

Renter Rebate Reform Sandbox Calculator

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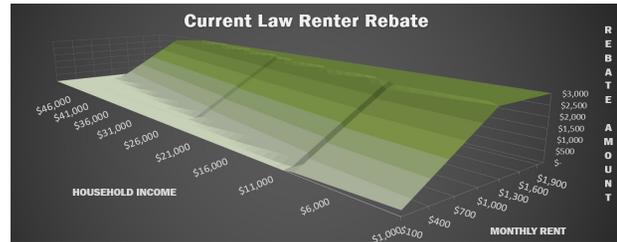
Current Renter Rebate Program

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
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Current Rebate Payment Structure



Renter Rebate Reform Proposal

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

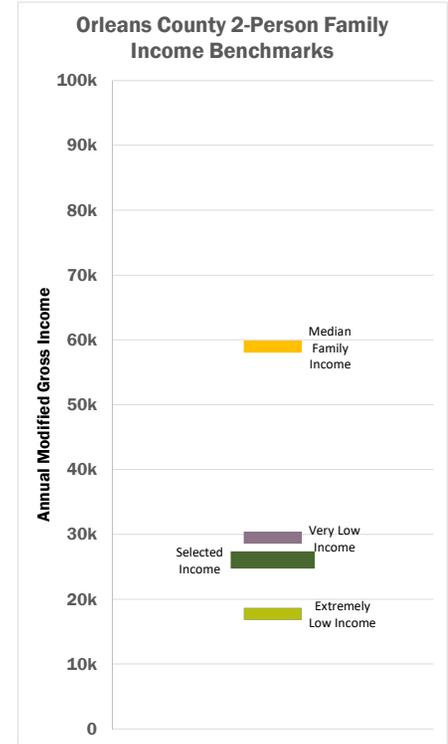
Modified Household Annual Gross Income	\$26,000
County	Orleans
Family Size	2
In Rental Unit With At Least One Adult Co-Occupant	Yes
Orleans Median Family Income	\$58,900
Orleans County, 2-Person Very Low Income	\$29,450
Orleans County, 2-Person Extremely Low Income	\$17,700

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 Low Income Limits by County

SOURCE: https://www.huduser.gov/portal/datasets/il.html#2019_data See "Data for Section 8 Income Limits"

County	Family Size							
	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

County	Family Size							
	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

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

County	Number of Bedrooms							
	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

County	Number of Bedrooms							
	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

Vermont Department of Taxes

Form LC-142

Vermont Landlord Certificate



CLAIMANT: Remember to enter your Social Security Number when you file the rebate claim.

Form fields for Claimant's Last Name, First Name, MI, and Claimant's Social Security Number.

Section A: Landlord and Rental Unit Information (Please complete all fields)

Form fields for Section A including Name of Owner or Landlord, Mailing Address, Location of Rental Unit, Rental Unit type, and Tenant information.

Section B: Allocable Rent

Form fields for Section B including E-file Certificate Number and a table for Allocable Rent with lines 1 through 9.

Section C: Signature

I certify the rental information on this Landlord Certificate is, to the best of my knowledge and belief, true, correct, and complete.

Form fields for Section C including Signature, Date, and Daytime Telephone Number.

Form LC-142 Rev. 10/19

Buttons for Clear tenant names & Section B, Clear ALL data, Save and go to Important Printing Instructions, and Save and Print.

Vermont Department of Taxes
2019 Schedule HI-144
Household Income
 For the year Jan 1 - Dec 31, 2019. Please PRINT in BLUE or BLACK INK.

This schedule must be included with the 2019 Renter Rebate Claim (Form PR-141) OR the 2020 Property Tax Credit Claim (Form HS-122) UNLESS you are filing an AMENDED HI-144. Please read instructions before completing schedule.

Claimant's Last Name	First Name	MI	Claimant's Social Security Number
Spouse's/CI Partner's Last Name	First Name	MI	Claimant's Date of Birth (MM/DD/YYYY)

List the names and Social Security Numbers of all other persons (in addition to a Spouse or CI Partner) who had income and lived with you during 2019. Include both their taxable and non-taxable income in Column 3. If you have more than two "Other Persons" living in your household, record the names and Social Security Numbers on a separate sheet of paper and include with the filing.

