

How the housing assistance subsidy payment for a family utilizing a voucher is calculated.

Total Tenant Payment (TTP).

The minimum amount a family will have to pay for rent and utilities is the greatest of: 30 percent of monthly adjusted income, 10 percent of monthly income, or the PHA minimum rent.

Maximum Initial Rent Burden

At the time a family initially receives tenant-based assistance for occupancy of a dwelling unit, if the gross rent for the unit is greater than the payment standard for the family, the family share may not exceed 40 percent of the family's monthly adjusted income. This limit applies at admission to the program and whenever a family moves thereafter.

Maximum Subsidy.

The maximum amount the PHA will pay the owner on the family's behalf. This figure is obtained by subtracting the TTP from the payment standard.

Actual Housing Assistance Payment (HAP) .

The actual HAP can be calculated only after a family has selected a unit and the gross rent for the unit is known. The HAP cannot exceed the maximum subsidy calculated but may be less than the maximum subsidy if the gross rent for the unit is less than the payment standard amount. The HAP is the lower of

- The payment standard for the family minus the TTP, or
- The gross rent minus the TTP

The CHA pays the owner HAP based on this calculation; however, if the HAP amount exceeds the rent to owner, the CHA does not pay the owner HAP above the rent to owner amount. Instead, the CHA pays the excess to either the utility provider as a utility reimbursement payment, as outlined in the CHA's Administrative plan.