

Learning Activity 2-1: Converting Income to an Annual Figure

- Mr. Price receives a gross wage of \$275 bi-weekly.

Annual Income _____ Monthly Income _____

- Ms. Spiker (age 32) has 3 children (ages 10, 9, and 6). She receives \$150 per week from her mother since she has no income and doesn't want to apply for welfare.

Annual Income _____ Monthly Income _____

- Mr. Pfeiffer earns \$310 semi-monthly from his job as a sales clerk.

Annual Income _____ Monthly Income _____

- Mrs. Bass works as a teacher's aide 40 hours per week earning \$8.25 per hour.

Annual Income _____ Monthly Income _____

ANTICIPATING INCOME

HCV GB 5-17

- Use current circumstances to anticipate income. Project for a full 12 months, even if income is not expected to continue, unless verification forms indicate an imminent change, or income is cyclical (such as seasonal workers).

EXAMPLE OF IMMINENT CHANGE EXPECTED

- Employer reports a full-time employee receiving \$7.25 per hour will receive this for seven weeks.
- In the eighth week after the effective date of the reexam, the employee will begin to receive \$8.00 per hour
- How is annual income calculated?

EMPLOYMENT INCOME

CFR 5.609(b)(1)

- Full amount, prior to payroll deductions.
 - Includes overtime, commissions, fees, tips and bonuses

ANNUALIZING EMPLOYMENT INCOME

Notice PIH 2018-18

- HUD requires the PHA collect a minimum of two current and consecutive paystubs when calculating employment income.

Section 2.1: Annual Income

Learning Activity 2-2: Calculating Annual Income

Family Name: Scott

Head: Wages \$8.25/hour (40 hrs/week)

Spouse: Social Security \$350/month Annual Income _____

Family Name: Tilden

Head: Alimony \$150 semi-monthly

Head: Unemployment \$125 weekly Annual Income _____

Family Name: Wahl

Head: Disability benefits \$175/month

F-T Student, 19:

(not head/spouse/cohead)

Wages \$7.85/hour (20 hrs/week) Annual Income _____

Learning Activity 2-3: Annual Income on the HUD-50058

- It's October and you are conducting an annual recertification for John O'Brien who works part-time in a bakery. He has no other income. PHA policy calls for four current, consecutive pay stubs when calculating annual income. You have collected the following information:

Date	Gross Pay	Net Pay
07/31	\$580	\$495
08/15	\$572	\$489
08/31	\$582	\$497
09/15	\$580	\$495

Task

Calculate John's total income by completing section 7 (7a through 7i) of the 50058 form.

Head of household name O'Brien	Social Security Number	Date modified (mm/dd/yyyy)
---------------------------------------	------------------------	----------------------------

6. Assets

6a. Family member name	No.	6b. Type of asset	6c. Calculation (PHA use)	6d. Cash value of asset	6e. Anticipated Income
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
6f, 6g. Column totals				\$	6f. \$ 6g.
6h. Passbook rate (written as decimal)					0. 6h.
6i. Imputed asset income: 6f X 6h (if 6f is \$5,000 or less, put 0)					\$ 6i.
6j. Final asset income: larger of 6g or 6i					\$ 6j.

7. Income

7a. Family member name	No.	7b. Income Code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
7g. Column total						\$ 7g.

7h. Reserved

7i. Total annual income: 6j + 7g

\$ 7i.

7b: Income Codes Wages: B = own business F = federal wage HA = PHA wage M = military pay W = other wage	Welfare: G = general assistance IW = annual imputed welfare income T = TANF assistance SS/SSI/Pensions: P = pension S = SSI SS = Social Security	Other Income Sources: C = child support E = medical reimbursement I = Indian trust/per capita N = other nonwage sources U = unemployment benefits
---	---	---

Learning Activity 2-4: Imputed Welfare Income

- Betty Childs and her three children currently receive TANF benefits. They do not have any other source of income. The welfare agency has notified you that Ms. Childs' benefits are being reduced because of fraud. Ms. Childs' regular TANF amount is \$650 per month. Her TANF is being reduced to \$350 per month, and the reduction is expected to last for the next 12 months. She continues to receive the reduced TANF benefits of \$350 each month.
- Using section 7 of the 50058s on the following pages, calculate the Childs family's total annual income (lines 7a through 7i) using the scenarios below.
 - **Scenario 1:** Calculate the imputed welfare income and total income for the family.
 - **Scenario 2:** Three months later, Ms. Childs starts receiving \$150 a month in alimony. Her TANF benefits do not change. Calculate the imputed welfare income and total annual income for the family.
 - **Scenario 3:** Six months later, Ms. Childs gets a job earning \$500 monthly. She continues to receive alimony at \$150 per month. Her TANF benefits are still \$350 a month. Calculate total annual income for the family.

Scenario 1 Calculations

Head of household name Childs	Social Security Number	Date modified (mm/dd/yyyy)
--------------------------------------	------------------------	----------------------------

6. Assets

6a. Family member name	No.	6b. Type of asset	6c. Calculation (PHA use)	6d. Cash value of asset	6e. Anticipated Income
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
6f, 6g. Column totals				\$	6g.
6h. Passbook rate (written as decimal)					6h.
6i. Imputed asset income: 6f X 6h (if 6f is \$5,000 or less, put 0)				\$	6i.
6j. Final asset income: larger of 6g or 6i				\$	6j.

7. Income

7a. Family member name	No.	7b. Income Code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
7g. Column total						\$ 7g.

7h. Reserved

7i. Total annual income: 6j + 7g

7b: Income Codes Wages: B = own business F = federal wage HA = PHA wage M = military pay W = other wage	Welfare: G = general assistance IW = annual imputed welfare income T = TANF assistance SS/SSI/Pensions: P = pension S = SSI SS = Social Security	Other Income Sources: C = child support E = medical reimbursement I = Indian trust/per capita N = other nonwage sources U = unemployment benefits
---	---	---

Scenario 2 Calculations

Head of household name Childs	Social Security Number	Date modified (mm/dd/yyyy)
--------------------------------------	------------------------	----------------------------

6. Assets

6a. Family member name	No.	6b. Type of asset	6c. Calculation (PHA use)	6d. Cash value of asset	6e. Anticipated Income
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
6f, 6g. Column totals				\$	6f. \$ 6g.
6h. Passbook rate (written as decimal)					0. 6h.
6i. Imputed asset income: 6f X 6h (if 6f is \$5,000 or less, put 0)					\$ 6i.
6j. Final asset income: larger of 6g or 6i					\$ 6j.

