BOSTON HOUSING AUTHORITY
Occupancy Department
52 Chauncy Street, Floor 3
Boston, Massachusetts 02111
Phone: 617-988-3400
Fax: 617-988-4214
TDD: 800-545-1833 x420
www.BostonHousing.org

PRORATED ASSISTANCE INFORMATION FOR THE FEDERALLY-ASSISTED HOUSING PROGRAM ONLY

Prorated Assistance is the only rent calculation available to applicant households in which some members are citizens or “eligible non-citizens” and others are “ineligible non-citizens”. Prorated Assistance means that your rental assistance will be decreased by the percentage of persons in your household who are not citizens or “eligible non-citizens.” For example:

* If there are two people in your household and one is an eligible non-citizen and the other is not, the amount of subsidy the BHA will pay towards your rent will decrease by 1/2 or 50%.
* If there are five people in your household and only two are U.S.Citizens or “eligible non-citizens” and the other three are not, the amount of subsidy the BHA will pay towards your rent will decrease by 3/5 or 60%.

*Your rent subsidy will be calculated according to the following information:

Step 1. Determine the Total Tenant Payment in accordance with federal regulations. (Annual income must include income from all household members including those who have not established U.S. Citizenship or “eligible immigration status”).

Step 2. Subtract the total tenant payment from the “HUD supplied maximum rent” applicable to the unit or the BHA. (This figure is established by HUD using the 95th percentile of rent for the BHA). The result is the maximum subsidy for which the household would qualify if all members were eligible (“family maximum subsidy”).

Step 3. Divide the “family maximum subsidy” by the number of persons in the household (all persons) to determine the maximum subsidy per each household member who has U.S. Citizenship or “eligible immigration status” (“eligible household members”).

Step 4. Multiply the member maximum subsidy by the number of household members who have U.S. Citizenship or “eligible immigration status” (“eligible household members”).

Step 5. The product of steps 1-4 is the amount of subsidy for which the household is eligible (“eligible subsidy”). The household’s rent is the “public housing maximum rent” minus the amount of eligible subsidy.

The BHA will perform this calculation for you. Once applicants are housed in a Federally-Assisted unit, management will, annually or when applicable, re-calculate the prorated Assistance rent based on the unit subsidy amount and total household income and INS Status. Attached please see a sample Prorated assistance rent calculation.