Other Person #1 Last Name	First Name	MI	Other Person #1 Social Security Number
Other Person #2 Last Name	First Name	MI	Other Person #2 Social Security Number

Yearly totals of ALL members of the household	1. Claimant and jointly filed Spouse	2. Filing separately Spouse or CI Partner	3. Other Persons
a. Cash public assistance and relief	0.00	0.00	0.00
b. Social Security, SSDI, disability, railroad retirement, veteran's benefits, taxable and nontaxable	0.00	0.00	0.00
c. Unemployment compensation/worker's compensation	0.00	0.00	0.00
d. Wages, salaries, tips, etc. (See instructions for dependent's exempt income.)	0.00	0.00	0.00
e. Interest and dividends	0.00	0.00	0.00
f. Interest on U.S. state, and municipal obligations, taxable and nontaxable	0.00	0.00	0.00
g. Alimony and support money	0.00	0.00	0.00
h. Child support and cash gifts	0.00	0.00	0.00
i. Business income. If the amount is a loss, enter -0-	0.00	0.00	0.00
j. Capital gains, taxable and nontaxable. If the amount is a loss, enter -0-. See instructions for offsetting a loss	0.00	0.00	0.00
k. Taxable pensions, annuities, IRA, and other retirement fund and distributions. See instructions	0.00	0.00	0.00
l. Rental and royalty income. If the amount is a loss, enter -0-. See instructions for offsetting a loss	0.00	0.00	0.00
m. Farm/partnerships/S corporations/LLC/Estate or Trust income. If the amount is a loss, enter -0-. See Line m instructions for only exception to offset a loss	0.00	0.00	0.00
n. Other income (see instructions for examples of other income)	0.00	0.00	0.00
e. Total Income: Add Lines a through n	0.00	0.00	0.00

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Claimant's Last Name	Social Security Number
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Carried forward from Line e 0.00 0.00 0.00

	1. Claimant and jointly filed Spouse	2. Filing separately Spouse or CI Partner	3. Other Persons
p. See instructions. Enter Social Security and Medicare tax withheld on wages claimed on Line d. Self-Employed: Enter self-employment tax from Federal Schedule SE. This entry may differ from W-2/1099 or Federal Schedule SE amount if these taxes are paid on income not required to be reported on Schedule HI-144. Include W-2 and/or Federal Schedule SE if not included with income tax filing	0.00	0.00	0.00
q. Child support paid. You must include proof of payment. See instructions	0.00	0.00	0.00

Support paid to: Last Name	First Name	MI	Social Security Number
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	1. Claimant and jointly filed Spouse	2. Filing separately Spouse or CI Partner	3. Other Persons
r. Allowable adjustments from Federal Form 1040			
r1. Business expenses for Reservists	0.00	0.00	0.00
r2. Alimony paid	0.00	0.00	0.00
r3. Self-employed health insurance deduction	0.00	0.00	0.00
r4. Health Savings Account deduction	0.00	0.00	0.00
r5. Tuition and Fees	0.00	0.00	0.00
s. Add Lines p, q, and total of Lines r1 to r5 for each column	0.00	0.00	0.00
t. Subtract Line s from Line o of each column. If a negative amount, enter -0-	0.00	0.00	0.00
u. Add all three amounts from Line t. If a negative amount, enter -0-	0.00	0.00	0.00
v. Complete if born Jan. 1, 1955 and after. Enter interest and dividend income from Lines e and f	0.00	0.00	0.00
w. Add all three amounts from Line v	0.00	0.00	0.00
x. Subtract Line x from Line w. If Line x is more than Line w, enter -0-	10,000.00	0.00	0.00
y. Subtract Line x from Line w. If Line x is more than Line w, enter -0-	0.00	0.00	0.00
z. HOUSEHOLD INCOME. Add Line u and Line y	0.00	0.00	0.00

RENTERS If Line z Household Income is \$47,000 or less, you may be eligible for a renter rebate. Complete Form PR-141 Renter Rebate Claim. This schedule must be filed with the Renter Rebate Claim. Claims are due April 15, 2020, but can be filed up to Oct. 15, 2020. If Household Income is more than \$47,000, you do not qualify for a renter rebate.

HOMEOWNERS Form HS-122, Homestead Declaration AND Property Tax Credit Claim, must be filed each year. Homeowners with Household Income up to \$138,250 on Line z should complete Form HS-122, Section B. You may be eligible for a property tax credit. This schedule must be filed with Form HS-122. Form HS-122 The due date to file is April 15, 2020. Homeowners filing a property tax credit, Form HS-122 and Schedule HI-144, between April 16 and Oct. 15, 2020, may still qualify for a Property Tax Credit. A \$15 late filing fee will be deducted from the credit.

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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