7. Income

7a. Family member name	No.	7b. Income Code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
7g. Column total						\$ 7g.

7h. Reserved

7i. Total annual income: 6j + 7g \$ 7i.

7b: Income Codes Wages: B = own business F = federal wage HA = PHA wage M = military pay W = other wage	Welfare: G = general assistance IW = annual imputed welfare income T = TANF assistance SS/SSI/Pensions: P = pension S = SSI SS = Social Security	Other Income Sources: C = child support E = medical reimbursement I = Indian trust/per capita N = other nonwage sources U = unemployment benefits
---	---	---

Scenario 3 Calculations

Head of household name Childs	Social Security Number	Date modified (mm/dd/yyyy)
--------------------------------------	------------------------	----------------------------

6. Assets

6a. Family member name	No.	6b. Type of asset	6c. Calculation (PHA use)	6d. Cash value of asset	6e. Anticipated Income
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
6f, 6g. Column totals				\$	6f. \$ 6g.
6h. Passbook rate (written as decimal)					0. 6h.
6i. Imputed asset income: 6f X 6h (if 6f is \$5,000 or less, put 0)					\$ 6i.
6j. Final asset income: larger of 6g or 6i					\$ 6j.

7. Income

7a. Family member name	No.	7b. Income Code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
7g. Column total						\$ 7g.

7h. Reserved

7i. Total annual income: 6j + 7g

\$ 7i.

7b: Income Codes Wages: B = own business F = federal wage HA = PHA wage M = military pay W = other wage	Welfare: G = general assistance IW = annual imputed welfare income T = TANF assistance SS/SSI/Pensions: P = pension S = SSI SS = Social Security	Other Income Sources: C = child support E = medical reimbursement I = Indian trust/per capita N = other nonwage sources U = unemployment benefits
---	---	---

Learning Activity 2-5: EID Calculation: Stevens Family

Task

- Calculate the amount of the EID family member's earnings to be included in annual income.

Scenario

- At Michael Stevens' annual reexamination, his annual income consisted of \$4,500 from veteran's benefits. This has been his only income for the last two years.

Part 1

- Michael has just reported he has become employed, and the PHA has verified that he will now be earning \$10,500 per year. He will continue receiving \$4,500 a year from veteran's benefits. PHA policy calls for a 50 percent exclusion during the phase-in period
 - How much is Michael's prequalifying (baseline) income?
(ALL income of EID family member prior to qualifying event.)

Public Housing Specialist 2: Rent Calculation

Income and Allowances

Section 2.2: Annual Income Exclusions

Step 1: Calculate EID family member's exclusion amount.

A1. Earned income of EID family member	\$	
A2. Earned income, if any, included in prequalifying income.	\$	
A3. Increase in earned income (A1 – A2). If 0 or negative, STOP. Do not exclude any earned income.	\$	
B. Other income of EID family member (including income from assets)	\$	
C. Total annual income of EID family member (A1 + B)	\$	
D. Enter prequalifying income	\$	
E. Full exclusion (C – D, <i>but no more than A3</i>)	\$	
F. 50% exclusion during phase-in period, if applicable (E × 0.50)	\$	

Step 2: Determine EID family member's wages after exclusion.

G. EID family member's earnings (HUD-50058, 7d)	\$	
H. Exclusion (E or F, as applicable) (HUD-50058, 7e)	\$	
I. EID family member's earned income after exclusions (G – H) HUD-50058, 7f)	\$	

Form HUD-50058

7a. Family member name	No.	7b. Income code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
Michael	1	N				
Michael	1	W				
7g. Column total						

Public Housing Specialist 2: Rent Calculation

Income and Allowances

Section 2.2: Annual Income Exclusions

Part 2

- Michael is still earning \$10,500 annually, but his veteran's benefits have been reduced to \$3,000.

Step 1: Calculate EID family member's exclusion amount.

A1. Earned income of EID family member	\$	
A2. Earned income, if any, included in prequalifying income.	\$	
A3. Increase in earned income (A1 – A2). If 0 or negative, STOP. Do not exclude any earned income.	\$	
B. Other income of EID family member (including income from assets)	\$	
C. Total annual income of EID family member (A1 + B)	\$	
D. Enter prequalifying income	\$	
E. Full exclusion (C – D, <i>but no more than A3</i>)	\$	
F. 50% exclusion during phase-in period, if applicable ($E \times 0.50$)	\$	

Step 2: Determine EID family member's wages after exclusion.

G. EID family member's earnings (HUD-50058, 7d)	\$	
H. Exclusion (E or F, as applicable) (HUD-50058, 7e)	\$	
I. EID family member's earned income after exclusions (G – H) HUD-50058, 7f)	\$	

Form HUD-50058

7a. Family member name	No.	7b. Income code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
Michael	1	N				
Michael	1	W				
7g. Column total						

Public Housing Specialist 2: Rent Calculation

Income and Allowances

Section 2.2: Annual Income Exclusions

Part 3

- Michael now reports that, although his earnings remain at \$10,500 annually, his veteran's benefits have increased to \$6,000.

Step 1: Calculate EID family member's exclusion amount.

A1. Earned income of EID family member	\$	
A2. Earned income, if any, included in prequalifying income.	\$	
A3. Increase in earned income (A1 – A2). If 0 or negative, STOP. Do not exclude any earned income.	\$	
B. Other income of EID family member (including income from assets)	\$	
C. Total annual income of EID family member (A1 + B)	\$	
D. Enter prequalifying income	\$	
E. Full exclusion (C – D, <i>but no more than A3</i>)	\$	
F. 50% exclusion during phase-in period, if applicable (E × 0.50)	\$	

Step 2: Determine EID family member's wages after exclusion.

