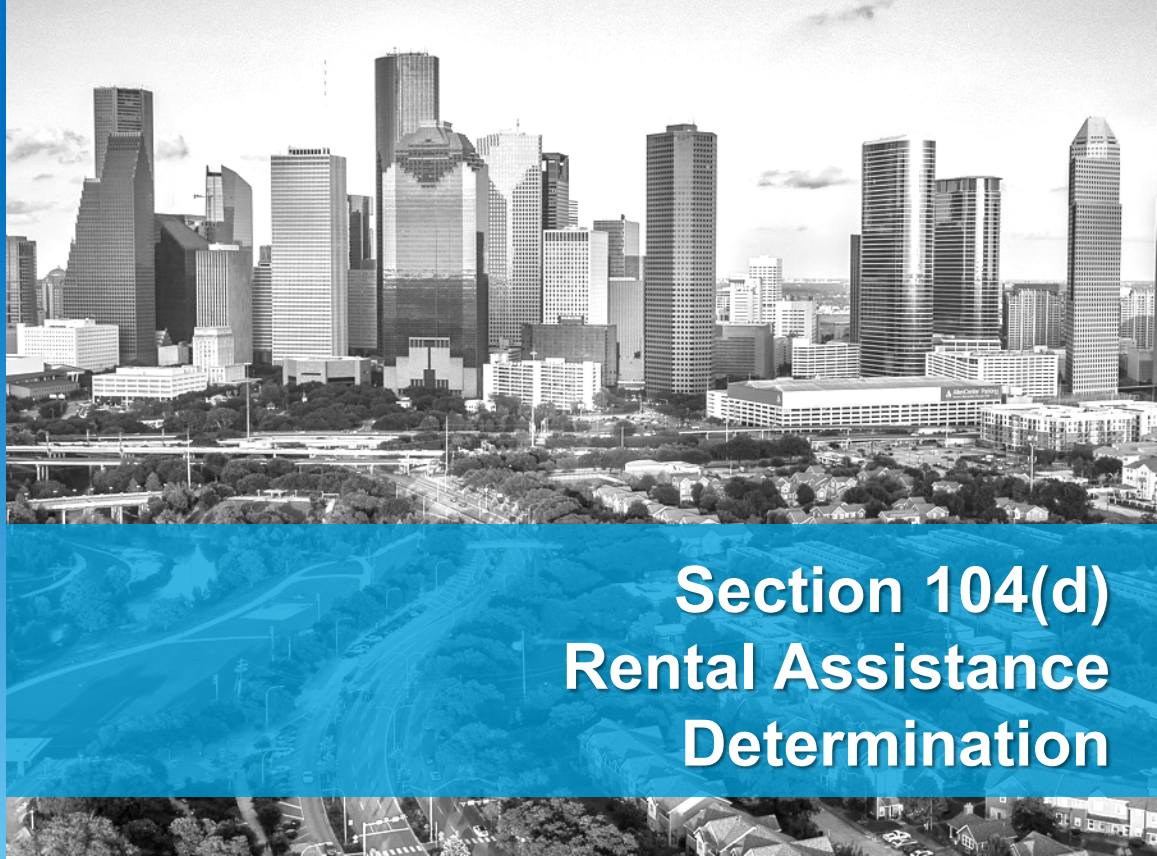


**Uniform Relocation
Assistance and Real
Property Acquisition
Policies Act of 1970,
as amended**

**URA
Microlearning Module 3**



**Section 104(d)
Rental Assistance
Determination**



@HoustonHCDD

What is Section 104(d)?

- Section of federal law called Housing and Community Development Act of 1974, as amended.
- Ensures lower-income tenants displaced in connection with CDBG and HOME funded projects can afford replacement housing.
- Ensures CDBG and HOME funded projects do not reduce a community's available supply of affordable housing.



Section 104(d) Rental Assistance Variables

- Agency: The entity that causes a person or entities to become displaced.
- A displacing Agency must gather household rental and income variables in determining relocation rental assistance.



1. Most Comparable Rent + Utilities: The amount of rent and utilities to be paid at dwelling identified by agency as being the most comparable to displacement dwelling.
2. New Rent + Utilities: The amount of rent and utilities paid at new replacement dwelling that tenant actually moves into.
3. Welfare Rent: In “as paid” welfare programs, the amount of the welfare benefit designated for shelter and utilities. *(If Applicable)*
4. Minimum Rent: The smallest amount of rent due from a tenant with a variable rental rate established by a Public Housing Authority. *(If Applicable)*
5. 30% Adjusted Monthly Income: Adjusted annual household income multiplied by 30% and divided by 12.
6. 10% Gross Monthly Income: Gross annual household income multiplied by 10% and divided by 12.

Section 104(d) Rental Assistance Payment Calculation Template

Total Tenant Payment = Maximum of A, B, C, or D

Base New Rental = Lesser of E, or F



TOTAL TENANT PAYMENT

MAXIMUM OF:

A. 30% OF ADJUSTED INCOME

\$ _____

B. 10% OF GROSS INCOME

\$ _____

C. WELFARE RENT

\$ _____

D. Minimum Rent (PHA)

\$ _____

BASE NEW RENTAL

LESSER OF:

E. New Rent + Utilities

\$ _____

F. Comparable Rent + Utilities

\$ _____

Base New Rental (\$ _____) – Total Tenant Payment (\$ _____)

= \$ _____ X 60 Months = \$ _____

Section 104(d) Rental Assistance Payment Smith Family

Smith Family	
Household Size	5
Annual Household Gross Income	\$ 53,000.00
Adjusted Annual Household Income	\$ 50,000.00
80% Low Income Limit	\$ 68,450.00
30% Gross Monthly Income	\$ 1,325.00
30% Adjusted Monthly Income	\$ 1,250.00
10% Gross Monthly Income	\$ 441.67
Considered Low Income	Yes
Current Rent + Utilities at Displacement Dwelling	\$ 1,400.00
Most Comparable Rent + Utilities	\$ 1,355.00
New Rent + Utilities at Actual Replacement Dwelling	\$ 1,500.00

Total Rental Assistance Payment
for 60 Months = **\$6,300**

Annual Income (24 CFR 5.609)
Adjusted Income (24 CFR 5.611)
Minimum Rent (24 CFR 5.630)

TOTAL TENANT PAYMENT

MAXIMUM OF:

A. 30% OF ADJUSTED INCOME

\$ 1,250

B. 10% OF GROSS INCOME

\$ 441.67

C. WELFARE RENT

\$ N/A

D. Minimum Rent (PHA)

\$ N/A

BASE NEW RENTAL

LESSER OF:

E. New Rent + Utilities

\$ 1,500

F. Comparable Rent + Utilities

\$ 1,355

Base New Rental (\$ 1,355) – Total Tenant Payment (\$ 1,250)

= \$ 105.00 X 60 Months = \$ 6,300



THANK YOU!



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CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT