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Renter Rebate Reform: Impact Analysis Follow-Up

Who won't be eligible for a credit under the reform proposal?

- Anyone whose prior year income was over the “very low income level” which is 50% of the median (by county by family size) as determined by HUD

HUD FY19 Very Low Income Limits					
County	Family Size				
	1	2	3	4	5
Chittenden, Franklin, Grand Isle	\$ 32,100	\$ 36,650	\$ 41,250	\$ 45,800	\$ 49,500
Washington	\$ 27,550	\$ 31,500	\$ 35,450	\$ 39,350	\$ 42,500
Addison	\$ 27,300	\$ 31,200	\$ 35,100	\$ 38,950	\$ 42,100
Windsor	\$ 26,650	\$ 30,450	\$ 34,250	\$ 38,050	\$ 41,100
All other counties	\$ 25,800	\$ 29,450	\$ 33,150	\$ 36,800	\$ 39,750
Note: FY20 amounts have not been released yet but will probably be slightly higher					

Which 2018 recipients would have been ineligible had the reform proposal been law?

2018 Recipients Who Would Have Been Ineligible Under the Reform Proposal					
	Size of Household				
Household Income	1	2	3	4 or more	Total
Less Than 10,000	-	-	-	-	-
10,000 to 20,000	20	-	-	-	20
20,000 to 25,000	100	-	-	-	100
25,000 to 30,000	450	60	-	-	510
30,000 to 35,000	590	110	30	10	740
35,000 to 40,000	520	140	30	20	710
40,000 to 45,000	310	80	40	20	450
Over 45,000	80	30	10	10	130
Grand Total	2,070	430	100	60	2,660

Above Recipients Whose 2018 Rebate Was \$500 Or More					
	Size of Household				
Household Income	1	2	3	4 or more	Total
Less Than 10,000	-	-	-	-	-
10,000 to 20,000	10	-	-	-	10
20,000 to 25,000	50	-	-	-	50
25,000 to 30,000	190	30	-	-	220
30,000 to 35,000	270	40	10	-	320
35,000 to 40,000	290	90	20	10	410
40,000 to 45,000	170	40	30	10	250
Over 45,000	50	20	-	-	70
Grand Total	1,020	220	60	20	1,320

Impact by Income and Household Size

Change in Average Renter Rebate by Household Size and Household Income						
Household Income	Size of Household				Row AVG	
	1	2	3	4 or more		
Less Than 10,000	\$ 100	\$ 300	\$ 300	\$ 100	\$ 100	
10,000 to 20,000	\$ 250	\$ 400	\$ 700	\$ 500	\$ 300	
20,000 to 25,000	\$ (100)	\$ 250	\$ 500	\$ 1,100	\$ 100	
25,000 to 30,000	\$ (350)	\$ -	\$ 500	\$ 550	\$ (100)	
30,000 to 35,000	\$ (450)	\$ (100)	\$ 100	\$ 400	\$ (200)	
35,000 to 40,000	\$ (550)	\$ (200)	\$ -	\$ 400	\$ (300)	
40,000 to 45,000	\$ (500)	\$ (150)	\$ (200)	\$ 300	\$ (300)	
Over 45,000	\$ (150)	\$ 200	\$ 300	\$ 400	\$ 150	
Column AVG	\$ (50)	\$ 100	\$ 350	\$ 500	\$ 50	

Estimated (FY21) Total Claimant Count by Household Size and Household Income					
Household Income	Size of Household				Total
	1	2	3	4 or more	
Less Than 10,000	2,200	200	100	100	2,600
10,000 to 20,000	3,600	600	200	200	4,600
20,000 to 25,000	1,600	500	200	100	2,400
25,000 to 30,000	1,200	400	200	200	2,000
30,000 to 35,000	1,000	400	200	200	1,800
35,000 to 40,000	800	400	100	100	1,400
40,000 to 45,000	500	200	100	100	900
Over 45,000	300	400	200	200	1,100
Total	11,000	3,100	1,300	1,100	16,500
<i>Reflects roughly 14,900 current law claimants and estimated 1,600 new recipients</i>					
<i>Cells may not sum to totals due to rounding</i>					

