home from corrections who are or will engage with post-secondary education; and
4. to increase the successful lease up rates of students who receive a voucher.

5. REDESIGN PROPOSAL

5.1. Program Expansion

The College Housing Assistance Program has expanded beyond a tenant based voucher program operated by TCC. The program now includes student households paying affordable rents at PBS properties as a result of THA subsidies. PIE seeks to formalize this expansion and prepare for a future when CHAP may be implemented at other post-secondary institutions. To do so, THA will revise its Administrative Plan and program documents to reflect that CHAP is a program that may be implemented at other public post-secondary partner institutions. THA will develop a template program manual and a template memorandum of understanding that will foster the development of new partnerships. The following subsection details the proposed changes to CHAP's eligibility conditions.

5.1.1. Proposed Eligibility Conditions¹

At the time of application and admission to the program, the participant must meet all of the following conditions:

1. **Intending to enroll or currently enrolled at a public post-secondary partner institution² TCC** in credited ~~developmental~~ and college level classes;
2. Be homeless or at serious risk of homelessness;
3. Meet eligibility requirements as outlined in Chapter 3 of THA's Administrative Plan; with an exception to Section 3-III.C: Criminal Activity. THA will only screen for, and deny admission to, any household member who is subject to HUD's mandatory denial of assistance criteria as outlined in 3-III.B in THA's Administrative Plan; and
4. Household income must be at or below 50% of area median income, based on household size. For a current update to income limits, please visit THA's website at www.tacomahousing.net.

¹ Changes from the current conditions listed in THA's Administrative Plan are in red.

² THA must have an MOU in place with the post-secondary partners.

During the program, the participant must meet all of the following conditions:

1. Enrolled in credited **developmental** and college level classes. Summer quarter students must participate in an approved community service activity or in an internship. Students must be enrolled in 12 credits after two quarters on the program (except when a student has submitted an education degree completion plan signed by their Advisor and it shows that the required classes needed are less than full time. This plan will be honored as appropriate participation upon review of the **TCC post-secondary partner institution's** Resource Navigator/staff);
2. After two quarters on the program, maintain a cumulative 2.0 (GPA) or higher for each quarter on the program. If the cumulative GPA drops below a 2.0, the participant would be granted a one (1) quarter grace period;
3. Have attempted to access FAFSA and if eligible, maintain an active FAFSA;
4. Provide full cooperation with the **TCC post-secondary partner institution's** Resource Navigator/staff); assigned to the student;
5. Participate in a Financial Literacy workshop before the end of their second quarter of enrollment in this program;
6. Allow THA and **TCC the post-secondary partner institution** to share individually identifiable information about the participants and their household to assist with referrals and potential success; and
7. Any remaining conditions not listed are identified in Chapter 12 of THA's Administrative Plan.

The post-secondary **partner** institution will monitor for compliance and determine whether a person is meeting the program conditions.

THA will contribute housing resources to the CHAP. That is its main and usually only contribution. THA is not funded for other elements often essential to the program such as marketing of programs to students, the determination of their needs, the provision of support service or the monitoring of their academic progress. These elements must come from the post-secondary partner and other community partners.

5.2. Extend the Time Limit To Promote the Completion of a Bachelor's Degree

Presently a CHAP participant's rental assistance continues until earliest of the following:

1. end of eligibility;
2. end of enrollment at TCC;
3. thirty-six (36) months of rental assistance;
4. completion of three (3) years enrollment at TCC.

If the CHAP expands to a public four year institution a student will need more time to complete a degree. PIE recommends changing the CHAP time limit from up to 3 years to up to 5 years. The other enrollment and eligibility requirements will remain the same with an exception for graduates explained below.

A five year time limit permits a UW Tacoma student to complete a four year degree. It also permits a student who receives an Associate's degree to transfer and earn a Bachelor's degree without losing housing assistance. THA has denied this opportunity to students in the past. From a program operations perspective, a five year time limit is favorable because it will match THA's Housing Opportunity Program time limit.