G. EID family member's earnings (HUD-50058, 7d)	\$	
H. Exclusion (E or F, as applicable) (HUD-50058, 7e)	\$	
I. EID family member's earned income after exclusions (G – H) HUD-50058, 7f)	\$	

HUD Form 50058

7a. Family member name	No.	7b. Income code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
Michael	1	N				
Michael	1	W				
7g. Column total						

Public Housing Specialist 2: Rent Calculation

Income and Allowances

Section 2.2: Annual Income Exclusions

Part 4

- Michael is now entering his phase-in period. His wages dropped to \$10,000 annually, and his veteran's benefits remain at \$6,000.

Step 1: Calculate EID family member's exclusion amount.

A1. Earned income of EID family member	\$	
A2. Earned income, if any, included in prequalifying income.	\$	
A3. Increase in earned income (A1 – A2). If 0 or negative, STOP. Do not exclude any earned income.	\$	
B. Other income of EID family member (including income from assets)	\$	
C. Total annual income of EID family member (A1 + B)	\$	
D. Enter prequalifying income	\$	
E. Full exclusion (C – D, <i>but no more than A3</i>)	\$	
F. 50% exclusion during phase-in period, if applicable (E × 0.50)	\$	

Step 2: Determine EID family member's wages after exclusion.

G. EID family member's earnings (HUD-50058, 7d)	\$	
H. Exclusion (E or F, as applicable) (HUD-50058, 7e)	\$	
I. EID family member's earned income after exclusions (G – H) HUD-50058, 7f)	\$	

Form HUD-50058

7a. Family member name	No.	7b. Income code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
Michael	1	N				
Michael	1	W				
7g. Column total						

Public Housing Specialist 2: Rent Calculation

Income and Allowances

Section 2.2: Annual Income Exclusions

Part 5

- Michael has been promoted! He is now earning \$18,000 annually. His veteran's benefits remain at \$6,000. (Michael is still in his phase-in period.)

Step 1: Calculate EID family member's exclusion amount.

A1. Earned income of EID family member	\$	
A2. Earned income, if any, included in prequalifying income.	\$	
A3. Increase in earned income (A1 – A2). If 0 or negative, STOP. Do not exclude any earned income.	\$	
B. Other income of EID family member (including income from assets)	\$	
C. Total annual income of EID family member (A1 + B)	\$	
D. Enter prequalifying income	\$	
E. Full exclusion (C – D, <i>but no more than A3</i>)	\$	
F. 50% exclusion during phase-in period, if applicable ($E \times 0.50$)	\$	

Step 2: Determine EID family member's wages after exclusion.

G. EID family member's earnings (HUD-50058, 7d)	\$	
H. Exclusion (E or F, as applicable) (HUD-50058, 7e)	\$	
I. EID family member's earned income after exclusions (G – H) HUD-50058, 7f)	\$	

Form HUD-50058

7a. Family member name	No.	7b. Income code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
Michael	1	N				
Michael	1	W				
7g. Column total						

Learning Activity 2-6: Income from Assets- Interest Income

- John O'Brien has a savings account with a current balance of \$775. He will earn 1% interest on the account. The PHA determined passbook rate is .0075.
- Assume that Mr. O'Brien's PHA has a policy of using the current balance of a savings account as its cash value.

Task

1. List the savings account in section 6 of the 50058 and calculate the anticipated income from the asset. (Complete 6a through 6e.)
2. Calculate final asset income (6f through 6j).
3. Compute total annual income (7i).

Head of household name O'Brien	Social Security Number	Date modified (mm/dd/yyyy)
---------------------------------------	------------------------	----------------------------

6. Assets

6a. Family member name	No.	6b. Type of asset	6c. Calculation (PHA use)	6d. Cash value of asset	6e. Anticipated Income
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
6f, 6g. Column totals				\$	6f. \$ 6g.
6h. Passbook rate (written as decimal)					0. 6h.
6i. Imputed asset income: 6f X 6h (if 6f is \$5,000 or less, put 0)					\$ 6i.
6j. Final asset income: larger of 6g or 6i					\$ 6j.

7. Income

7a. Family member name	No.	7b. Income Code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
John	1	W	7.50 x 2080	\$ 15,600	\$	\$ 15,600
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
7g. Column total						\$ 15,600 7g.

7h. Reserved

7i. Total annual income: 6j + 7g

\$ 7i.

7b: Income Codes Wages: B = own business F = federal wage HA = PHA wage M = military pay W = other wage	Welfare: G = general assistance IW = annual imputed welfare income T = TANF assistance SS/SSI/Pensions: P = pension S = SSI SS = Social Security	Other Income Sources: C = child support E = medical reimbursement I = Indian trust/per capita N = other nonwage sources U = unemployment benefits
---	---	---

Learning Activity 2-7: Cash Value of Assets

- Jenny Day has a house which has a market value of \$250,000. She has an outstanding mortgage balance of \$120,000. If she were to sell, she would pay a realtor \$6,500 commission and closing (settlement) costs of \$500. What is the cash value of the asset?

Market Value	_____
Less HUD Asset Expenses:*	
Broker Fee	_____
Legal Fee	_____
Settlement Costs	_____
Penalty for Early Withdrawal	_____
Less Mortgage Balance	_____
Cash Value	_____

- * **Note:** HUD does not specify what “reasonable costs” may be deducted in determining the cash value of an asset. Therefore, PHAs must establish policies that clarify what costs they will deduct.

Task

- Obtain the market value of the asset.
- Subtract the allowable HUD asset expenses, which could include:
 - Broker fee
 - Legal fees
 - Settlement costs
 - Penalty for early withdrawal of the invested asset
 - Subtract mortgage balance the family owes (if any) on the asset.

Learning Activity 2-8: Asset Disposed of For Less than Fair Market Value

- Amanda Blum is disabled and could no longer maintain her home. Several months ago, Amanda “sold” the house to her son for \$10,000, of which she put \$5,000 into a savings account and bought a car with the remaining \$5,000. Her son assumed the mortgage, which has a balance of \$50,000, on the house. The house is appraised at \$85,000. What is the imputed value of the asset?
- The savings account is earning 1% interest. This PHA uses the current value of savings accounts as asset value. Mrs. Blum has no other assets.
- The PHA determined passbook rate is .0075.

