

## RENTAL ASSISTANCE PAYMENT CALCULATION

(10/21)

### URA 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)     | \$ |
| c. Lesser of A & B                                      | \$ |

Step 2. Determine the lesser monthly amount

|                                                                  |    |
|------------------------------------------------------------------|----|
| a. Tenant's prior (displacement unit) (rent + utilities)         | \$ |
| b. 30% of tenant's gross monthly income (LI tenant) <sup>1</sup> | \$ |
| c. Lesser of A & B                                               | \$ |

Step 3. Calculate

|                                                                      |    |
|----------------------------------------------------------------------|----|
| a. The difference between 1c and 2c                                  | \$ |
| b. Multiply by 42 (months) to find the URA rental assistance payment | \$ |

<sup>1</sup>Tenants who exceed 80% AMFI are entitled to relocation assistance (URA only, not Section 104(d)). RAP is calculated as the difference between the rent plus utilities at the displaced unit and rent plus utilities at replacement unit

### EXAMPLE

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

Step 1. Determine the lesser monthly amount

|                                                                        |       |
|------------------------------------------------------------------------|-------|
| a. Comparable unit offered to tenant (rent + utilities) (\$600 + \$65) | \$665 |
| b. Actual unit tenant moved into (rent + utilities) (\$675 + \$65)     | \$740 |
| c. Lesser of A & B                                                     | \$665 |

Step 2. Determine the lesser monthly amount

|                                                                                   |       |
|-----------------------------------------------------------------------------------|-------|
| a. Tenant's prior (displacement unit) (rent + utilities) (\$470 + \$65)           | \$535 |
| b. 30% of tenant's gross monthly income (LI tenant) <sup>1</sup> (24,000 x 03)/12 | \$600 |
| c. Lesser of A & B                                                                | \$535 |

Step 3. Calculate

|                                                          |         |
|----------------------------------------------------------|---------|
| a. The difference between 1c and 2c (monthly RAP needed) | \$130   |
| b. Multiply by 42 (months) (total RAP eligibility)       | \$5,460 |

## 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)     | \$ |
| c. Lesser of A & B                                      | \$ |

### Step 2. Determine the greater monthly amount

|                                            |    |
|--------------------------------------------|----|
| a. 30% of tenant's monthly adjusted income | \$ |
| b. 10% of tenant's gross monthly income    | \$ |
| c. Greater of A & B                        | \$ |

### Step 3. Calculate

|                                                                         |    |
|-------------------------------------------------------------------------|----|
| a. The difference between 1c and 2c                                     | \$ |
| b. Multiply by 60 (months) to find the 104(d) rental assistance payment | \$ |

## EXAMPLE

| Comparable Unit<br>(rent + utilities) | Actual Unit<br>(rent + utilities) | Gross Annual Income | Adjusted Annual Income |
|---------------------------------------|-----------------------------------|---------------------|------------------------|
| \$600 + \$65                          | \$675 + \$65                      | \$24,000            | \$22,000               |

### Step 1. Determine the lesser monthly amount

|                                                                        |       |
|------------------------------------------------------------------------|-------|
| a. Comparable unit offered to tenant (rent + utilities) (\$600 + \$65) | \$665 |
| b. Actual unit tenant moved into (rent + utilities) (\$675 + \$65)     | \$740 |
| c. Lesser of A & B                                                     | \$665 |

### Step 2. Determine the lesser monthly amount

|                                                                               |       |
|-------------------------------------------------------------------------------|-------|
| a. 30% of tenant's monthly adjusted income (TTP) ( $\$22,000 \times 0.3$ )/12 | \$550 |
| b. 10% of tenant's gross monthly income ( $24,000 \times 0.1$ )/12            | \$200 |
| c. Greater of A & B                                                           | \$550 |

### Step 3. Calculate

|                                                          |         |
|----------------------------------------------------------|---------|
| a. The difference between 1c and 2c (monthly RAP needed) | \$115   |
| b. Multiply by 60 (months)                               | \$6,900 |