Graduation from a post-secondary institution does not guarantee immediate employment in a living wage job. For this reason, PIE recommends granting graduate households that have not reached the five year time limit, up to an additional year of housing assistance. Students can use this income building year (not to exceed 1 year or the five year time limit) to use their new degree to secure a living wage job.

Initial findings from CHAP's evaluator show that more than 40% of participants were previously enrolled in one or more colleges. Participants who re-enroll in CHAP will be subject to the five year time limit less the amount of time they previously spent on the program.

5.2.1. Proposed Policy Language

The rental assistance and other elements of this program will continue until the earliest of any of the following:

1. end of eligibility;
2. end of enrollment at the post-secondary institution;
3. sixty (60) months of rental assistance;
4. completion of five (5) years enrollment at the post-secondary institution(s).

Participants who graduate with an Associates or Bachelor's degree may continue to receive rental assistance until the earliest of the following:

1. one year post-graduation;
2. sixty (60) months of rental assistance.

5.3. Expand the Definition of Homelessness to Include Returning Citizens

THA and TCC are in the design stages of developing a CHAP sub-cohort for formerly incarcerated individuals who are enrolled or will enroll in a degree program. PIE recommends expanding CHAP's definition of "at serious risk of homelessness." The expanded definition will include those who have exited corrections without a housing discharge plan or with a housing discharge plan that provides housing for 6 months or less. This expanded definition will provide housing assistance for households exiting corrections with or without a time limited early release voucher. Individuals exiting into a transitional housing facility are included in the existing definition of homeless. This permits post-secondary institutions to offer CHAP assistance to returning citizens without developing a sub-cohort and separate program manual.

5.3.1. Proposed Definitions³

Definition of homeless: A household that is:

- (a) In an emergency shelter or in a transitional housing facility or living in a place not suitable for human habitation; or
- (b) Is a client of a case-management program serving the homeless; or
- (c) **Has been discharged or is facing discharge from a public institution (e.g. incarceration, hospital etc.) without a housing discharge plan.**

Definition of at serious risk of homelessness: A household that is experiencing any of the following:

- (a) Chronically unable to meet basic housing expenses such as rent, mortgage, or utilities that will result in the loss of permanent housing;
- (b) Residing in a motel/hotel due to loss of permanent housing and lacks the resources to remain;
- (c) Has lost permanent housing and is living temporarily with a friend or household member and cannot be placed on the lease;

³ Changes from the current conditions listed in THA's Administrative Plan are in red.

- (d) Eviction notices that will result in loss of permanent housing without any prospect for finding stable new housing;
- (e) Recent history of serious housing instability;
- (f) Is a victim of domestic violence and needs housing assistance to find a safe residence;
- (g) **Has been discharged or is** facing discharge from a public institution (e.g. incarceration, hospital etc.) ~~without a housing discharge plan~~ with a housing discharge plan that provides housing assistance for 6 months or less.

5.4. Improve Voucher Utilization

In 2019, the Rental Assistance department budgeted \$500,000 to allocate toward interventions to increase voucher utilization. CHAP has the poorest voucher utilization rate. Voucher holders who fail to lease up have average incomes 41% less than those who successfully lease up (Table 1).

Table 1. 2018 CHAP Vouchers: Lease-Up Success Rate

	Income	Count	%
Successful	\$14,076	60	49%
Unsuccessful	\$ 8,258	62	51%
2018 Total		122	

Table 2 shows the percentage of CHAP and HOP vouchers that were successfully housed in 2018⁴. Although THA’s utilization of allocated CHAP vouchers is very low, the lease up rate for CHAP is the same as HOP when averaged over the past year.

⁴ The data sources for Table 1 and Table 2 differ and result in slightly different numbers. The findings remain the same.