Impact by Income and Monthly Rent

Change in Average Renter Rebate by Monthly Rent Paid and Household Income						
Household Income	Monthly Rent Paid					Row AVG
	Less Than 500	500 to 1000	1000 to 1500	1500 to 2000	Over 2000	
Less Than 10,000	\$ 100	\$ 150	\$ 150	\$ 100	\$ -	\$ 150
10,000 to 20,000	\$ 400	\$ 250	\$ (250)	\$ (300)	\$ (1,050)	\$ 300
20,000 to 25,000	\$ 350	\$ 100	\$ (400)	\$ (600)	\$ (600)	\$ 100
25,000 to 30,000	\$ 350	\$ 50	\$ (550)	\$ (1,500)	\$ (1,800)	\$ (100)
30,000 to 35,000	\$ 200	\$ (50)	\$ (500)	\$ (1,350)	\$ (2,250)	\$ (250)
35,000 to 40,000	\$ 100	\$ -	\$ (600)	\$ (1,450)	\$ (2,250)	\$ (300)
40,000 to 45,000	\$ 200	\$ 100	\$ (400)	\$ (1,450)	\$ (1,500)	\$ (300)
Over 45,000	\$ 250	\$ 300	\$ 150	\$ 100	\$ (300)	\$ 150
Column AVG	\$ 300	\$ 100	\$ (350)		\$ (1,200)	\$ 50
<i>Rent amounts are "contract rent" or rent paid solely for the right of occupancy</i>						

Estimated (FY21) Total Claimant Count by Monthly Rent Paid and Household Income						
Household Income	Monthly Rent Paid					Total
	Less Than 500	500 to 1000	1000 to 1500	1500 to 2000	Over 2000	
Less Than 10,000	2,000	420	70	10	-	2,490
10,000 to 20,000	2,290	1,980	230	50	20	4,580
20,000 to 25,000	530	1,510	280	40	10	2,370
25,000 to 30,000	130	1,460	360	50	20	2,020
30,000 to 35,000	90	1,110	430	60	20	1,710
35,000 to 40,000	60	730	510	80	20	1,400
40,000 to 45,000	30	420	400	70	30	950
Over 45,000	40	350	470	90	60	1,010
Total	5,170	7,980	2,750	450	180	16,530
<i>Reflects roughly 14,900 current law claimants and an estimated 1,600 new recipients</i>						
<i>Cells may not sum to totals due to rounding and/or suppression</i>						

How are people on social security affected?

