



How Much Rent Will I Pay?

This calculation will give you an idea of what you will be paying in rent with Section 8. Please remember that this is only an **estimate** of your rent amount. If you have any questions regarding your rent, please contact your caseworker.

The portion of the rent you will be paying is based on the highest of the following:

1. 10% of your monthly income.
2. 30% of your adjusted monthly income.
3. \$50 minimum rent.

This is called your **TTP** (Total Tenant Payment).

"To determine what 30% of your adjusted monthly income is, multiply your monthly income times 12. You may subtract:

1. \$480 for each dependent.
2. \$400 for an elderly and/or disabled Head of Household or Spouse.
3. Money paid out of pocket for childcare expenses that enables a family member to work or attend school.
4. Medical expenses that *exceed* 3% of annual income for elderly and for disabled households.

Divide the result by 12 and multiply it by .3 or 30%. This is 30% of your adjusted monthly income.

Next, using the utility allowance worksheet, determine what your utilities are for the number of bedrooms and housing type. Add this amount to your rent. This is your **Gross Rent**.

Choose the lower of your **Payment Standard** (see Voucher Payment Standard sheet based on bedroom size and county) OR the **Gross Rent** and subtract your **TTP** (Usually 30% of adjusted monthly income, see above).

This is the maximum amount of rent the Housing Authority would pay. Subtract this amount from your rent to determine your **estimated** monthly payment.

As you can see, it is to your benefit to stay **below** your payment standard. In no circumstance will we allow you to rent a place where you will be required to pay more than 40% of your adjusted monthly income in rent. So, **pay attention to your payment standard!**

Note: If there are 1 or more members of your family without legal status in the United States, your assistance must be prorated among the legal members and your rent amount will vary from this calculation, please contact your caseworker for questions.

While looking for a place to live, please keep in close contact with your caseworker. The Housing Authority ultimately is responsible to determine that your rent is reasonable.

The worksheet that follows will help you estimate your rental amount.

Calculating the Housing Voucher Subsidy

Name: _____

A	Voucher Payment Standard (VPS):	_____	Payment Flexibility (PF):	_____
B	30% of Adjusted Monthly Income	_____	Number of Family Members	_____

Step 1: Calculate your maximum monthly rent and utilities

Each household is allowed to go over the **Voucher Payment Standard (VPS)** by approximately 10% of their monthly adjusted income. The amount you can go over the VPS is called your **Payment Flexibility (PF)**.

$$\begin{array}{r}
 \$ \\
 + \$ \\
 = \$ \\
 \hline
 \end{array}
 \begin{array}{l}
 \text{Voucher Payment Standard (VPS) - Found at the top of this page} \\
 \text{Payment Flexibility (PF) - Found at the top of this page} \\
 \text{Maximum Monthly Rent and Utilities}
 \end{array}$$

Step 2: See if the unit you have chosen will work with your voucher.

The landlord will tell you the amount of the rent they are asking for the unit and which utilities the tenant will be required to pay. You can find the numbers for each utility type on your Utility Allowance Sheet. Any utility that the landlord will pay does not need to be in your utility calculation. For example, if the landlord pays water then you do not add the water utility amounts into your calculation

Heating:	_____	Water:	_____	(if tenant provide)	Range:	_____
Cooking:	_____	Sewer:	_____	(if tenant provide)	Refrigerator:	_____
General Use Electricity	_____	Trash:	_____			
Water Heating	_____	Electric/Gas Fee	_____			

$$\begin{array}{r}
 \text{D} \\
 \text{Total Utility Allowance} \quad \$ \quad \hline
 \end{array}$$

$$\begin{array}{r}
 \$ \\
 + \$ \\
 = \$ \\
 \hline
 \end{array}
 \begin{array}{l}
 \text{Rent Amount for the unit you found} \\
 \text{Total Utility Allowance} \\
 \text{Total Cost of the Unit - If this is more than your Maximum Monthly Rent and} \\
 \text{Utilities (C) you will need to find a new unit}
 \end{array}$$

Step 3: Calculate your portion of the rent payment.

If the Total Cost of the Unit is higher than the VPS	If the Total Cost of the Unit is at VPS or lower
$ \begin{array}{r} \$ \quad \text{Total Cost of the Unit (E)} \\ - \$ \quad \text{VPS (A)} \\ = \$ \quad \text{Amount over the VPS (F)} \\ + \$ \quad \text{30% Adjusted Monthly Income (B)} \\ = \$ \quad \text{Total Tenant Payment (TTP) (B + F)} \\ - \$ \quad \text{Utility Allowance Amount (D)} \\ = \$ \quad \text{Your portion of the rent each month} \end{array} $	$ \begin{array}{r} \$ \quad \text{30% Adjusted Monthly Income (B)} \\ - \$ \quad \text{Utility Allowance Amount (D)} \\ = \$ \quad \text{Your portion of the rent each month} \end{array} $