



How is my rent calculated in Public Housing?



As a public housing family, you are able to choose between paying a flat or income-based rent every year. If you choose an income-based rent, your rent, known as the **Total Tenant Payment (TTP)**, is calculated at move-in and at your annual or any interim re-certification.

Anytime you have a change in income, employment or family size, you must report these to the public housing agency (PHA). These changes may result in an interim re-certification and change your TTP. This flyer reviews how TTP is calculated.

The PHA needs some information from us to help calculate our rent.



The PHA determines rent, or TTP, in the following steps:

1. It calculates your annual income.
2. It subtracts any deductions. This is your adjusted annual income.
3. It sets your TTP according to PHA Policy. TTP is the highest of:
 - 30% of your adjusted monthly income (annual income minus any deductions divided by 12 months).
 - 10% of your monthly income.
 - Welfare rent (if applicable).
 - A minimum rent set by the PHA.

Tell me more about annual income.

The first step in determining rent is determining annual income. Annual income includes earned and unearned income from all family members 18 years or older, not including income that is excluded.

See pg. 2 for more information about earned, unearned, and excluded income.



I should make a list of all of the documents I need to bring with me to the PHA for each family member.

Maria and her family: Maria (40), her mom (66), son Mario (19), and youngest, Davie (13).

Documents to bring to the PHA:

1. At least the last 2 consecutive paystubs from my full-time teaching job.
2. Documentation of mom's social security benefits.
3. Mario's college enrollment letter.
4. Documentation of the child support payments I receive for Davie.

Reminder: I don't need to bring paystubs for Davie's dog walking job since he is under 18. I will, however, receive deductions for Mario and Davie since they are dependents.

What are deductions?








A deduction is an amount that is "subtracted" or "reduced" from your annual income calculation. Some deductions are mandatory (required) and others are at the choice of the PHA. Income deductions can potentially help lower your rent. Common mandatory deductions include:

- Deductions for dependents.
- Childcare and attendant care.
- Some medical deductions for families that are an elderly/disabled family.

Maria's household is just an example. Be sure to let your PHA know about your household make-up and all sources of income. They will work with you to determine if you are eligible for any deductions and what income should be included or excluded.



What should you bring to your certification or re-certification?

-  Proof of employment and/or pay stubs.
-  Military pay or benefits documents.
-  Child support or alimony statements.
-  Social security award or payment documentation.
-  If any adult members of the household are going to school full time, proof of enrollment.
-  Documentation that you have lost your job or had hours reduced (if applicable).
-  If you are an elderly or disabled family, bring receipts of medical expenses not covered by insurance.

What do I do if I think my rent is not calculated correctly?

If you feel that your rent is not being calculated correctly, reach out to your PHA to schedule a meeting. You are also able to file a grievance through the PHA's grievance process if you feel the calculation is not correct.



Remember to report any changes in your household composition or income and/or employment to your PHA when they occur.

It is always best to report any change and let the PHA determine if a re-calculation is necessary.



For more Public Housing resident resources, visit the Public Housing Tenant Resources on the HUD Exchange at <https://www.hudexchange.info/programs/public-housing/tenant-empowerment>.



Contact your local **PHA** for more information.

Let's take a closer look at income.

What are examples of **earned income**?

- Money from a job like wages, salaries, tips, bonuses or other payments.
- Money you make from your own business.
- Money you earn as a day laborer, doing seasonal work, or as an independent contractor.
- Military pay.

What are examples of **unearned income** (from all family members)?

- Government benefits like Temporary Assistance for Needy Families (TANF), social security, VA, or disability payments.
- Any money you get regularly from a pension or annuity.
- Child support payments.
- Income from assets, such as stocks, bonds, or other financial investments.

What are common types of income that are **excluded** from income calculations?

- Income earned by children under 18 years old.
- Some Income from temporary sources.
- Tax refunds and credits.
- Free items like groceries from the food bank, clothes, and shampoo.
- Birthday or special event presents or gifts from family and friends.
- Special payments made by the state for people with disabilities so they can live at home.
- Student financial loans or certain grants for school.
- Payments for taking care of foster children or adults.