Renter Rebate Reform Sandbox Calculator

Current Renter Rebate Program

The current renter rebate payment is a function of household income and the gross rent only. It does not change based on the family size or the location of the claimant. The current program has a "cliff" at \$47,000 of household income and lesser cliffs at \$10,000 and \$25,000 of income.

Household Annual Gross Income	\$26,000
Monthly Gross Rent Payment	\$600
Household Annual Gross Income Bracket	\$25K - \$30K
Avg Monthly Rent for Curr. Claimants, Inc \$25K - \$30K - Orleans	\$770
Avg Total Rebate for Curr. Claimants, Inc \$25K - \$30K - Orleans	\$565
Avg Monthly Rebate for Curr. Claimants, Inc \$25K - \$30K - Orleans	\$47

Current Renter Rebate Amount	\$212

Current Rebate Payment Structure



Compiled by Sean Morris, Erin Hicks-Tibbles, and Jake Feldman

Renter Rebate Reform Proposal

The reform plan would calculate the rebate as a function of household income, family size, and county.

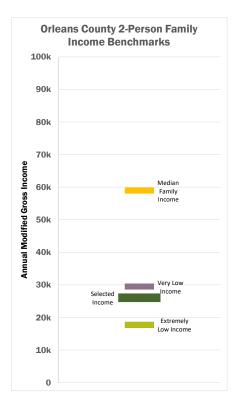
Modified Household Annual Gross Income	\$26,000
County	Orleans
Family Size	2
In Rental Unit With At Least One Adult Co-Occupant	Yes
Orleans Median Family Income	\$58,900
Orleans County, 2-Person Very Low Income	\$29,450
Orleans County, 2-Person Extremely Low Income	\$17,700

Reform Renter Rebate Amount \$134	
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Current Vs. Reform Rebate Amounts

The reform plan is sensitive to family size.

Family Size	Current Rebate Amount	Reform Rebate Amount
1	\$212	\$0
2	\$212	\$134
3	\$212	\$354
4	\$212	\$674
5	\$212	\$690
6	\$212	\$690
7	\$212	\$690



HUD Very Low and Extremely Low Income Limits by County

HUD 2019 Very Lo	w Income Limits by	County			ttps://www.huduser.gov/po	ortal/datasets/il.html#201	9_data See "Data for Secti	ion 8 Income Limits"
	l			Family S	ize			
County	1	2	3	4	5	6	7	8
Addison	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Bennington	\$25,800	\$29,450	\$33,150	\$36,800	\$39,750	\$42,700	\$45,650	\$48,600
Burlington Metro	\$32,100	\$36,650	\$41,250	\$45,800	\$49,500	\$53,150	\$56,800	\$60,500
Caledonia	\$25,800	\$29,450	\$33,150	\$36,800	\$39,750	\$42,700	\$45,650	\$48,600
Essex	\$25,800	\$29,450	\$33,150	\$36,800	\$39,750	\$42,700	\$45,650	\$48,600
Lamoille	\$25,800	\$29,450	\$33,150	\$36,800	\$39,750	\$42,700	\$45,650	\$48,600
Orange	\$25,800	\$29,450	\$33,150	\$36,800	\$39,750	\$42,700	\$45,650	\$48,600
Orleans	\$25,800	\$29,450	\$33,150	\$36,800	\$39,750	\$42,700	\$45,650	\$48,600
Rutland	\$25,800	\$29,450	\$33,150	\$36,800	\$39,750	\$42,700	\$45,650	\$48,600
Washington	\$27,550	\$31,500	\$35,450	\$39,350	\$42,500	\$45,650	\$48,800	\$51,950
Windham	\$25,800	\$29,450	\$33,150	\$36,800	\$39,750	\$42,700	\$45,650	\$48,600
Windsor	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150	\$47,200	\$50,250

HUD 2019 Extremely Low Income Limits by County

				Family Si	ze			
County	1	2	3	4	5	6	7	8
Addison	\$16,350	\$18,700	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Bennington	\$15,500	\$17,700	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Burlington Metro	\$19,250	\$22,000	\$24,750	\$27,500	\$30,170	\$34,590	\$39,010	\$43,430
Caledonia	\$15,500	\$17,700	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Essex	\$15,500	\$17,700	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Lamoille	\$15,500	\$17,700	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Orange	\$15,500	\$17,700	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Orleans	\$15,500	\$17,700	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Rutland	\$15,500	\$17,700	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Washington	\$16,550	\$18,900	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Windham	\$15,500	\$17,700	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Windsor	\$16,000	\$18,300	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430