Table 2. CHAP & HOP Vouchers Issued vs. Vouchers Housed

	% Housed	% Housed	Vouchers Issued*	# Housed	Vouchers Issued*	# Housed
THA PROGRAM	CHAP	HOP	CHAP	CHAP	HOP	HOP
Jan-18	22%	N/A	9	2	N/A	N/A
Feb-18	50%	100%	22	11	2	2
Mar-18	55%	100%	22	12	1	1
Apr-18	100%	N/A	1	1	N/A	N/A
May-18	75%	100%	8	6	1	1
Jun-18	50%	75%	12	6	20	15
Jan-June 2018	51%	79%	74	38	24	19
Jul-18	N/A	56%	N/A	N/A	16	9
Aug-18	100%	52%	3	3	31	16
Sep-18	N/A	47%	N/A	N/A	34	16
Oct-18	44%	68%	9	4	25	17
Nov-18	40%	25%	10	4	51	13
Dec-18	0%	35%	12	0	80	28
2018 Total	45%	45%	108	49	261	118

* Excludes vouchers issued to previously housed households

The Rental Assistance Department could test a deeper subsidy to try to increase lease-up rates. If fully utilized (150 vouchers), an additional \$247,000 annually would enable an increase of the CHAP subsidy to 60% of the payment standard.⁵ This increase equates to about \$110 of additional rental assistance per household per month.⁶ This change in subsidy has the potential to increase the successful lease up rate of participants.

Table 3. CHAP Subsidy Costs: 50% vs. 60% of the Payment Standard

	Current Annual HAP Costs @ 50% of the Payment Standard*	Proposed Annual HAP Costs @ 60%	Cost Increase	Cost Increase per Household
45 Active CHAP Vouchers	\$ 287,580.00	\$ 361,865	\$ 74,285	\$ 137.56
150 Vouchers Estimated Cost	\$ 959,400.00	\$ 1,206,216	\$ 246,816	\$ 137.12

⁵ The \$247,000 is in addition to the cost of the 150 CHAP vouchers at 50% of the payment standard (\$959,400).

⁶ The \$111 increase is realized once all CHAP households are converted to the 3/1/2019 payment standards. Current average HAP is \$533 and will be \$559 once the new payment standards take effect for all households.

Table 4. HOP & CHAP Household Impacts @ 60% of the Payment Standard

Program & Voucher Size	Households	Average of Annual Household Income	Average of Contract Rent	Average HAP	Average Family Share	Current Rent Burden	Rent Burden @ 60%*	Rent Burden Change @ 60%	Payment Standards (3/1/2019)	Monthly HAP @ 60%	Monthly HAP Change* @ 60%
HOP	485	\$ 18,910	\$ 996	\$ 533	\$ 462	29%					
1	325	\$ 15,485	\$ 886	\$ 464	\$ 422	33%	24%	-9%	\$ 966	\$ 580	\$ 97
2	120	\$ 23,484	\$ 1,130	\$ 607	\$ 521	27%	19%	-8%	\$ 1,265	\$ 759	\$ 127
3	36	\$ 32,418	\$ 1,437	\$ 857	\$ 580	21%	13%	-9%	\$ 1,829	\$ 1,096	\$ 183
4	2	\$ 46,332	\$ 1,963	\$ 1,008	\$ 955	25%	16%	-8%	\$ 2,222	\$ 1,333	\$ 222
5	2	\$ 26,999	\$ 1,950	\$ 1,110	\$ 840	37%	19%	-19%	\$ 2,555	\$ 1,533	\$ 256
CHAP	45	\$ 16,259	\$ 999	\$ 533	\$ 466	34%					
1	33	\$ 13,331	\$ 861	\$ 465	\$ 396	36%	25%	-10%	\$ 966	\$ 580	\$ 97
2	7	\$ 24,895	\$ 1,183	\$ 601	\$ 581	28%	20%	-8%	\$ 1,265	\$ 759	\$ 127
3	4	\$ 17,944	\$ 1,420	\$ 852	\$ 568	38%	22%	-16%	\$ 1,829	\$ 1,096	\$ 183
4	1	\$ 45,681	\$ 2,585	\$ 1,009	\$ 1,576	41%	33%	-9%	\$ 2,222	\$ 1,333	\$ 222

* @ 60% means at 60% of the current Payment Standards

* change = change from current payment standards

The average rent for a CHAP household is \$1,000. The average housing assistance payment is \$533.

