

CALCULATIONS

Calculating Replacement Housing Payments (RHPs)

1. **URA**

Step 1. Determine the lesser monthly amount: \$ _____

a. Comparable unit offered to tenant (rent + utilities) \$ _____

b. Actual unit tenant moved into (rent + utilities) \$ _____

Step 2. Determine the lesser monthly amount: \$ _____

a. Tenant’s prior (displacement unit) (rent + utilities) \$ _____

b. 30% of tenant’s gross monthly income \$ _____

Step 3. Calculate:

The difference between the answers to Steps 1 and 2 \$ _____

a. Multiply by 42 (months) to find the URA rental assistance payment \$ _____

Example.

Prior Unit (rent +utilities)	\$470 +\$65
Comparable Unit (rent +utilities)	\$600 + \$65
Actual Unit (rent +utilities)	\$675 + \$65
Gross Annual Income	\$24,000

A.	B.	C.
<u>Step 1.</u> Comparable Unit Cost (rent + utilities) $\$600 + \$65 = \$665$	Actual Replacement Unit Cost (rent + utilities) $\$ 675 + \$65 = \$740$	Lesser of A & B = \$665
<u>Step 2.</u> Displacement Unit Costs $\$470 + \$65 = \$535$	30% of tenant’s monthly gross income $(\$24,000 \times 0.3) \div 12 = \600	Lesser of A & B = \$535
<u>Step 3.</u> Monthly RAP Need	Subtract line 2 from line 1	= \$130
<u>Total RAP eligibility</u>	Multiply line 3 by 42 months	= \$5,460

2. Section 104(d): Rental Assistance Payment Calculation

Step 1. Determine the lesser monthly amount: \$ _____

a. Comparable unit offered to tenant (rent + utilities) \$ _____

b. Actual unit tenant moved into (rent + utilities) \$ _____

Step 2. Determine the greater monthly amount: \$ _____

a. 30% of tenant's monthly adjusted income \$ _____

b. 10% of tenant's gross monthly income \$ _____

Step 3. Calculate:
The difference between the answers to Steps 1 and 2 \$ _____

a. Multiply by 60 (months) to find the 104(d) rental assistance payment \$ _____

Example:

Prior Unit (rent +utilities)	\$470 + \$65
Actual Unit (rent +utilities)	\$675 + \$65
Gross Annual Income	\$24,000
Adjusted Annual Income	\$22,000

A.	B.	C.
<u>Step 1.</u> Comparable Unit Cost (rent + utilities) \$600 + \$65 = \$665	Actual Replacement Unit Cost (rent + utilities) \$675 + \$65 = \$740	Lesser of A & B = \$665
<u>Step 2.</u> 30% of tenant's monthly adjusted income (TTP) (22,000 × 0.3) ÷ 12 = \$550	10% of tenant's monthly gross income (\$24,000 × 0.1) ÷ 12 = \$200	Lesser of A & B = \$550
<u>Step 3.</u> Monthly RAP Need	Subtract line 2 from line 1	= \$115
<u>Total RAP eligibility</u>	Multiply line 3 by 60 months	= \$6,900