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State and Metro Area Estimates of Rent Increases for Households with Rental Assistance Permitted Under Rep. Ross Proposal

By Alicia Mazzara

A draft bill from Rep. Dennis Ross would allow [large rent increases](#) for low-income people assisted through the [Housing Choice Voucher](#) and [Public Housing](#) programs and public housing converted to [Section 8 Project-Based Rental Assistance](#), including working families, the elderly, and people with disabilities. The bill would allow the Department of Housing and Urban Development (HUD) and state and local housing agencies to increase rents in two ways:

- For elderly and disabled households (those in which the head or the head's spouse is elderly or has a disability), it would permit HUD to eliminate income deductions and raise the share of income that these households must pay in rent above the current 30 percent, with no limit.
- For non-elderly, non-disabled households, it would allow state and local housing agencies to choose from a menu of alternative rent rules or design their own rules, which would take effect if HUD didn't disapprove them within 90 days. Several of the alternatives would allow very large rent increases.

These tables show the amount rents could rise if HUD set rents for elderly and disabled households at 30 percent of gross income without deductions (as it has already sought to do in a separate [proposal](#)) and housing agencies adopted the bill's tiered rent option for all other households. This would allow rents to rise by a total of \$4.9 billion.

TABLE 1

State Increases in Tenant Costs Permitted Under Ross Bill's Proposed Rent Changes

State	Total Assisted Households	Total Households Affected	Avg. Annual Gross Rent Per Affected Household Currently	Avg. Annual Gross Rent Change Per Affected Household	Total Annual Rent Change For All Households in the State
Alabama	64,200	62,500	\$3,370	\$2,020	\$126,348,100
Alaska	-	-	-	-	-
Arizona	28,500	27,200	\$3,820	\$1,960	\$53,283,200
Arkansas	33,600	32,300	\$3,310	\$1,510	\$48,789,200
California	277,200	272,700	\$5,190	\$1,550	\$423,576,900
Colorado	36,600	35,800	\$3,970	\$1,760	\$62,775,400
Connecticut	44,800	44,000	\$4,750	\$2,150	\$94,447,800
Delaware	6,100	5,500	\$4,160	\$2,260	\$12,444,700
District of Columbia	100	100	\$3,640	\$450	\$64,700
Florida	128,600	126,400	\$4,230	\$1,770	\$223,638,500
Georgia	71,500	70,100	\$3,690	\$2,190	\$153,523,400
Hawaii	15,000	14,800	\$5,290	\$2,060	\$30,395,900
Idaho	7,400	7,200	\$3,900	\$1,290	\$9,298,700
Illinois	75,700	73,300	\$3,880	\$1,910	\$139,958,600
Indiana	49,500	47,400	\$3,450	\$1,920	\$90,674,100
Iowa	24,400	22,600	\$3,620	\$1,490	\$33,532,100
Kansas	18,700	18,000	\$3,600	\$1,550	\$27,925,600
Kentucky	35,400	34,100	\$3,210	\$1,680	\$57,432,000
Louisiana	66,700	64,600	\$3,770	\$1,920	\$124,062,100
Maine	16,000	15,700	\$4,040	\$1,160	\$18,202,700
Maryland	37,200	36,000	\$5,140	\$2,180	\$78,390,700
Massachusetts	89,000	87,800	\$5,080	\$1,460	\$128,377,200
Michigan	75,900	73,300	\$3,590	\$1,730	\$127,012,300
Minnesota	41,500	39,700	\$4,520	\$1,590	\$63,299,200
Mississippi	35,200	34,300	\$3,390	\$2,020	\$69,165,800
Missouri	56,900	54,300	\$3,480	\$1,940	\$105,075,800
Montana	7,600	7,300	\$3,490	\$1,550	\$11,282,800
Nebraska	15,300	14,800	\$3,940	\$1,650	\$24,300,400
Nevada	15,300	15,100	\$4,080	\$1,930	\$29,047,300
New Hampshire	13,000	12,800	\$4,720	\$1,140	\$14,541,300
New Jersey	102,600	101,100	\$4,940	\$1,790	\$180,327,400
New Mexico	16,400	15,900	\$3,450	\$1,540	\$24,449,500
New York	422,600	417,500	\$5,410	\$1,580	\$659,791,500