Market Value _____

Less HUD Asset Expenses: _____

Realtor’s Commission _____

Legal Fee _____

Settlement Costs _____

Penalty for Early Withdrawal _____

Less Mortgage Balance _____

Less Amount Received _____

Imputed Asset Cash Value (6d) _____

Instructions

1. Obtain the market value of the asset.
2. Subtract the allowable HUD asset expenses, which could include:
 - Broker fee
 - Legal fees
 - Settlement costs
 - Penalty for early withdrawal of the invested asset
3. Subtract any mortgage balance the family owes on the asset.
4. Subtract any amount the family received in payment for receipt of the asset.
5. Complete final asset income on Section 6 of the HUD-50058.

Head of household name Blum	Social Security Number	Date modified (mm/dd/yyyy)
------------------------------------	------------------------	----------------------------

6. Assets

6a. Family member name	No.	6b. Type of asset	6c. Calculation (PHA use)	6d. Cash value of asset	6e. Anticipated Income
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
6f, 6g. Column totals				\$	6f. \$ 6g.
6h. Passbook rate (written as decimal)					0. 6h.
6i. Imputed asset income: 6f X 6h (if 6f is \$5,000 or less, put 0)					\$ 6i.
6j. Final asset income: larger of 6g or 6i					\$ 6j.

7. Income

7a. Family member name	No.	7b. Income Code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
7g. Column total						\$ 7g.

7h. Reserved

7i. Total annual income: 6j + 7g

\$ 7i.

7b: Income Codes Wages: B = own business F = federal wage HA = PHA wage M = military pay W = other wage	Welfare: G = general assistance IW = annual imputed welfare income T = TANF assistance SS/SSI/Pensions: P = pension S = SSI SS = Social Security	Other Income Sources: C = child support E = medical reimbursement I = Indian trust/per capita N = other nonwage sources U = unemployment benefits
---	---	---

Section 2.3: Assets and Asset Income

CALCULATING RENTAL INCOME

- It is possible for a family to own real property and rent it out. The income from this single rental would be reported in part 6 of the HUD form 50058. Only net rental income would be reported.

Learning Activity 2-9: Net Rental Income

- As calculated in Learning Activity 2-7: Jenny Day owns a home. The market value is \$250,000, and we calculated the cash value to be \$123,000.
- Jenny is renting this house to a tenant, with income and expenses as shown below. The PHA determined passbook rate is .0075.

		Annual Amount
Rent	\$ 525 per month	6,300
Expenses		
Maintenance	\$ 8 per week	416
Insurance	\$ 30 per month	360
Taxes	\$ 145 - 1st half	290
Mortgage payment	\$ 325 (principal \$65)	
Interest payment on loan		3,120
Utilities (water, sewer, trash)	\$ 40 per quarter	160
Other (explain:)		
	– Total Expenses	4,346
Net Rental Income		1,954

Task

- Report Jenny's net rental income as given above on the HUD form 50058 following.

Head of household name Day	Social Security Number	Date modified (mm/dd/yyyy)
-----------------------------------	------------------------	----------------------------

6. Assets

6a. Family member name	No.	6b. Type of asset	6c. Calculation (PHA use)	6d. Cash value of asset	6e. Anticipated Income
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
6f, 6g. Column totals				\$	6f. \$ 6g.
6h. Passbook rate (written as decimal)					0. 6h.
6i. Imputed asset income: 6f X 6h (if 6f is \$5,000 or less, put 0)					\$ 6i.
6j. Final asset income: larger of 6g or 6i					\$ 6j.

7. Income

7a. Family member name	No.	7b. Income Code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
7g. Column total						\$ 7g.

7h. Reserved

7i. Total annual income: 6j + 7g

\$ 7i.

7b: Income Codes Wages: B = own business F = federal wage HA = PHA wage M = military pay W = other wage	Welfare: G = general assistance IW = annual imputed welfare income T = TANF assistance SS/SSI/Pensions: P = pension S = SSI SS = Social Security	Other Income Sources: C = child support E = medical reimbursement I = Indian trust/per capita N = other nonwage sources U = unemployment benefits
---	---	---

Learning Activity 2-10: Asset Income

- Adam East 71 Head
- Janine East 72 Spouse

Assets & Income from Assets

- Checking account: 6-month average balance \$525; no interest earned
- CD: Market value \$5,500; penalty for early withdrawal \$600; interest rate 3.5%
- Savings account: Current balance \$4,130; anticipated annual interest rate 1%.
- Stocks: Market value \$4,070; broker fees \$370; anticipated annual dividend \$125
- Undeveloped Property: Market value \$12,840; zero mortgage balance. Recently sold to daughter for \$7,000. They purchased a car with the \$7,000.
- The PHA determined passbook rate is .0075.
- Assume that the East's PHA has a policy of using the current balance of a savings account and the 6-month average balance of a checking account as the cash value of the account.

Task

1. List the East's assets on the following 50058; compute the cash value of and the anticipated income from the assets (6a through 6e).
2. Compute the East's final asset income (6f through 6j).

Head of household name East	Social Security Number	Date modified (mm/dd/yyyy)
------------------------------------	------------------------	----------------------------

6. Assets

6a. Family member name	No.	6b. Type of asset	6c. Calculation (PHA use)	6d. Cash value of asset	6e. Anticipated Income
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
6f, 6g. Column totals				\$	6f. \$ 6g.
6h. Passbook rate (written as decimal)					0. 6h.
6i. Imputed asset income: 6f X 6h (if 6f is \$5,000 or less, put 0)					\$ 6i.
6j. Final asset income: larger of 6g or 6i					\$ 6j.

7. Income

7a. Family member name	No.	7b. Income Code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
7g. Column total						\$ 7g.

7h. Reserved

7i. Total annual income: 6j + 7g

\$ 7i.

7b: Income Codes Wages: B = own business F = federal wage HA = PHA wage M = military pay W = other wage	Welfare: G = general assistance IW = annual imputed welfare income T = TANF assistance SS/SSI/Pensions: P = pension S = SSI SS = Social Security	Other Income Sources: C = child support E = medical reimbursement I = Indian trust/per capita N = other nonwage sources U = unemployment benefits
---	---	---

Learning Activity 2-11: Dependent and Child Care Allowance

- Becky Walker's annual income is \$14,621, all from employment.
- Becky, age 35, has three children, all under 13 years of age. She is paying a total of \$60 per week for child care while she works

Task

- Complete section 8 of the HUD-50058 to get Adjusted Annual Income.

