

| Comparisons: | MHET Safety Net Program | City TBRA Program | | |
|---|---|---|-----------------------|-----------------------------|
| Age Limit | 62 or Older, Family of 2 or more, or Disabled | 62 and older (Proposing 55 and older or Disabled) | | |
| Net Worth | <\$80,000 | No Max (Interest counts toward Income) | | |
| Assets Include | Real Prop, Personal Prop, RVs, Bank, Stocks, Bonds, Life Insurance | Liquid Assets (Bank Accounts Stocks, Bonds, CDs) | | |
| Own Other Real Property | Yes (subject to Asset Limitations) | Any other property -Ineligible | | |
| Net Assets w/ IRA, pension | <\$200,000 | Retirement, pension disbursement counts toward Income | | |
| Tenant Standing | Good/No disputes | N/A | | |
| Housing Burden | 45% | 1st Priority 50% Rent Burden 2nd Priority 30% Rent Burden | | |
| Length of Ownership | 3 years (As of 3/1/19) | No Minimum | | |
| New Lease Required | 6 Year | Yearly | | |
| Dual Funding | Not Stated | NOT Allowed | | |
| Assistance good for: | Space Rent Increase Only | Space Rent, Increase, Mortgage, Utility Allowance | | |
| Lease | Sign 6 or 10 Year Lease | New Lease Yearly HOME \$ Not Guaranteed yearly | | |
| Length of Assistance | 2 years (may be offered additional 1 year periods) | Assistance begins/ends at start/end of term of lease | | |
| Estoppel | Yes | No | | |
| Utility CARE Program | Yes | No | | |
| Section 8 | Must Apply | Not Required | | |
| HQS Inspection | Not Required | Must pass prior to initial funding & yearly, if extended | | |
| # in Household | Safety Net Subsidy Limits* TBRA Income Limits* | Maximum Allowable Housing Payments** | Mobile Home Unit Size | Maximum Fair Market Rent*** |
| 1 | \$41,550 | \$1,038.75 | | |
| 2 | \$47,500 | \$1,187.50 | 1 Bedroom | \$1,526 |
| 3 | \$53,450 | \$1,336.25 | 2 Bedroom | \$1,885 |
| 4 | \$59,350 | \$1,483.75 | 3 Bedroom | \$2,643 |
| 5 | \$64,100 | \$1,602.50 | 4 Bedroom | \$3,052 |
| 6 | \$68,850 | \$1,721.25 | | |
| *50% Annual Median Income | | **30% of Gross Monthly Income | | ***Space Rent |
| 1. Basic Safety Net Subsidy | Example with Mortgage: | | | |
| Paying more than | >40% Monthly Income | City TBRA Same Scenario | | |
| 2 person Household (\$33,600 Annual) \$680 Initial Rent (19% Inc.) \$809 New Rent + \$350 Mortgage \$1159 (41% Monthly Gross) | \$129 Rent Increase \$62 Safety Net Subsidy \$67 Net Increase +\$350 Mortgage \$1,097 Owner Payment (39% Monthly Gross) | \$33,600 Annual /12 =\$2,800 Mo x 30% of Mo. = \$840**** (****Maximum Allowable Housing Costs) \$1,159 New Rent + Mortgage - \$840 (30% of Mo. Gross) to be Paid by Household =\$319 TBRA Subsidy | | |
| 2. Super Safety Net Subsidy | Example without Mortgage: | | | |
| Paying more than | >50% Monthly Income | City TBRA Same Scenario | | |
| 1 Person Household (\$18,000 Annual) \$680 Initial Rent \$809 (54% Monthly Gross) | \$129 Increase \$112 Safety Net Subsidy \$17 Net Increase \$697 Owner Payment (46% Monthly Gross) | \$18,000 Annual /12 =\$1,500 Mo 30% of Mo. = \$450**** (****Maximum Allowable Housing Costs) \$809 New Rent -\$450 (30% of Mo. Gross) to be Paid by Household = \$359 TBRA Subsidy | | |