

Section 8 Rent Calculation
For mixed families with eligible and non-eligible
citizenship/immigration status

Line	Instruction	Amount
1.	Total Number of Family Members	
2.	Total Number of Family Members without valid citizenship/eligible immigration status	
3.	Divide Line 2 by Line 1 (round to 3 decimal places) <i>This is the ratio of undocumented to documented household members</i>	
4.	Net Annual Income (from most recent income review) <i>For PA recipients add PA cash grant and rental allowance to any other income the family has including off the books employment</i>	
5.	Monthly Rent (from most recent income review) <i>This number is the PA shelter allowance or 30% of a family's countable earned income</i>	
6.	Maximum Rent (for apartment size)	
7.	Subtract Line 5 from Line 6 <i>This is what the subsidy amount would be if everyone was documented</i>	
8.	Multiply Line 7 by Line 3 and round off to the nearest dollar <i>This is the additional pro-rated charge</i>	
9.	Add Line 8 to Line 5 <i>This is the new monthly rent including the amount covered by her PA shelter allowance</i>	
10.	Multiply Line 9 by 12 <i>This is the annual rent the family will have to pay including the amount covered by her PA shelter allowance</i>	
11.	Divide Line 10 by Line 4 <i>% of Net Income applied to Rent</i>	

* If Line 11 is greater than .800, the client may not be eligible for HPD Section 8 based on income requirements.

Example 1

You are working with a family of three; an undocumented parent and two citizen children. The family receives public assistance for the two children with a cash grant of \$109 semi-monthly and is eligible for \$283 in PA shelter allowance. The mother has an off-the books job babysitting and her employer is willing to write her a letter verifying that she earns \$125 per week. Is this family eligible for HPD Section 8?

Line	Example 1	Amount
1.	Total Number of Family Members	3
2.	Total Number of Family Members without valid citizenship/eligible immigration status	1
3.	Divide Line 2 by Line 1 (round to 3 decimal places) <i>This is the ratio of undocumented to documented household members</i>	.333
4.	Net Annual Income (from most recent income review) <i>For PA recipients add PA cash grant and rental allowance to any other income the family has including off the books employment that can be documented in some way</i> Remember <ul style="list-style-type: none"> • PA cash comes twice per month or 24 times per year • PA rent allowances are monthly or 12 payments per year 	PA cash: $109 * 24 = 2616$ PA rent: $283 * 12 = 3396$ Total PA income: $2616 + 3396 = 6012$ Earned income: $125 * 52 = 6500$ Total Income: $6012 + 6500 = 12512$
5.	Monthly Rent (from most recent income review) <i>This number is the PA shelter allowance or 30% of a family's countable earned income</i>	283
6.	Maximum Rent (for apartment size)	1449
7.	Subtract Line 5 from Line 6 <i>This is what the subsidy amount would be if everyone was documented</i>	1166
8.	Multiply Line 7 by Line 3 and round off to the nearest dollar <i>This is the additional pro-rated charge</i>	388
9.	Add Line 8 to Line 5 <i>This is the new monthly rent the tenant must pay including the portion covered by her PA shelter allowance</i>	671
10.	Multiply Line 9 by 12 <i>This is the annual rent the family will have to pay including the amount covered by her PA shelter allowance</i>	8055
11.	Divide Line 10 by Line 4 <i>% of Net Income applied to Rent</i>	.64

This family would likely qualify; her tenant portion would be \$671 per month. Since PA rental allowance will cover only \$283 per month she will have to pay \$388 out of pocket.

Example 2

This family has one undocumented mother who has filed a VAWA self-petition and has been given prima facie status and two citizen children. The mother was able to get on public assistance with her prima facie letter but is not eligible for Section 8 assistance since she does not have legal permanent residency status yet. The family receives a PA cash grant of \$145.50 semi-monthly and is eligible for a \$400 per month rental allowance. Are they eligible to receive HPD Section 8 with just their PA income? If not, how much income would the family need to earn to put them in the eligible category?

Line	Example 2	Amount
1.	Total Number of Family Members	3
2.	Total Number of Family Members without valid citizenship/eligible immigration status	1
3.	Divide Line 2 by Line 1 (round to 3 decimal places) <i>This is the ratio of undocumented to documented household members</i>	.333
4.	Net Annual Income (from most recent income review) <i>For PA recipients add PA cash grant and rental allowance to any other income the family has including off the books employment that can be documented in some way</i> Remember <ul style="list-style-type: none"> • PA cash comes twice per month or 24 times per year • PA rent allowances are monthly or 12 payments per year 	PA cash: $145.50 * 24 = 3492$ PA rent: $400 * 12 = 4800$ Total Income: $3492 + 4800 = 8292$
5.	Monthly Rent (from most recent income review) <i>This number is the PA shelter allowance or 30% of a family's countable earned income</i>	400
6.	Maximum Rent (for apartment size)	1449
7.	Subtract Line 5 from Line 6 <i>This is what the subsidy amount would be if everyone was documented</i>	1049
8.	Multiply Line 7 by Line 3 and round off to the nearest dollar <i>This is the additional pro-rated charge</i>	349
9.	Add Line 8 to Line 5 <i>This is the new monthly rent the tenant must pay including the portion covered by her PA shelter allowance</i>	749
10.	Multiply Line 9 by 12 <i>This is the annual rent the family will have to pay including the amount covered by her PA shelter allowance</i>	8988
11.	Divide Line 10 by Line 4 <i>% of Net Income applied to Rent</i>	1.08

STOP – this family does not earn enough through PA alone to afford the rent. To qualify for housing the family must come up with additional funds so they can afford their portion of the rent. To determine how much “extra” the family needs to earn use the following formula:

Let X = amount of extra income per year needed to qualify

Line 10 / (Line 4 + X) \leq (less than or equal to) .8

$$8988 / (8292 + X) \leq .8$$

$$8988 \leq 6633.60 + .8X$$

$$2354.40 \leq .8X$$

$$2943 \leq X$$

This shows that in order to qualify, the family must be able to come up with AT LEAST \$2943 per year or \$57 per week.