Head of household name Walker	Social Security Number	Date modified (mm/dd/yyyy)
--------------------------------------	------------------------	----------------------------

8. Expected Income Per Year

8a. Total annual income: copy from 7i	\$	8a.
---------------------------------------	----	-----

Permissible Deductions (Public Housing Only. If Section 8, Skip to 8f or 8q)

8b. Family member name	No.	8c. Type of permissible deduction	8d. Amount
			\$
			\$
			\$
			\$
			\$
			\$

8e. Total permissible deductions (sum of column 8d)	\$	8e.
---	----	-----

If head/spouse/co-head is under 62 and no family member is disabled, skip to 8q

8f. Medical/disability threshold: 8a X 0.03	\$	8f.
8g. Total annual unreimbursed disability assistance expense (if no disability expenses, skip to 8k)	\$	8g.
8h. Maximum disability allowance: If 8g minus 8f is positive or zero, put amount	\$	8h.
	If negative and head/spouse/co-head is under 62 and not disabled, put 0	\$ 8h.
	If negative and head/spouse/co-head is elderly or disabled, copy from 8g	\$ 8h.
8i. Earnings in 7d made possible by disability assistance expense	\$	8i.
8j. Allowable disability assistance expense: lower of 8h or 8i (if 8g is less than 8f and head/spouse/co-head elderly or disabled, copy from 8h)	\$	8j.
8k. Total annual unreimbursed medical expenses (if head/spouse/co-head under 62 and not disabled, put 0)	\$	8k.
8m. Total annual disability assistance and medical expense: 8j + 8k (if no disability expenses, copy from 8k)	\$	8m.
8n. Medical/disability assistance allowance:	If no disability assistance expenses or if 8g is less than 8f, put 8m minus 8f (if 8m minus 8f is negative, put zero)	\$ 8n.
	If disability assistance expenses and 8g is greater than or equal to 8f, copy from 8m	\$ 8n.
8p. Elderly/disability allowance (default = \$400)	\$	8p.
8q. Number of dependents (people under 18, or with disability, or full-time student. Do not count head of household, spouse, co-head, foster child/adult, or live-in aide.)	\$	8q.
8r. Allowance per dependent (default = \$480)	\$	8r.
8s. Dependent allowance: 8q X 8r	\$	8s.
8t. Total annual unreimbursed childcare costs	\$	8t.
8x. Total allowances: 8e + 8n + 8p + 8s + 8t	\$	8x.
8y. Adjusted annual income: 8a minus 8x (if 8x is larger, put 0)	\$	8y.

Learning Activity 2-12: Disability Assistance Allowance

- Family Name: Gilmore
- Head: 38 Earned Income: \$ 11,000
- Spouse: 32 Earned Income: \$ 9,000
- Son: 14 (with a disability)
- Disability assistance expense/year \$ 4,600
(enables spouse to work)

Task

1. Complete section 8 of the HUD-50058 to determine adjusted annual income.

Head of household name Gilmore	Social Security Number	Date modified (mm/dd/yyyy)
---------------------------------------	------------------------	----------------------------

8. Expected Income Per Year

8a. Total annual income: copy from 7i	\$	8a.
---------------------------------------	----	-----

Permissible Deductions (Public Housing Only. If Section 8, Skip to 8f or 8q)

8b. Family member name	No.	8c. Type of permissible deduction	8d. Amount
			\$
			\$
			\$
			\$
			\$
			\$

8e. Total permissible deductions (sum of column 8d)	\$	8e.
---	----	-----

If head/spouse/co-head is under 62 and no family member is disabled, skip to 8q

8f. Medical/disability threshold: 8a X 0.03	\$	8f.
8g. Total annual unreimbursed disability assistance expense (if no disability expenses, skip to 8k)	\$	8g.
8h. Maximum disability allowance: If 8g minus 8f is positive or zero, put amount	\$	8h.
	If negative and head/spouse/co-head is under 62 and not disabled, put 0	\$ 8h.
	If negative and head/spouse/co-head is elderly or disabled, copy from 8g	\$ 8h.
8i. Earnings in 7d made possible by disability assistance expense	\$	8i.
8j. Allowable disability assistance expense: lower of 8h or 8i (if 8g is less than 8f and head/spouse/co-head elderly or disabled, copy from 8h)	\$	8j.
8k. Total annual unreimbursed medical expenses (if head/spouse/co-head under 62 and not disabled, put 0)	\$	8k.
8m. Total annual disability assistance and medical expense: 8j + 8k (if no disability expenses, copy from 8k)	\$	8m.
8n. Medical/disability assistance allowance:	If no disability assistance expenses or if 8g is less than 8f, put 8m minus 8f (if 8m minus 8f is negative, put zero)	\$ 8n.
	If disability assistance expenses and 8g is greater than or equal to 8f, copy from 8m	\$ 8n.
8p. Elderly/disability allowance (default = \$400)	\$	8p.
8q. Number of dependents (people under 18, or with disability, or full-time student. Do not count head of household, spouse, co-head, foster child/adult, or live-in aide.)	\$	8q.
8r. Allowance per dependent (default = \$480)	\$	8r.
8s. Dependent allowance: 8q X 8r	\$	8s.
8t. Total annual unreimbursed childcare costs	\$	8t.
8x. Total allowances: 8e + 8n + 8p + 8s + 8t	\$	8x.
8y. Adjusted annual income: 8a minus 8x (if 8x is larger, put 0)	\$	8y.

Learning Activity 2-13: Medical Allowance

- Family Name: Alden
- Head: 81
- Spouse: 80
- Annual Income: \$13,500
- Total Family Medical Expenses: \$1,945

Task

- Complete section 8 of HUD 50058 to determine adjusted annual income.