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State	Total Assisted Households	Total Households Affected	Avg. Annual Gross Rent Per Affected Household Currently	Avg. Annual Gross Rent Change Per Affected Household	Total Annual Rent Change For All Households in the State
North Carolina	79,100	76,400	\$3,330	\$2,000	\$152,337,000
North Dakota	7,800	7,300	\$3,740	\$1,520	\$11,135,800
Ohio	131,800	122,700	\$3,330	\$1,940	\$237,855,000
Oklahoma	35,700	34,700	\$3,230	\$1,890	\$65,500,400
Oregon	28,000	27,200	\$3,980	\$1,360	\$37,018,100
Pennsylvania	96,000	94,100	\$3,810	\$1,520	\$142,776,700
Rhode Island	18,700	18,500	\$4,380	\$1,430	\$26,396,100
South Carolina	38,300	36,900	\$3,460	\$2,060	\$75,850,800
South Dakota	6,800	6,500	\$3,490	\$1,710	\$11,063,400
Tennessee	67,900	66,200	\$3,380	\$1,960	\$129,695,300
Texas	179,800	173,500	\$3,850	\$1,960	\$339,685,900
Utah	13,000	12,500	\$3,920	\$1,520	\$18,943,900
Vermont	7,900	7,700	\$4,410	\$1,100	\$8,465,500
Virginia	59,100	57,700	\$3,930	\$2,130	\$123,154,200
Washington	31,600	30,700	\$4,060	\$1,400	\$42,813,500
West Virginia	19,800	19,200	\$3,240	\$1,660	\$31,775,100
Wisconsin	38,400	36,900	\$4,160	\$1,380	\$50,847,000
Wyoming	3,300	3,100	\$3,770	\$1,400	\$4,387,700
Guam	3,100	3,100	\$3,720	\$2,530	\$7,793,500
Mariana Islands	300	-	\$2,980	\$410	\$17,600
Puerto Rico	80,800	79,900	\$1,210	\$1,320	\$105,283,700
Virgin Islands	3,900	3,800	\$4,200	\$1,270	\$4,877,400
U.S. Total	2,879,600	2,802,300	\$4,170	\$1,370	\$4,873,108,800

Note: Data show rent increases permitted if HUD set rents for elderly and disabled households at 30 percent of gross income and housing agencies adopted the bill's tiered rent option for all other households. Data cover households using Housing Choice Vouchers or living in Public Housing. Households at 39 agencies participating in the Moving to Work demonstration (including all or nearly all in Alaska and DC) are excluded from these calculations because these agencies already have the ability to set their own rent policies.

Source: CBPP analysis of 2016 HUD administrative data

TABLE 2

Metro Increases in Tenant Costs Permitted Under Ross Bill's Proposed Rent Changes

Metro	Total Assisted Households	Total Households Affected	Avg. Annual Gross Rent Per Affected Household Currently	Avg. Annual Gross Rent Change Per Affected Household	Total Annual Rent Change For All Households in the Metro
Akron, OH	9,100	8,800	\$3,150	\$2,040	\$18,019,400
Albany-Schenectady-Troy, NY	12,900	12,600	\$4,370	\$1,490	\$18,660,600
Albuquerque, NM	7,600	7,400	\$3,490	\$1,360	\$10,092,000
Allentown-Bethlehem-Easton, PA-NJ	9,600	9,500	\$4,300	\$1,360	\$12,822,600
Atlanta-Sandy Springs-Roswell, GA	28,400	28,000	\$4,050	\$2,390	\$66,907,000
Augusta-Richmond County, GA-SC	7,800	7,500	\$3,220	\$2,460	\$18,437,400
Austin-Round Rock, TX	9,100	8,900	\$4,570	\$1,930	\$17,265,300
Bakersfield, CA	4,300	4,200	\$4,110	\$2,030	\$8,631,000
Baltimore-Columbia-Towson, MD	12,900	12,300	\$4,880	\$1,580	\$19,339,500
Baton Rouge, LA	5,400	5,300	\$3,700	\$2,180	\$11,509,200
Birmingham-Hoover, AL	16,200	16,000	\$3,430	\$2,190	\$34,998,700
Boise City, ID	3,000	2,900	\$4,120	\$1,270	\$3,663,400
Boston-Cambridge-Newton, MA-NH	63,700	63,300	\$5,280	\$1,530	\$96,710,800
Bridgeport-Stamford-Norwalk, CT	12,400	12,200	\$5,410	\$2,560	\$31,346,900
Buffalo-Cheektowaga-Niagara Falls, NY	18,500	17,800	\$3,860	\$1,320	\$23,543,200
Cape Coral-Fort Myers, FL	3,400	3,300	\$4,270	\$1,660	\$5,546,400
Charleston-North Charleston, SC	6,900	6,500	\$3,770	\$2,280	\$14,700,700
Charlotte-Concord-Gastonia, NC-SC	7,800	7,600	\$3,530	\$2,230	\$16,884,800
Chattanooga, TN-GA	6,800	6,700	\$3,150	\$2,150	\$14,280,000
Chicago-Naperville-Elgin, IL-IN-WI	39,700	38,800	\$4,250	\$2,020	\$78,201,600
Cincinnati, OH-KY-IN	26,400	25,500	\$3,370	\$2,380	\$60,585,300