Nearly 40% are “over-housed”, which means households are renting units that are larger than their assigned voucher size. Surprisingly, the rents for the larger units are on average less than the assigned (lower sized) payment standard.⁷ This means that CHAP households do not have higher rent burdens because they are renting more expensive units. Over 70% of CHAP households are one bedroom voucher holders. These households have rent burdens 7% higher than the average HOP household (36% vs. 29%).

⁷ For example, the payment standard for a 1BR Voucher is \$966. One CHAP household is renting a 2BR unit for \$929.

Table 5. Alternative Subsidy Considerations

	Average HAP Per HH	Increase over Current HAP Per HH	Potential Number of Households Served ¹	Staff Time Costs Per HH ²
Current Average HAP	\$ 533.00	n/a	150	n/a
Average HAP @ 60%	\$ 670.00	\$ 137.00	119	Minimal Administrative Costs
Average HAP @ 65%	\$ 726.00	\$ 193.00	110	Minimal Administrative Costs
Average HAP @ 70%	\$ 782.00	\$ 249.00	102	Minimal Administrative Costs
				Significant Administrative Costs
Average HAP @ Income-based ³	\$ 733.00	\$ 200.00	109	(Approximately 60% more time spent on certifications, interim income changes, income verification etc.)

1 - This shows how many fewer households would be served by an increase in the subsidy amount

2 - Changing the CHAP’s fixed subsidy to a different fixed amount would require administrative work such as changing forms, the briefing packet and the rent calculation in THA’s system. An income-based subsidy change would require the aforementioned and significantly more work based on time studies conducted for the MTW report.

3 - The income-based estimate is based on 346 traditional voucher holders who leased up in 2018. These households have similar incomes to CHAP participants. Data from recent lease-ups are more aligned with market rents.

Table 5 considers several possible subsidy options. THA could change the fixed subsidy amount to 60%, 65% or 70% of the payment standard. Alternatively, THA could use an income-based subsidy. Table 5 shows the average HAP provided to a household with each option and also contemplates the number of people that could be served. Any increase to the subsidy amount would result in THA serving fewer households. An additional consideration is the administrative burden that would be added to THA staff. An alternative fixed subsidy would result in the least administrative burden. An income-based subsidy would likely result in a 50%+ increase in administrative time costs for staff. This increase would be a result of processing interim income changes and conducting individual rent calculations.

PIE recommends increasing the fixed subsidy to 60% of the payment standard for current and future CHAP participants. The rent burden for one bedroom voucher holders would decrease by 10%. This change would also result in THA serving 21% fewer households. The other subsidy options presented in table five would result in THA serving 27-32% fewer households. PIE’s recommendation attempts to balance the needs of those on program and the unsuccessful lease up rates with the number of households that could be served.

An increase to the fixed subsidy will reduce the rent burden for those currently on the program. THA's mission is to provide high quality, stable and sustainable housing and supportive services to people in need. This change is targeted toward assisting the neediest. The recommended subsidy increase may improve the lease up rate for the 40% of participants who are unable to lease up because they have significantly lower incomes.

6. CONSULTATION

6.1. Internal Consultation

6.2. Consultation with Tacoma Community College

6.3. Consultation with UW Tacoma

6.4. Consultation with Current CHAP Participants and Applicants

6.5. Public Consultation

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Appendix A: Public Consultation Scorecard

Tacoma Housing Authority (THA) seeks advice about its College Housing Assistance Program (CHAP). This program houses or pays to house homeless or near homeless college students. THA provides the housing dollar. The post-secondary⁸ partner operates the program, provides resource navigation for participants, may provide help with security deposits/move in fees, monitors for compliance and shares data with THA. Tacoma’s rents are rising. The number of households who need help is growing. More schools have expressed interest in participating. THA faces some decisions. We need help to make them.

- THA is considering an expansion of CHAP to other public post-secondary institutions. This may include Tacoma Community College (TCC) students who seek to transfer to UW Tacoma. This may mean extending the time limit.
- THA seeks to serve people that have exited (or will exit) Corrections.
- THA is considering changes to try to increase the successful lease up rates of students who receive a voucher.