Head of household name Alden	Social Security Number	Date modified (mm/dd/yyyy)
-------------------------------------	------------------------	----------------------------

8. Expected Income Per Year

8a. Total annual income: copy from 7i	\$	8a.
---------------------------------------	----	-----

Permissible Deductions (Public Housing Only. If Section 8, Skip to 8f or 8q)

8b. Family member name	No.	8c. Type of permissible deduction	8d. Amount
			\$
			\$
			\$
			\$
			\$
			\$

8e. Total permissible deductions (sum of column 8d)	\$	8e.
---	----	-----

If head/spouse/co-head is under 62 and no family member is disabled, skip to 8q

8f. Medical/disability threshold: 8a X 0.03	\$	8f.
8g. Total annual unreimbursed disability assistance expense (if no disability expenses, skip to 8k)	\$	8g.
8h. Maximum disability allowance: If 8g minus 8f is positive or zero, put amount	\$	8h.
	If negative and head/spouse/co-head is under 62 and not disabled, put 0	\$ 8h.
	If negative and head/spouse/co-head is elderly or disabled, copy from 8g	\$ 8h.
8i. Earnings in 7d made possible by disability assistance expense	\$	8i.
8j. Allowable disability assistance expense: lower of 8h or 8i (if 8g is less than 8f and head/spouse/co-head elderly or disabled, copy from 8h)	\$	8j.
8k. Total annual unreimbursed medical expenses (if head/spouse/co-head under 62 and not disabled, put 0)	\$	8k.
8m. Total annual disability assistance and medical expense: 8j + 8k (if no disability expenses, copy from 8k)	\$	8m.
8n. Medical/disability assistance allowance:	If no disability assistance expenses or if 8g is less than 8f, put 8m minus 8f (if 8m minus 8f is negative, put zero)	\$ 8n.
	If disability assistance expenses and 8g is greater than or equal to 8f, copy from 8m	\$ 8n.
8p. Elderly/disability allowance (default = \$400)	\$	8p.
8q. Number of dependents (people under 18, or with disability, or full-time student. Do not count head of household, spouse, co-head, foster child/adult, or live-in aide.)	\$	8q.
8r. Allowance per dependent (default = \$480)	\$	8r.
8s. Dependent allowance: 8q X 8r	\$	8s.
8t. Total annual unreimbursed childcare costs	\$	8t.
8x. Total allowances: 8e + 8n + 8p + 8s + 8t	\$	8x.
8y. Adjusted annual income: 8a minus 8x (if 8x is larger, put 0)	\$	8y.

Rent Calculation

Section 3.1: Total Tenant Payment and Utility Allowance

- In as-paid states:
 - 30% of family's monthly adjusted income
 - 10% of family's monthly income
 - PHA's minimum rent (\$0 - \$50 depending on PHA policy), or
 - Welfare rent
 - That part of welfare assistance received from a public agency, specifically designated by that agency to meet the family's actual housing costs.

Learning Activity 3-1: Calculation of TTP

- Using the information below, complete the 50058 on the page following from 9a through 9m.

Total annual income from 8a	\$15,780
Adjusted annual income from 8y	\$11,392
PHA's minimum rent	\$35

Head of household name	Social Security Number	Date modified (mm/dd/yyyy)
------------------------	------------------------	----------------------------

9. Total Tenant Payment (TTP)

9a. Total monthly income: $8a \div 12$	\$	9a.
9c. TTP if based on annual income: $9a \times 0.10$	\$	9c.
9d. Adjusted monthly income: $8y \div 12$	\$	9d.
9e. Percentage of adjusted monthly income: use 30% for Section 8		9e.
9f. TTP if based on adjusted annual income: $(9d \times 9e) \div 100$	\$	9f.
9g. Welfare rent per month (if none, put 0)	\$	9g.
9h. Minimum rent (if waived, put 0)	\$	9h.
9i. Enhanced Voucher minimum rent	\$	9i.
9j. TTP, highest of lines 9c, 9f, 9g, 9h, or 9i	\$	9j.
9k. Most recent TTP	\$	9k.
9m. Qualify for minimum rent hardship exemption? (Y or N)	\$	9m.

Section 3.1: Total Tenant Payment and Utility Allowance

PHA PROCEDURES

- The PHA must notify all families of the right to request minimum rent hardship exemptions under the law.
- Notification must advise families that hardship exemptions are subject to applicable PHA informal hearing procedures.
- The PHA can request reasonable documentation of hardship.

Learning Activity 3-2: Minimum Rent Hardship

- The Diamond family has requested a hardship exemption from the minimum rent. You have verified that the family does have a hardship.
- Using the information below, calculate the family's TTP while they are exempt from paying minimum rent.

Total annual income from 8a	\$900
Adjusted annual income from 8y	\$55
PHA's minimum rent	\$50

Head of household name	Diamond	Social Security Number	Date modified (mm/dd/yyyy)
------------------------	----------------	------------------------	----------------------------

9. Total Tenant Payment (TTP)

9a.	Total monthly income: $8a \div 12$	\$	9a.
9c.	TTP if based on annual income: $9a \times 0.10$	\$	9c.
9d.	Adjusted monthly income: $8y \div 12$	\$	9d.
9e.	Percentage of adjusted monthly income: use 30% for Section 8		9e.
9f.	TTP if based on adjusted annual income: $(9d \times 9e) \div 100$	\$	9f.
9g.	Welfare rent per month (if none, put 0)	\$	9g.
9h.	Minimum rent (if waived, put 0)	\$	9h.
9i.	Enhanced Voucher minimum rent	\$	9i.
9j.	TTP, highest of lines 9c, 9f, 9g, 9h, or 9i	\$	9j.
9k.	Most recent TTP	\$	9k.
9m.	Qualify for minimum rent hardship exemption? (Y or N)	\$	9m.

Learning Activity 3-3: Rent Calculation (Fremont Family)

Task

- Complete the Fremont family's income-based rent calculation by completing the form HUD-50058, lines 10a through 10f.

Flat Rent	\$ 550
PHA's minimum rent	50
Utility Allowance:	75
TTP	251

Head of household name	Fremont	Social Security Number	Date modified (mm/dd/yyyy)
------------------------	----------------	------------------------	----------------------------

10. Public Housing and Turnkey III

10a.	TTP: copy from 9j	\$	10a.
10b.	Unit's flat rent (see Instruction Booklet for prorated flat rent calculation)	\$	10b.

