

Housing Authority of the County of Riverside--STANDARD

*****Estimated Calculations*****

F Sheet

Name: _____

Address of unit: _____ **UNIT TYPE: Apartment, Duplex/Triplex/Fourplex, Condo**

Voucher Issue Date: _____ Annual Income (7i) or (8a): \$ _____ (After exclusions but before deductions, 7i or 8a of HUD 50058)

Voucher Expiration Date: _____ Monthly Income (9a): \$ _____ times 10% = _____

Authorized Bedroom(s) / Subsidy: _____ Adjusted Annual Income (8y): \$ _____

Adjusted Monthly Income (9d): \$ _____ times 30% = _____

Higher of 10 % of Monthly Income (9ax10%) or 30% of Adj. Monthly Income (8y/12): _____

CAN YOU AFFORD THE UNIT YOU SELECTED? Once you have found a unit, you must determine if you qualify for the unit.

The amounts on this form are estimates and may change based on monthly adjusted income, assets, deductions, rent and utility allowance calculations. *The Contract rent to owner will still be subject to rent reasonable determination. If the amount on line 6 (towards the bottom) is more than line 9, the rent must be lowered by the amount that it is over or you will need to find a different unit.

| Type of Utility / Appliance | Dwelling Unit Size or Subsidy Size (whichever is lower) | | | | | | | | |
|--|---|------|------|------|------|------|------|------|------|
| | 0BR | 1BR | 2BR | 3BR | 4BR | 5BR | 6BR | 7BR | |
| Heat | GAS | \$11 | \$13 | \$15 | \$16 | \$17 | \$19 | \$20 | \$22 |
| | Bottle Gas/Propane | \$32 | \$37 | \$41 | \$46 | \$49 | \$54 | \$59 | \$63 |
| | ELECTRIC | \$11 | \$13 | \$15 | \$18 | \$20 | \$23 | \$25 | \$27 |
| | Oil / Other | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Cooking | GAS | \$3 | \$3 | \$5 | \$6 | \$7 | \$8 | \$9 | \$10 |
| | Bottle Gas/Propane | \$7 | \$7 | \$12 | \$17 | \$22 | \$24 | \$27 | \$29 |
| | ELECTRIC | \$6 | \$7 | \$11 | \$14 | \$17 | \$20 | \$22 | \$23 |
| | Oil / Other | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Electric - Non-SCE (Lights & Appliances) | \$18 | \$21 | \$29 | \$37 | \$46 | \$54 | \$59 | \$64 | |
| Other Electric - SCE w/Ded. Of CA Climate Credit (Lights & Appliances) (avg) | \$22 | \$27 | \$39 | \$52 | \$65 | \$81 | \$89 | \$97 | |
| Air Conditioning | \$15 | \$17 | \$24 | \$31 | \$37 | \$44 | \$48 | \$51 | |
| Water Heating | GAS | \$6 | \$6 | \$9 | \$12 | \$15 | \$18 | \$19 | \$20 |
| | Bottle Gas/Propane | \$17 | \$20 | \$27 | \$34 | \$41 | \$51 | \$56 | \$59 |
| | ELECTRIC | \$14 | \$16 | \$21 | \$25 | \$30 | \$34 | \$37 | \$40 |
| | Oil / Other | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Water Service - Domestic Use | \$17 | \$18 | \$20 | \$22 | \$24 | \$27 | \$28 | \$30 | |
| Sewer | \$31 | \$31 | \$31 | \$31 | \$31 | \$31 | \$31 | \$31 | |
| Trash | \$23 | \$23 | \$23 | \$23 | \$23 | \$23 | \$23 | \$23 | |
| SCE Electric Fee | \$0.00 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| NON-SCE/ NON-Riv Public Ut Electric Fee | \$14.68 | \$15 | \$15 | \$15 | \$15 | \$15 | \$15 | \$15 | |
| Monthly Gas Fee | \$5.10 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | |
| Riverside Public Utilities Only Electric Fee | \$20 | \$20 | \$20 | \$20 | \$20 | \$20 | \$20 | \$20 | |
| Stove/Range (if Tenant is paying on it now) | \$11 | \$11 | \$11 | \$11 | \$11 | \$11 | \$11 | \$11 | |
| Refrigerator (if Tenant is paying on it now) | \$12 | \$12 | \$12 | \$12 | \$12 | \$12 | \$12 | \$12 | |