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Cleveland-Elyria, OH	31,700	27,500	\$3,530	\$1,890	\$51,866,900
Colorado Springs, CO	3,800	3,700	\$3,980	\$1,740	\$6,368,400
Columbia, SC	6,500	6,400	\$3,430	\$2,280	\$14,612,200
Columbus, OH	17,900	16,800	\$3,430	\$1,860	\$31,347,100
Dallas-Fort Worth-Arlington, TX	48,400	46,900	\$4,160	\$2,110	\$98,715,700
Dayton, OH	9,200	8,800	\$3,370	\$1,700	\$14,874,400
Deltona-Daytona Beach-Ormond Beach, FL	4,200	4,200	\$4,110	\$1,500	\$6,310,900
Denver-Aurora-Lakewood, CO	20,100	19,800	\$4,080	\$1,950	\$38,559,200
Des Moines-West Des Moines, IA	4,000	3,700	\$3,800	\$1,670	\$6,101,100
Detroit-Warren-Dearborn, MI	34,700	33,800	\$3,620	\$1,800	\$60,826,500
Durham-Chapel Hill, NC	5,800	5,700	\$3,600	\$2,010	\$11,398,300
El Paso, TX	8,800	8,100	\$3,510	\$2,070	\$16,814,600
Fresno, CA	13,900	13,400	\$4,180	\$2,420	\$32,549,500
Grand Rapids-Wyoming, MI	7,600	7,300	\$4,030	\$1,740	\$12,760,500
Greensboro-High Point, NC	9,200	8,900	\$3,370	\$1,810	\$16,097,900
Greenville-Anderson-Mauldin, SC	5,700	5,500	\$3,510	\$1,750	\$9,674,300
Harrisburg-Carlisle, PA	5,800	5,700	\$4,000	\$1,790	\$10,206,900
Hartford-West Hartford-East Hartford, CT	17,800	17,500	\$4,370	\$2,000	\$34,937,400
Houston-The Woodlands-Sugar Land, TX	32,300	31,300	\$4,000	\$2,060	\$64,445,800
Indianapolis-Carmel-Anderson, IN	12,200	11,700	\$3,640	\$2,070	\$24,351,900
Jackson, MS	6,200	6,000	\$3,840	\$1,940	\$11,678,900

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Jacksonville, FL	10,400	10,000	\$3,770	\$2,350	\$23,575,400
Kansas City, MO-KS	20,700	20,100	\$3,620	\$2,000	\$40,052,600
Knoxville, TN	10,700	10,400	\$3,310	\$1,690	\$17,589,900
Lakeland-Winter Haven, FL	2,600	2,500	\$4,200	\$1,830	\$4,654,900
Las Vegas-Henderson-Paradise, NV	13,600	13,500	\$4,130	\$1,980	\$26,710,200
Little Rock-North Little Rock-Conway, AR	7,700	7,400	\$3,430	\$1,730	\$12,779,900
Los Angeles-Long Beach-Anaheim, CA	118,300	117,600	\$5,190	\$1,540	\$180,556,500
Louisville/Jefferson County, KY-IN	3,600	3,500	\$3,400	\$1,720	\$6,032,400
Madison, WI	3,900	3,700	\$4,780	\$1,560	\$5,841,900
McAllen-Edinburg-Mission, TX	7,800	7,100	\$2,950	\$2,260	\$16,037,300
Memphis, TN-MS-AR	12,700	12,200	\$3,560	\$2,330	\$28,407,200
Miami-Fort Lauderdale-West Palm Beach, FL	52,600	52,400	\$4,360	\$1,660	\$86,815,800
Milwaukee-Waukesha-West Allis, WI	12,900	12,600	\$4,220	\$1,480	\$18,736,100
Minneapolis-St. Paul-Bloomington, MN-WI	22,400	21,800	\$4,990	\$1,800	\$39,178,200
Nashville-Davidson-Murfreesboro-Franklin, TN	17,200	16,800	\$3,630	\$2,130	\$35,763,400
New Haven-Milford, CT	10,600	10,400	\$4,660	\$2,110	\$22,014,400
New Orleans-Metairie, LA	29,900	29,600	\$4,110	\$1,960	\$57,910,400
New York-Newark-Jersey City, NY-NJ-PA	413,600	411,300	\$5,620	\$1,680	\$692,822,900
North Port-Sarasota-Bradenton, FL	3,400	3,400	\$4,630	\$1,910	\$6,448,400
Ogden-Clearfield, UT	2,600	2,500	\$4,040	\$1,380	\$3,418,700