Income Based Rent Calculation (if prorated rent, skip to 10h)

10c.	Income based ceiling rent, if any	\$	10c.
10d.	Lower of TTP or income based ceiling rent (if no income based ceiling rent, put 10a)	\$	10d.
10e.	Utility allowance, if any	\$	10e.
10f.	Tenant rent: 10d minus 10e	If positive or 0, put tenant rent	\$ 10f.
		If negative, credit tenant	\$ 10f.

Income Based Prorated Rent Calculation (if not prorated, skip to 10u)

10h.	Public Housing maximum rent	\$	10h.
10i.	Family maximum subsidy: 10h minus 10a	\$	10i.
10j.	Total number eligible		10j.
10k.	Total number in family		10k.
10n.	Eligible subsidy (10i ÷ 10k) X 10j	\$	10n.
10p.	Mixed family TTP: 10h minus 10n	\$	10p.
10r.	Utility allowance, if any	\$	10r.
10s.	Mixed family tenant rent: 10p minus 10r	If positive or 0, put tenant rent	\$ 10s.
		If negative, credit tenant	\$ 10s.

Type of Rent

10u.	Type of rent selected:	<input type="checkbox"/> Income based	<input type="checkbox"/> Flat
------	------------------------	---------------------------------------	-------------------------------

Learning Activity 3-4: Rent Calculation (Powell Family)

Task

- Complete the Powell family's income-based rent calculation by completing the Form HUD-50058, lines 10a through 10f.

Flat Rent	\$ 425
PHA's minimum rent	25
Utility Allowance:	100
TTP	27

Head of household name Powell	Social Security Number	Date modified (mm/dd/yyyy)
--------------------------------------	------------------------	----------------------------

10. Public Housing and Turnkey III

10a.	TTP: copy from 9j	\$	10a.
10b.	Unit's flat rent (see Instruction Booklet for prorated flat rent calculation)	\$	10b.

Income Based Rent Calculation (if prorated rent, skip to 10h)

10c.	Income based ceiling rent, if any	\$	10c.
10d.	Lower of TTP or income based ceiling rent (if no income based ceiling rent, put 10a)	\$	10d.
10e.	Utility allowance, if any	\$	10e.
10f.	Tenant rent: 10d minus 10e	If positive or 0, put tenant rent	\$ 10f.
		If negative, credit tenant	\$ 10f.

Income Based Prorated Rent Calculation (if not prorated, skip to 10u)

10h.	Public Housing maximum rent	\$	10h.
10i.	Family maximum subsidy: 10h minus 10a	\$	10i.
10j.	Total number eligible		10j.
10k.	Total number in family		10k.
10n.	Eligible subsidy (10i ÷ 10k) X 10j	\$	10n.
10p.	Mixed family TTP: 10h minus 10n	\$	10p.
10r.	Utility allowance, if any	\$	10r.
10s.	Mixed family tenant rent: 10p minus 10r	If positive or 0, put tenant rent	\$ 10s.
		If negative, credit tenant	\$ 10s.

Type of Rent

10u.	Type of rent selected:	<input type="checkbox"/> Income based	<input type="checkbox"/> Flat
------	------------------------	---------------------------------------	-------------------------------

Learning Activity 3-5: Flat Rents and Family Choice in Rental Payments

- Assume the Mills family has chosen to pay flat rent (*not* ceiling rent) for their housing unit. Using the following information, complete lines 10a through 10f of HUD-50058.

TTP: \$ 450

Flat rent: \$ 400

Head of household name	Mills	Social Security Number	Date modified (mm/dd/yyyy)
------------------------	--------------	------------------------	----------------------------

10. Public Housing and Turnkey III

10a.	TTP: copy from 9j	\$	10a.
10b.	Unit's flat rent (see Instruction Booklet for prorated flat rent calculation)	\$	10b.

Income Based Rent Calculation (if prorated rent, skip to 10h)

10c.	Income based ceiling rent, if any	\$	10c.
10d.	Lower of TTP or income based ceiling rent (if no income based ceiling rent, put 10a)	\$	10d.
10e.	Utility allowance, if any	\$	10e.
10f.	Tenant rent: 10d minus 10e	If positive or 0, put tenant rent	\$ 10f.
		If negative, credit tenant	\$ 10f.

Income Based Prorated Rent Calculation (if not prorated, skip to 10u)

10h.	Public Housing maximum rent	\$	10h.
10i.	Family maximum subsidy: 10h minus 10a	\$	10i.
10j.	Total number eligible		10j.
10k.	Total number in family		10k.
10n.	Eligible subsidy (10i ÷ 10k) X 10j	\$	10n.
10p.	Mixed family TTP: 10h minus 10n	\$	10p.
10r.	Utility allowance, if any	\$	10r.
10s.	Mixed family tenant rent: 10p minus 10r	If positive or 0, put tenant rent	\$ 10s.
		If negative, credit tenant	\$ 10s.

Type of Rent

10u.	Type of rent selected:	<input type="checkbox"/> Income based	<input type="checkbox"/> Flat
------	------------------------	---------------------------------------	-------------------------------

Learning Activity 3-6: Proration Case Study

- **Situation:** The Fulton family are in the lease-up process with Eastlake Housing Authority (EHA).
- **Family Information:** The Fulton family consists of the following members:

Relation	Name	Age	Disabled	Citizenship Status
Head	Henry Fulton	72	Y	Eligible immigrant
Spouse	Tai Fulton	66	N	Eligible immigrant

Henry Fulton receives \$670 per month in SSI. He and his wife have a savings account earning 1.75% interest per year with a current balance of \$7,800. They also have a non-interest bearing checking account with an average 6-month balance of \$900. The Fultons are paying off an old hospital bill of \$1,200 at \$90 a month.

- **Unit information:**
 - Size: 1 bedroom
 - Ceiling Rent: \$545
 - Flat Rent: \$500
 - Utility allowance: \$45
- **PHA information:**
 - In determining the cash value of assets, EHA policy calls for using:
 - The current balance in savings accounts
 - The average balance for the last 6 months in checking accounts
 - EHA's minimum rent is \$50.
- The PHA determined passbook rate is .0075.

Task:

1. Based on the information above, complete the following Form HUD-50058 through line 10f.

Now assume that Tai Fulton's brother, an ineligible immigrant, comes to live with the family. Given no other change in the information above, complete lines 10h through 10s to calculate prorated rent for the Fultons.

