

HOW TO CALCULATE YOUR RENT

1. Gross annual income		\$
2. Gross submitted medical expenses	\$ _____	
3. Medical Threshold ➤ 1x 0.03 Elderly Disabled	-\$ _____	
4. Total Medical Expense ➤ Medical Allowance (line 2 minus line 3)	-	\$ _____
5. Elderly / Disability ➤ \$400 for Head of Household, Spouse or Co-Head	-	\$
6. Number of Dependents _____		
7. Allowance per dependent (\$480 per dependent under 18yrs old) ➤ Line 6 x \$480	-	\$
7. Yearly Child Care Cost	-	\$
8. Adjusted Annual Income	=	\$
9. Adjusted Monthly Income ➤ Line 8 divided by 12		\$
10. 30% of adjusted monthly income ➤ Line 9 x 30%		\$
11. Minimum Rent of \$50		\$
12. 10% of gross monthly income		\$
13. Welfare rent		\$
14. Enhanced Voucher Minimum Rent *		\$
15. Total tenant payment TTP ➤ Greater of line 10, 11, 12,13 or 14		\$
16. Voucher Payment Standard ➤ Lower of payment standard or gross rent		\$
17. Total tenant payment ➤ Enter amount from line 15		\$
18. Maximum subsidy ➤ Line 16 minus line 17 (if line 17 is greater than gross rent/line 22, enter 0)		\$
19. Rent to owner		\$
20. HAP to owner ➤ Lower of line 18 or line 19		\$
21. Utility Allowance ➤ See briefing package		\$
22. Gross Rent ➤ Line 19 plus line 21		\$
23. Total Family Share ➤ Line 22 minus line 18		\$
24. Tenant Rent to Owner ➤ Line 23 minus line 21		\$

Enhanced Voucher Minimum Rent is the greater of the amount of rent (or percentage of family share if "significant decrease" has occurred) that the tenant was paying at eligibility event date or 30% of adjusted income



CALCULATING RENT PORTIONS



If you are found eligible for HCV program participation and meet all of your obligations under the program, IHA will make a payment each month directly to your landlord to cover a part of your rent.

Total Tenant Payment

The total tenant payment (TTP) represents the minimum amount a family must contribute towards rent and utilities regardless of the unit selected. The TTP is calculated using a statutory formula created by HUD and individual income information. To calculate TTP, annual adjusted income and annual gross income must be converted to monthly adjusted income and monthly adjusted gross income by dividing the annual figured by 12 months.

TTP is the greater of:

- 30% of monthly adjusted income (gross income – applicable deductions)
- 10% of monthly gross income
- Welfare rent (if your household receives public assistance)
- IHA's minimum rent amount of \$50

Maximum Section 8 Subsidy

The maximum subsidy that IHA can pay in the HCV program is the payment standard minus the TTP. The actual Section 8 subsidy can only be calculated after the family has selected a unit and the gross rent (contract rent + utility budget) is known. The Section 8 subsidy is the lower of:

- The payment standard minus the TTP
- The gross rent minus the TTP

Family Portion of Rent

The family share is the family's contribution towards the gross rent. The family share may be the TTP or a higher amount, depending on the unit that the family selects.

For a family leasing a unit with a gross rent at or below the payment standard assigned to the family, then the family share will be the same as the TTP. If the family leases a unit with a gross rent above the payment standard for the family, the family share is the TTP plus any amount by which the gross rent exceeds the payment standard.

HCV regulations prohibit a family from paying more than 40% of their adjusted monthly income towards their family contribution at the time of signing an initial lease.