HUD 2019 Median Income By County

County	Median Income
Addison	\$77,900
Bennington	\$67,000
Burlington Metro	\$91,600
Caledonia	\$63,900
Essex	\$51,400
Lamoille	\$71,800
Orange	\$71,300
Orleans	\$58,600
Rutland	\$68,600
Washington	\$78,700
Windham	\$68,200
Windsor	\$76,100

HUD Fair Market Rents & Rebate Amounts

HUD FY19 Fair Market Rents Based on Number of Bedrooms

				Number of	Веа	Irooms			
County	1	2	3	4		5	6	7	8
Addison	\$ 858	\$ 1,006	\$ 1,262	\$ 1,497	\$	1,497	\$ 1,497	\$ 1,497	\$ 1,497
Bennington	\$ 797	\$ 912	\$ 1,228	\$ 1,233	\$	1,233	\$ 1,233	\$ 1,233	\$ 1,233
Burlington Metro	\$ 1,202	\$ 1,544	\$ 2,008	\$ 2,087	\$	2,087	\$ 2,087	\$ 2,087	\$ 2,087
Caledonia	\$ 724	\$ 882	\$ 1,105	\$ 1,192	\$	1,192	\$ 1,192	\$ 1,192	\$ 1,192
Essex	\$ 595	\$ 762	\$ 955	\$ 1,030	\$	1,030	\$ 1,030	\$ 1,030	\$ 1,030
Lamoille	\$ 829	\$ 988	\$ 1,238	\$ 1,493	\$	1,493	\$ 1,493	\$ 1,493	\$ 1,493
Orange	\$ 735	\$ 960	\$ 1,251	\$ 1,298	\$	1,298	\$ 1,298	\$ 1,298	\$ 1,298
Orleans	\$ 664	\$ 760	\$ 976	\$ 1,149	\$	1,149	\$ 1,149	\$ 1,149	\$ 1,149
Rutland	\$ 788	\$ 939	\$ 1,260	\$ 1,355	\$	1,355	\$ 1,355	\$ 1,355	\$ 1,355
Washington	\$ 785	\$ 1,036	\$ 1,298	\$ 1,577	\$	1,577	\$ 1,577	\$ 1,577	\$ 1,577
Windham	\$ 792	\$ 994	\$ 1,247	\$ 1,460	\$	1,460	\$ 1,460	\$ 1,460	\$ 1,460
Windsor	\$ 810	\$ 988	\$ 1,363	\$ 1,559	\$	1,559	\$ 1,559	\$ 1,559	\$ 1,559

Credit Entitlement Proportion	10%
Maximum Credit	\$2,500

FY19 Credit Amounts Based on HUD Data Based on Number of Bedrooms

				Number of	Bed	lrooms			
County	1	2	3	4		5	6	7	8
Addison	\$ 1,030	\$ 1,207	\$ 1,514	\$ 1,796	\$	1,796	\$ 1,796	\$ 1,796	\$ 1,796
Bennington	\$ 956	\$ 1,094	\$ 1,474	\$ 1,480	\$	1,480	\$ 1,480	\$ 1,480	\$ 1,480
Burlington Metro	\$ 1,442	\$ 1,853	\$ 2,410	\$ 2,500	\$	2,500	\$ 2,500	\$ 2,500	\$ 2,500
Caledonia	\$ 869	\$ 1,058	\$ 1,326	\$ 1,430	\$	1,430	\$ 1,430	\$ 1,430	\$ 1,430
Essex	\$ 714	\$ 914	\$ 1,146	\$ 1,236	\$	1,236	\$ 1,236	\$ 1,236	\$ 1,236
Lamoille	\$ 995	\$ 1,186	\$ 1,486	\$ 1,792	\$	1,792	\$ 1,792	\$ 1,792	\$ 1,792
Orange	\$ 882	\$ 1,152	\$ 1,501	\$ 1,558	\$	1,558	\$ 1,558	\$ 1,558	\$ 1,558
Orleans	\$ 797	\$ 912	\$ 1,171	\$ 1,379	\$	1,379	\$ 1,379	\$ 1,379	\$ 1,379
Rutland	\$ 946	\$ 1,127	\$ 1,512	\$ 1,626	\$	1,626	\$ 1,626	\$ 1,626	\$ 1,626
Washington	\$ 942	\$ 1,243	\$ 1,558	\$ 1,892	\$	1,892	\$ 1,892	\$ 1,892	\$ 1,892
Windham	\$ 950	\$ 1,193	\$ 1,496	\$ 1,752	\$	1,752	\$ 1,752	\$ 1,752	\$ 1,752
Windsor	\$ 972	\$ 1,186	\$ 1,636	\$ 1,871	\$	1,871	\$ 1,871	\$ 1,871	\$ 1,871