Head of household name Fulton	Social Security Number	Date modified (mm/dd/yyyy)
--------------------------------------	------------------------	----------------------------

6. Assets

6a. Family member name	No.	6b. Type of asset	6c. Calculation (PHA use)	6d. Cash value of asset	6e. Anticipated Income
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
				\$	\$
6f, 6g. Column totals				\$ 6f.	\$ 6g.
6h. Passbook rate (written as decimal)					0. 6h.
6i. Imputed asset income: 6f X 6h (if 6f is \$5,000 or less, put 0)					\$ 6i.
6j. Final asset income: larger of 6g or 6i					\$ 6j.

7. Income

7a. Family member name	No.	7b. Income Code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
7g. Column total						\$ 7g.
7h. Reserved						
7i. Total annual income: 6j + 7g						\$ 7i.

7b: Income Codes Wages: B = own business F = federal wage HA = PHA wage M = military pay W = other wage	Welfare: G = general assistance IW = annual imputed welfare income T = TANF assistance SS/SSI/Pensions: P = pension S = SSI SS = Social Security	Other Income Sources: C = child support E = medical reimbursement I = Indian trust/per capita N = other nonwage sources U = unemployment benefits
---	---	---

Head of household name Fulton	Social Security Number	Date modified (mm/dd/yyyy)
--------------------------------------	------------------------	----------------------------

8. Expected Income Per Year

8a. Total annual income: copy from 7i	\$	8a.
---------------------------------------	----	-----

Permissible Deductions (Public Housing Only. If Section 8, Skip to 8f or 8q)

8b. Family member name	No.	8c. Type of permissible deduction	8d. Amount
			\$
			\$
			\$
			\$
			\$
			\$

8e. Total permissible deductions (sum of column 8d)	\$	8e.
---	----	-----

If head/spouse/co-head is under 62 and no family member is disabled, skip to 8q

8f. Medical/disability threshold: 8a X 0.03	\$	8f.
8g. Total annual unreimbursed disability assistance expense (if no disability expenses, skip to 8k)	\$	8g.
8h. Maximum disability allowance: If 8g minus 8f is positive or zero, put amount	\$	8h.
	If negative and head/spouse/co-head is under 62 and not disabled, put 0	\$ 8h.
	If negative and head/spouse/co-head is elderly or disabled, copy from 8g	\$ 8h.
8i. Earnings in 7d made possible by disability assistance expense	\$	8i.
8j. Allowable disability assistance expense: lower of 8h or 8i (if 8g is less than 8f and head/spouse/co-head elderly or disabled, copy from 8h)	\$	8j.
8k. Total annual unreimbursed medical expenses (if head/spouse/co-head under 62 and not disabled, put 0)	\$	8k.
8m. Total annual disability assistance and medical expense: 8j + 8k (if no disability expenses, copy from 8k)	\$	8m.
8n. Medical/disability assistance allowance:	If no disability assistance expenses or if 8g is less than 8f, put 8m minus 8f (if 8m minus 8f is negative, put zero)	\$ 8n.
	If disability assistance expenses and 8g is greater than or equal to 8f, copy from 8m	\$ 8n.
8p. Elderly/disability allowance (default = \$400)	\$	8p.
8q. Number of dependents (people under 18, or with disability, or full-time student. Do not count head of household, spouse, co-head, foster child/adult, or live-in aide.)	\$	8q.
8r. Allowance per dependent (default = \$480)	\$	8r.
8s. Dependent allowance: 8q X 8r	\$	8s.
8t. Total annual unreimbursed childcare costs	\$	8t.
8x. Total allowances: 8e + 8n + 8p + 8s + 8t	\$	8x.
8y. Adjusted annual income: 8a minus 8x (if 8x is larger, put 0)	\$	8y.

Head of household name Fulton	Social Security Number	Date modified (mm/dd/yyyy)
--------------------------------------	------------------------	----------------------------

9. Total Tenant Payment (TTP)

9a. Total monthly income: $8a \div 12$	\$	9a.
9c. TTP if based on annual income: $9a \times 0.10$	\$	9c.
9d. Adjusted monthly income: $8y \div 12$	\$	9d.
9e. Percentage of adjusted monthly income: use 30% for Section 8		9e.
9f. TTP if based on adjusted annual income: $(9d \times 9e) \div 100$	\$	9f.
9g. Welfare rent per month (if none, put 0)	\$	9g.
9h. Minimum rent (if waived, put 0)	\$	9h.
9i. Enhanced Voucher minimum rent	\$	9i.
9j. TTP, highest of lines 9c, 9f, 9g, 9h, or 9i	\$	9j.
9k. Most recent TTP	\$	9k.
9m. Qualify for minimum rent hardship exemption? (Y or N)	\$	9m.

Head of household name Fulton	Social Security Number	Date modified (mm/dd/yyyy)
--------------------------------------	------------------------	----------------------------

10. Public Housing and Turnkey III

10a. TTP: copy from 9j	\$	10a.
10b. Unit's flat rent (see Instruction Booklet for prorated flat rent calculation)	\$	10b.

Income Based Rent Calculation (if prorated rent, skip to 10h)

10c. Income based ceiling rent, if any	\$	10c.
10d. Lower of TTP or income based ceiling rent (if no income based ceiling rent, put 10a)	\$	10d.
10e. Utility allowance, if any	\$	10e.
10f. Tenant rent: 10d minus 10e	If positive or 0, put tenant rent	\$ 10f.
	If negative, credit tenant	\$ 10f.

Income Based Prorated Rent Calculation (if not prorated, skip to 10u)

10h. Public Housing maximum rent	\$	10h.
10i. Family maximum subsidy: 10h minus 10a	\$	10i.
10j. Total number eligible		10j.
10k. Total number in family		10k.
10n. Eligible subsidy (10i ÷ 10k) X 10j	\$	10n.
10p. Mixed family TTP: 10h minus 10n	\$	10p.
10r. Utility allowance, if any	\$	10r.
10s. Mixed family tenant rent: 10p minus 10r	If positive or 0, put tenant rent	\$ 10s.
	If negative, credit tenant	\$ 10s.

Type of Rent

10u. Type of rent selected: <input type="checkbox"/> Income based <input type="checkbox"/> Flat	
---	--