THA has written a report on the program changes that we are considering. See the report at www.tacomahousing.net/programchanges. We welcome your advice. If you have some for us, we need it by **June 15, 2019**. Please send your advice to athompson@tacomahousing.org or call 253.274.5587. A summary of the proposals is below.

Here is a key that explains the effects we expect of each proposal:

Yellow	This proposal will decrease the number of households served but the assistance will be more or last longer
Blue	This proposal will maintain the number of households served and the assistance will be the same
White	This proposal does not have an effect on the number of households served or the assistance

1. Expand CHAP To Other Public Post-Secondary Institutions

Presently, CHAP serves homeless or near homeless students at TCC and the University of Washington Tacoma (UW Tacoma). CHAP may expand to other post-secondary institutions. Possible new colleges may include Bates Technical College, Evergreen State College Tacoma and others. Should THA expand CHAP?

Yes	Expand CHAP to other public post-secondary institutions
No	Do not expand CHAP beyond TCC and UW Tacoma

2. Allow Students to Transfer Between Participating Institutions

Students may seek to transfer between participating institutions. For example, a TCC student may seek to transfer to UW Tacoma. When this happens, should THA continue its housing assistance?

Yes	Continue assistance between participating institutions
No	Do not continue assistance between participating institutions

⁸ After high school

3. Extend the Time Limit To Promote Completion of a Bachelor's Degree

Should THA change the time limit from up to 3 years to up to 5 years of rental assistance? The rental assistance would continue until the earliest of any of the following:

1. end of eligibility;
2. end of enrollment at the post-secondary institution;
3. sixty (60) months of rental assistance.

Yes	Extend the time limit to up to five years
No	Maintain the time limit of up to three years

4. Extend the Time Limit For Graduates

At the end of enrollment graduates presently have 30 days before the rental assistance ends. THA is considering extending the time limit for participants who graduate with an Associates or Bachelor's degree. This extra time would allow households to secure a living wage job and/or build their income. Graduates would receive additional months of rental assistance post-graduation or 60 total months (whichever occurs first). Should THA extend the time limit for graduates?

6 Months Post-graduation	Extend the time limit for graduates to 6 months post-graduation
12 Months Post-graduation	Extend the time limit for graduates to 12 months post-graduation
No Additional Time Beyond 30 Days	Do not extend the time limit for graduates

5. Expand the Definition of Homeless & At Serious Risk of Homelessness to Include Returning Citizens

Expand the definition of "homeless" to include people who have exited, or will exit, the Department of Corrections (DOC) without a housing plan. Expand the definition of "at serious risk of homelessness" to include people who have exited, or will exit, the DOC with a short term⁹ housing plan.

Yes	Expand the definition of homeless and at serious risk of homelessness
No	Do not expand the definition of homeless and at serious risk of homelessness

6. Change the Rental Assistance Subsidy

Currently, CHAP participants receive a fixed amount of rental assistance based on their household size. This assistance is 50% of THA's payment standards. Payment standards approximate average rents. This generally means that participants receive assistance with 50% of the rent for their assigned voucher size.¹⁰ THA could change this subsidy to give households more assistance. This subsidy could be fixed or it could vary based on the household's income. If THA increases the subsidy amount, THA will serve fewer households

60% of Payment Standard ¹¹ Fixed Subsidy	Average rental assistance is \$670 per household
65% of Payment Standard Fixed Subsidy	Average rental assistance is \$726 per household
70% of Payment Standard Fixed Subsidy	Average rental assistance is \$782 per household
Income-based Subsidy	Average rental assistance is \$733 per household The assistance would vary based on the household's income. Some households would receive more assistance, others would receive less assistance. The amount of assistance would change based on the household's income. An income-based subsidy would cost THA more to operate because there is more paperwork.
No Change (50%)	Average rental assistance is \$533 per household (the assistance amount is fixed)

⁹ Less than 6 months.

¹⁰ Voucher size is assigned based on household size. 2 people are assigned 1 bedroom. A four person household receives a 2BR voucher.

¹¹ THA's payment standard for a 1BR is \$966, 2BR is \$1265 & 3BR is \$1829

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