APPENDIX 8

WORKSHEET: CALCULATING PRO-RATED ASSISTANCE
FOR MIXED FAMILIES

WORKSHEET: CALCULATING PRORATED ASSISTANCE FOR MIXED FAMILIES

1.	Maximum Unit Rent (see calculation below)		1.____
2.	TTP (calculated as if all family members were of eligible status -- see Chapter 5 for guidance on TTP)	2.____	
3.	Maximum Household Subsidy (1) - (2)		3._____
4.	Total number of people in the family	4.____	
5.	Maximum Subsidy per person (3) / (4)		5._____
6.	Number of eligible family members	6.____	
7.	Pro-rated Subsidy (5) x (6)		7._____
8.	Mixed Family's Rent Payment (1) - (7)		8._____

Establishing the Maximum Rent

The maximum rent is based on the value of the 95th percentile of the Total Tenant Payment (TTP) for each tenant in the IHA. (See Chapter 5 for a discussion of TTP). A maximum rent should be established for each unit size. The IHA can establish the rent on a project-wide or IHA-wide basis. There are two methods for establishing the rent.

Direct Comparison: This method is good when it is easy to collect enough data on similar bedroom sizes -- for example, in a single development.

Unit Distribution: This method is better in situations where the universe of units is harder to compare - for example, when establishing an IHA-wide maximum rent or when there are too few units of the same size to make a good database.

These methods are described on the following page.

STEPS	EXAMPLE: Maximum rent for two-bedroom units in one development
Step 1: List the TTPs for all the the development:	Collect the TTPs for all two-bedroom units in 202, 0, 50, 160, 240, 150, 75, 100, 120, 130, 140, 99, 101, 75, 25, 100, 65, 110, 250, 180
Step 2: Arrange the TTPs in numerical order.	Arrange them like this: 0, 25, 50, 65, 75, 75, 99, 100, 101, 110, 110, 120, 130, 140, 150, 160, 180, 202, 240, 250.
Step 3: Figure out which TTP marks	

the 95th percentile by taking the total number of TTPs listed and multiplying by 95 percent	20 TTPs x 0.95 = 18
Step 4: Count down the list of TTPs to the 95th percentile.	Count down the list to the 18th TTP: 0, 25, 50, 65, 75, 75, 99, 100, 101, 110, 110, 120, 130, 140, 150, 160, 180, 202, 240, 250. The 18th TTP is 202.
Step 5: The TTP at the 95th percentile is the maximum rent.	The maximum rent for the two-bedroom unit in this development is $202.

METHOD #2 UNIT DISTRIBUTION (TWO BEDROOM)

STEPS	EXAMPLE: An IHA with 100 units of different sizes
Step 1: Follow steps 1 through five in method one, collecting the TTPs on all units (not just two-bedrooms), to find an overall 95th percentile TTP.	Collect all 100 TTPs, arrange them in order and pick the 95th percentile (the 95th unit). Let's say that turns out to be $195. The overall 95th percentile TTP is $195.
Step 2: Multiply the 95th percentile TTP by an adjustment factor for each bedroom size:	Multiply $195 by the adjustment factor for each bedroom size.

Size	Factor	
0	0.70	0 bedroom: $195 x 0.70 = $137
1	0.85	1 bedroom: $195 x 0.80 = $166
2	1.00	2 bedroom: $195 x 1.00 = $195
3	1.25	3 bedroom: $195 x 1.25 = $244
4	1.40	4 bedroom: $195 x 1.40 = $273
5	1.61	5 bedroom: $195 x 1.61 = $314
6	1.82	6 bedroom: $195 x 1.82 = $355