SOURCE: https://www.huduser.gov/portal/datasets/fmr.html#2019

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This schedule must be included with the 2019 F you are filing as AMENDED HI.144. Please re	al instructions befor	Form PR-141) OR 6 e completing schedul	e 2020		
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Space UCU Partner's Last Name	First Name		м	Clairaids Date of Bills (MADO	,,,,,,
List the names and Social Security Numbers of 2019. Include both their tumble and non-taxabl names and Social Security Numbers on a separ				Partner) who had income "Other Persons" living in y	and lived with you do our household, recor
Other Person #1 Last Name	Pirst Name		M	Other Person #1 Social Security	Number
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a. Cash public amintance and relief.			.00	.00	
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If Househo	Household Income in \$47,000 This schedule must be filled to	/ or less, you may	be eligible for a renter reb	ste. Complete Form PR-3 bard 15, 2020 had one he	41 Renter Robate C
	held Income is more than \$47.				
HOMEOWNERS Form	n 105-122, Homestead Declara	ation AND Propert	Tax Could Claim, must b	e filed each year.	
	neowners with Household Inco a property tax credit. This sch	bedule must be file	d with Form MS-122.		
	m 105-122 The due date to file between April 16 and Oct. 12	is April 15, 2020.1 5, 2020, may still o	fomerowners filing a prope palify for a Property Tax (rty tax credit, Form 105-1. Tredit: A \$15 late filling 5	22 and 5chedule HI se will be deducted
L 5432	the credit.				

