

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) ¹	\$
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	\$

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

EXAMPLE

Prior Unit (rent + utilities)	Comparable Unit (rent + utilities)	Actual Unit (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) ¹ (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 (rent + utilities)	Actual Unit (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