On the chart, find the column for the **lower** of your authorized voucher subsidy size or the bedroom size of your unit.

Remember: only add the amounts for those utilities that you are responsible for.

Then, for each "Type of Utility/Appliance" enter the dollar amount listed under the bedroom size of your unit. Add up the dollar amounts on the far right to get the total utility allowance.

If the utilities are included in the rent, the total utility allowance will be zero unless the resident is supplying the refrigerator or stove and paying for it in installments.

Housing Authority Use Only:

| | | |
|----|----|----|
| 01 | 02 | 04 |
|----|----|----|

Circle one of the above transaction codes

Total Utility Allowance >>>

Take the rent amount that the owner/manager is requesting: \$ _____

ADD the total utility allowance calculated above + \$ _____

This equals the **GROSS RENT*** for the unit = \$ _____

Compare the Gross Rent* amount to the Payment Standard for the Voucher size or Unit size (whichever is smaller). See chart below. Enter the result of the comparison on line 1.

| Voucher / Unit Size | 0BR | 1BR | 2BR | 3BR | 4BR | 5BR | 6BR |
|--------------------------------------|-------|---------|---------|---------|---------|---------|---------|
| Payment Standards | \$818 | \$976 | \$1,220 | \$1,682 | \$1,919 | \$2,207 | \$2,494 |
| Exception Payment Standard: Temecula | \$844 | \$1,018 | \$1,271 | \$1,779 | \$2,204 | \$2,535 | \$2,865 |

*****Payment Standards are not contract rent amounts - they are used in the calculation of tenant/HAP portions. To be used as rents, owners must pay all utilities. All rents are subject to a reasonable rent determination. SIDE PAYMENTS ARE PROHIBITED.**

*****If line 8 is a negative number, the tenant's rent to owner will be zero and the tenant will receive a Utility Assistance Payment - In this case the HA may pay the contract rent amount determined by the HA and the Maximum HAP listed on line 3 and 5 are the HAP amount and UAP combined.**

1. Gross Rent Amount or Payment Standard (whichever is smaller): _____

2. Subtract Tenant Family 30% of Adjusted Monthly Income or 10 % of Monthly Gross Income or \$50 Minimum Rent (whichever is higher): - _____

3. Equals the Maximum HAP (Housing Assistance Payment) (LINE #1 minus #2): = _____

4. Gross Rent Amount* (FROM ABOVE): _____

5. Subtract the Maximum HAP (SAME AS #3): - _____

6. Equals Tenant Share (rent + utility allowance)(LINE #4 minus #5): = _____

7. Subtract the Total Utility Allowance (LINE #6 minus #7): - _____

8. Equals the Amount the Tenant Pays the Landlord for Rent = _____

9. Line #6 ABOVE cannot be more than: _____

COMPARE LINE #6 WITH LINE #9

Line #6 cannot be more than line #9

Completed by _____ Date _____ (40% of adjusted monthly income)

NOTE: The 40% rule only applies if the gross rent exceeds the payment standard. A family may pay more than 40% of their income so long as the gross rent is at or below the payment standard. [24 CFR 982.305 (a)(5)]. The family must pay at least 10% of its Monthly Income for rent. [24 CFR 5.628 (a)(1)(2)].

unless Gross Rent is at or less than Payment Standard, see 40% rule

Tenant cannot move in before _____ or inspection pass date (whichever is later) or will be responsible for full rent.