Calculator

Claimant's Last Nam		ter you	r Social S	ecurity N	umb	er wh	en you fi	le th	e reb	ate clai	m.						
		,	First Name					MI		ant's Social		y Number					
Name of Owner or Li	andlord and R	ental U	Init Inform	nation (Plea	se co	mplete a	all fie	elds)								
Landlord's Mailing Ad	ddress				City						8	itate	ZIP				
Location of Rental Unit (number, street/road name)								Unit	Numb	er	SPAN	(from pro	operty tax	: bill)			
City/Town												er of Unit Building					
Rental Unit is (check one)	Apartment	Hous	se	Lot for Mobile H		Г	Boarding			Nursing Home			isted Livir munity C	1g /			
Items Included in Re (check all that apply)	nt		ishina				Personal C			Home		Con	nmunity C	are	_		
Tenant #1 Last Name		First Na		Electric	y	Tenan	#2 Last Nar			Unier Servic	First N	Name					
Tenant #3 Last Name	e	First Na							nant #4 Last Name						First Name		
E-file Certifi	Allocable Rent						ented										
E-file Certifi 1. Calendar year 2. Monthly rent	cate Number r 1a al amount charged .			Numbe	rofm	onths r	ented	1ь									
E-file Certifi 1. Calendar year 2. Monthly rent 3. Total rent pai	cate Number r la al amount charged . id for calendar year	listed on	Line la	Number	rofm	onths r	ented	1ь				3			.0		
E-file Certifi 1. Calendar year 2. Monthly rent 3. Total rent pai 4. Less dollar v:	cate Number	listed on e that wer	Line la	Number	r of m t, elec	onths r	ented 	1b				3			.0(0(
E-file Certifi 1. Calendar year 2. Monthly rent 3. Total rent pai 4. Less dollar va 5. Adjusted rent	cate Number	listed on e that wer	Line la re included i d on Line la	Number	t, elec	onths r ctricity, ine 4).	ented etc.)	1b				3		0	0(0(0(
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E-file Certifi 1. Calendar year 2. Monthly rent: 3. Total rent pai 4. Less dollar v: 5. Adjusted rent 6. For governme 7. Rent paid dur	r 1a al amount charged . d for calendar year alues of items above paid for calendar y ent subsidized rent, ring calendar year so	listed on e that wer ear listed enter per	Line la re included i d on Line la ccent tenant ; the right of o	Number	r of m t, elec nus L onsub (Mult	onths r tricity, ine 4). osidized	ented etc.) l rent, ente ne 5 by Li	1b er 100 ine 6).	.00%			3 4 5 6 7	10	0 00.00	0(0(0(0(
E-file Certifi 1. Calendar year 2. Monthly rent: 3. Total rent pai 4. Less dollar v: 5. Adjusted rent 6. For governme 7. Rent paid dur	r la al amount charged . d for calendar year alues of items above paid for calendar y ent subsidized rent,	listed on e that wer ear listed enter per	Line la re included i d on Line la ccent tenant ; the right of o	Number	r of m t, elec nus L onsub (Mult	onths r tricity, ine 4). osidized	ented etc.) l rent, ente ne 5 by Li	1b er 100 ine 6).	.00%			3 4 5 6 7	10	0 00.00	0(0(0(0(
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Vermont Department of Taxes 2019 Schedule HI-144				
Household Income For the year Jan 1 - Dec 31, 2019		*	19144211	N W *
For the year Jan 1 - Dec 31, 2019 his schedule must be included with the 2019 R		BLUE or BLACK INK		
ou are filing an AMENDED HI-144. Please re-	ad instructions before c	ompleting schedule.	Claimant's Social Security Numb	
Claimant's Last Name	First Name	M	Claimant's Social Security Numb Claimant's Date of Birth (MMDD)	
Spouse's/CU Partner's Last Name	First Name	м	Claimant's Date of Birth (MMDD)	mm)
ist the names and Social Security Numbers of 2019. Include both their taxable and non-taxable ames and Social Security Numbers on a separa	all other persons (in a	ddition to a Spouse or CU	Partner) who had income a "Other Persons" living in y	nd lived with you duri
ames and Social Security Numbers on a separa Other Person #1 Last Name	te sheet of paper and in First Name	clude with the filing.	Other Person #1 Social Security	1)
Other Person #2 Last Name	First Name	M	Other Person #1 Social Security	
Yearly totals of ALL members of the household		1. Claimant and jointly filed Spouse	2. Filing separately Spouse or CU Partner	3. Other Persons
a. Cash public assistance and relief.			.00	.00
 Social Security, SSI, disability, railroad retir veteran's benefits, taxable and nontaxable 	ement,	ь00	.00	.00
. Unemployment compensation/worker's com	pensation.	c00	00	.00
 Wages, salaries, tips, etc. (See instructions for dependent's exempt income.) 	3 F	d00	00	.00
e. Interest and dividends			00	00
f. Interest on U.S., state, and municipal obligat taxable and nontaxable	ions,		00	.00
g. Alimony and support money		g00	00	.00
 Child support and cash gifts Please specify 		h00	.00	.00
 Business income. If the amount is a loss, ent See instructions for offsetting a loss 	er -0		.00	.00
 Capital gains, taxable and nontaxable. If the enter .0. See instructions for offsetting a lo 	amount is a loss,	j00	.00	.00
. Taxable pensions, annuities, IRA and other r distributions. See instructions	etirement fund and		00	.00
 Rental and royalty income. If the amount is a See instructions for offsetting a loss 	a loss, enter -0	100	00	.00
 Farm/partnerships/S corporations/LLC/Estat If the amount is a loss, enter -0 See Line m exception to offset a loss 	e or Trust income. instructions for only			
exception to offset a loss	of other income)	m00	00	00
Please specify		n00	00	.00
. Total Income: Add Lines a through n		. o00	.00	.00
Claimant's Last Name		sge 1 of 2	Ser	nedule HI-144 Rev. 10/19
Claimant's Last Name	P Social Security Na	-		Rev. 10/19
Carried forward from Line o		-	9 1 4 4 2 2 W	
Carried forward from Line o	Social Security Na	* 1 00	914422W	
Carried forward from Line o	Social Security Na .00 1. Claimant and jointly filed Spouse	mber	9 1 4 4 2 2 W 00	
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Curried forward from Line	0001 Security No .00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00	nee	9 1 4 4 2 2 17 	
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Calculator

AVERAGE CURRENT REBATE

Index	Income	Income Range	Addison	Bennington	Burlington Metro	Caledonia	Essex	Lamoille	Orange	Orleans	Rutland	Washington	Windham	Windsor	Overall Average
1	< 5,000	\$0K - \$5K	\$2,507	\$1,689	\$1,932	\$1,995	\$1,714	\$1,750	\$1,481	\$1,572	\$1,512	\$1,425	\$1,392	\$1,426	\$1,611
2	<10,000	\$5K - \$10K	\$1,248	\$1,039	\$1,011	\$933	\$1,077	\$1,114	\$1,286	\$923	\$1,038	\$920	\$1,154	\$1,012	\$1,021
3	<15,000	\$10K - \$15K	\$897	\$922	\$1,158	\$744	\$925	\$913	\$981	\$782	\$809	\$948	\$908	\$928	\$940
4	<20,000	\$15K - \$20K	\$896	\$868	\$1,301	\$713	\$926	\$841	\$796	\$723	\$819	\$866	\$795	\$956	\$955
5	<25,000	\$20K - \$25K	\$741	\$756	\$1,226	\$596	\$457	\$651	\$991	\$506	\$743	\$829	\$711	\$778	\$893
6	<30,000	\$25K - \$30K	\$608	\$645	\$1,072	\$499	\$577	\$550	\$720	\$565	\$660	\$594	\$618	\$652	\$802
7	<35,000	\$30K - \$35K	\$553	\$686	\$947	\$616	\$554	\$600	\$532	\$494	\$636	\$582	\$625	\$581	\$766
8	<40,000	\$35K - \$40K	\$508	\$718	\$941	\$394	\$561	\$586	\$648	\$301	\$854	\$676	\$560	\$739	\$816
9	<47,000	\$40K - \$47K	\$821	\$1,095	\$859	\$943	\$943	\$558	\$511	\$918	\$820	\$710	\$573	\$944	\$830