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Oklahoma City, OK	15,000	14,600	\$3,180	\$2,000	\$29,285,400
Omaha-Council Bluffs, NE-IA	10,000	9,600	\$3,800	\$2,050	\$19,705,100
Orlando-Kissimmee-Sanford, FL	4,900	4,900	\$4,660	\$1,700	\$8,327,600
Oxnard-Thousand Oaks-Ventura, CA	7,900	7,800	\$5,800	\$1,410	\$10,961,200
Palm Bay-Melbourne-Titusville, FL	3,800	3,800	\$3,870	\$1,820	\$6,902,200
Philadelphia-Camden-Wilmington, PA-NJ-DE	30,400	30,000	\$4,280	\$1,900	\$56,900,000
Phoenix-Mesa-Scottsdale, AZ	16,500	15,900	\$4,050	\$2,010	\$32,027,100
Pittsburgh, PA	22,100	21,500	\$3,590	\$1,520	\$32,593,900
Portland-Vancouver-Hillsboro, OR-WA	7,100	6,900	\$4,160	\$1,480	\$10,241,200
Providence-Warwick, RI-MA	28,200	27,900	\$4,440	\$1,340	\$37,399,300
Provo-Orem, UT	2,200	2,000	\$4,080	\$1,590	\$3,240,500
Raleigh, NC	7,600	7,300	\$3,880	\$2,020	\$14,819,600
Richmond, VA	11,400	11,200	\$3,740	\$2,380	\$26,707,000
Riverside-San Bernardino-Ontario, CA	9,600	9,400	\$5,090	\$1,160	\$10,888,900
Rochester, NY	14,800	14,200	\$4,260	\$1,180	\$16,794,000
Sacramento-Roseville-Arden-Arcade, CA	18,000	17,900	\$4,870	\$1,370	\$24,553,900
Salt Lake City, UT	6,900	6,700	\$3,880	\$1,620	\$10,823,900
San Antonio-New Braunfels, TX	3,400	3,300	\$3,900	\$1,580	\$5,203,400
San Diego-Carlsbad, CA	14,000	13,900	\$5,360	\$1,380	\$19,255,000
San Francisco-Oakland-Hayward, CA	34,100	33,600	\$5,850	\$1,780	\$59,762,600

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San Jose-Sunnyvale-Santa Clara, CA	300	300	\$6,510	\$2,170	\$644,600
Scranton-Wilkes-Barre-Hazleton, PA	9,700	9,600	\$3,790	\$1,480	\$14,183,100
Seattle-Tacoma-Bellevue, WA	10,300	10,100	\$4,560	\$1,700	\$17,242,900
Spokane-Spokane Valley, WA	4,700	4,600	\$3,620	\$1,360	\$6,213,600
Springfield, MA	7,100	7,000	\$4,650	\$1,380	\$9,657,400
St. Louis, MO-IL	27,800	27,000	\$3,620	\$2,240	\$60,353,200
Stockton-Lodi, CA	5,700	5,700	\$4,750	\$1,400	\$7,980,200
Syracuse, NY	8,700	8,400	\$3,910	\$1,540	\$12,965,000
Tampa-St. Petersburg-Clearwater, FL	20,800	20,500	\$4,410	\$1,690	\$34,657,000
Toledo, OH	6,900	6,700	\$3,060	\$1,960	\$13,165,100
Tucson, AZ	7,100	6,700	\$3,390	\$2,040	\$13,625,000
Tulsa, OK	10,300	10,100	\$3,090	\$2,090	\$21,157,800
Urban Honolulu, HI	9,600	9,500	\$5,480	\$2,150	\$20,442,800
Virginia Beach-Norfolk-Newport News, VA-NC	21,900	21,600	\$4,050	\$2,130	\$45,871,800
Washington-Arlington-Alexandria, DC-VA-MD	24,400	24,000	\$5,580	\$2,820	\$67,789,800
Wichita, KS	3,900	3,700	\$3,330	\$1,790	\$6,656,000
Winston-Salem, NC	6,500	6,300	\$3,270	\$2,260	\$14,216,400
Worcester, MA-CT	9,800	9,600	\$4,720	\$1,390	\$13,266,100

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