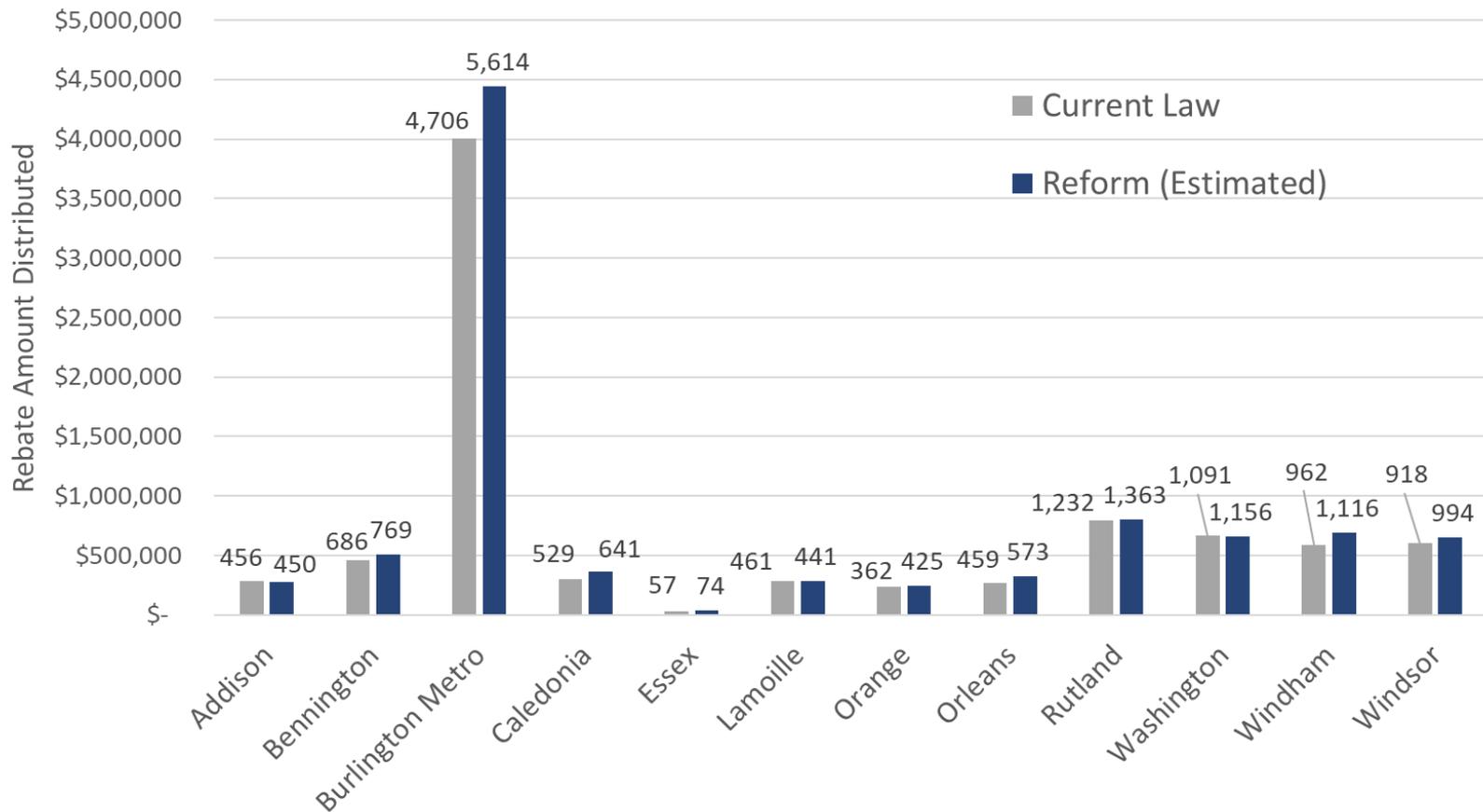
Yearly totals of ALL members of the household	1. Claimant and jointly filed Spouse	2. Filing separately Spouse or CU Partner	3. Other Persons
a. Cash public assistance and relief.....	a. _____ .00	_____ .00	_____ .00
b. Social Security, SSI, disability, railroad retirement, veteran's benefits, taxable and nontaxable.....	b. _____ .00	_____ .00	_____ .00

Household Income	Count	Average Change	No Credit Under Reform	No Credit & CL Credit >=\$500
Less Than 10,000	1,477	\$ 2	2	1
10,000 to 20,000	2,095	\$ 181	8	6
20,000 to 25,000	433	\$ (44)	9	6
25,000 to 30,000	140	\$ (23)	19	10
30,000 to 35,000	73	\$ 87	16	7
35,000 to 40,000	50	\$ (181)	23	12
40,000 to 45,000	18	\$ (553)	10	7
Over 45,000	9	\$ (73)	4	3
Grand Total	4,295	\$ 81	91	52

County Impacts

Expected FY21 Renter Rebate Amount Distributed by County

counts above bars are total recipients



Money-saving options for bumping out income limits

- \$ Get rid of the 100 minimum rebate amount
- \$ Limit maximum family size to 4 for income limits
- \$\$ Require more than six months rented to be eligible
- \$\$ Decouple Franklin and Grand Isle counties from Burlington metro
- \$\$\$ Use a more expansive definition of income such as Maine's (total Income + nontaxable SS + nontaxable interest + addback of any losses)
- \$\$\$\$ Base credit on apartment size with bedrooms = family size -1, e.g. 2 people would get a credit based on the 1 bedroom FMR and 1 person would get a credit based on the efficiency FMR