AVERAGE MONTHLY RENT

Index	Income	Income Range	Addison	Bennington	Burlington Metro	Caledonia	Essex	Lamoille	Orange	Orleans	Rutland	Washington	Windham	Windsor	Overall Average
1	< 5,000	\$0K - \$5K	\$285	\$270	\$431	\$303	\$322	\$306	\$288	\$296	\$579	\$297	\$308	\$441	\$692
2	<10,000	\$5K - \$10K	\$285	\$270	\$270	\$303	\$322	\$306	\$288	\$296	\$295	\$248	\$308	\$293	\$484
3	<15,000	\$10K - \$15K	\$475	\$481	\$478	\$439	\$448	\$492	\$504	\$470	\$456	\$463	\$462	\$468	\$615
4	<20,000	\$15K - \$20K	\$603	\$606	\$693	\$573	\$643	\$592	\$569	\$571	\$603	\$609	\$578	\$638	\$710
5	<25,000	\$20K - \$25K	\$686	\$689	\$814	\$625	\$723	\$651	\$759	\$594	\$670	\$705	\$655	\$667	\$763
6	<30,000	\$25K - \$30K	\$787	\$792	\$949	\$738	\$845	\$778	\$835	\$770	\$798	\$790	\$785	\$830	\$874
7	<35,000	\$30K - \$35K	\$852	\$921	\$1,015	\$887	\$934	\$878	\$851	\$834	\$893	\$915	\$913	\$877	\$959
8	<40,000	\$35K - \$40K	\$1,009	\$1,052	\$1,116	\$891	\$1,040	\$962	\$1,003	\$863	\$1,078	\$1,021	\$954	\$1,050	\$1,075
9	<47,000	\$40K - \$47K	\$1,206	\$1,346	\$1,206	\$1,060	\$1,040	\$1,096	\$1,171	\$863	\$1,187	\$1,158	\$1,083	\$1,311	\$1,204

AVERAGE REFORM REBATE AMOUNT

Index	Income	Income Range	Addison	Bennington	Burlington Metro	Caledonia	Essex	Lamoille	Orange	Orleans	Rutland	Washington	Windham	Windsor	Overall Average
1	< 5,000	\$0K - \$5K	\$998	\$1,001	\$1,353	\$820	\$728	\$1,010	\$1,042	\$804	\$846	\$970	\$1,010	\$1,120	\$1,101
2	<10,000	\$5K - \$10K	\$1,018	\$1,021	\$1,363	\$840	\$748	\$1,030	\$1,062	\$824	\$929	\$999	\$1,030	\$1,079	\$1,052
3	<15,000	\$10K - \$15K	\$1,042	\$1,102	\$1,350	\$885	\$784	\$1,081	\$970	\$809	\$938	\$983	\$1,058	\$1,085	\$1,070
4	<20,000	\$15K - \$20K	\$918	\$902	\$1,413	\$734	\$778	\$873	\$800	\$757	\$813	\$920	\$837	\$924	\$997
5	<25,000	\$20K - \$25K	\$512	\$548	\$1,180	\$460	\$447	\$454	\$485	\$422	\$526	\$590	\$510	\$565	\$735
6	<30,000	\$25K - \$30K	\$273	\$404	\$737	\$311	\$224	\$267	\$265	\$353	\$307	\$261	\$389	\$227	\$479
7	<35,000	\$30K - \$35K	\$190	\$283	\$410	\$176	\$95	\$144	\$193	\$227	\$189	\$178	\$203	\$187	\$298
8	<40,000	\$35K - \$40K	\$158	\$158	\$293	\$214	\$26	\$87	\$172	\$0	\$159	\$74	\$183	\$125	\$225
9	<47,000	\$40K - \$47K	\$164	\$292	\$253	\$235	\$48	\$100	\$193	\$0	\$175	\$168	\$119	\$139	\$217