

Instructions

The HAPPY Choice Voucher Assistance Estimator software has been created to help eliminate a difficult "chicken or the egg" problem associated with the Choice Voucher Program. Specifically, this software allows agencies to estimate in advance a new required value, the Maximum Rent to Owner. This value is the highest rent a tenant may pay under the Choice Voucher program. Additionally, this worksheet allows agencies to estimate the subsidy a tenant will receive once the Rent to Owner is known.

To use the HAPPY Choice Voucher Estimator simply fill in the six fields in the "Enter Data" box at the top of the form. Once those values have been filled in, the rest of the form will automatically calculate. You may skip the Rent to Owner field, if it is unknown, and the maximum rent will still calculate. Results are shown in the three boxes marked "Calculations," "Totals," and "Maximum Amounts." The "Maximum Amounts" represent the highest allowable values under the Choice Voucher program.

After completing the form you may print the form by choosing print from the File menu.

The HAPPY Choice Voucher Assistance Estimator is free software. It may be used freely by Housing Authorities and other entities administering the Choice Voucher program. HAPPY Software, Inc. reserves all rights to the software. This software may not be reverse engineered, distributed or copied in any way without written permission from HAPPY Software, Inc. Although every effort has been made to ensure the accuracy of the the calculations used in this software, HAPPY Software, Inc. assumes no responsibility for the use of this software. HAPPY Software, Inc. will not provide technical support on this software.

To begin, [click here](#).

Version History

- 12/6/1999: Version 1.0.2 - Modified to comply with the Amendment to the Final Rule stating that the 40 percent rule should only be applied when the Gross Rent is higher than the Payment Standard. [Click here](#) to view this regulation on the Internet.
- 11/3/1999: Version 1.0.1 - Added Family Rent to Owner field. (First public release version).

Download the Free Assistance Estimator from www.happysoftware.com and let your computer do the calculations for you.

Enter Data

Family Name _____

Monthly Adjusted Income _____

Payment Standard _____

TTP _____

Utility Allowance _____

Rent to Owner _____

Calculations

Gross Rent (Rent to Owner + Utility Allowance) _____

Actual Payment Standard (Lower of Payment Standard and Gross Rent) _____

Maximum Subsidy (Actual Payment Standard - TTP) _____

Gross Rent Less Maximum Subsidy (Gross Rent - Maximum Subsidy) _____

Gross Rent Less Contribution (Gross Rent - Gross Rent Less Maximum Subsidy) _____

Total Voucher Subsidy (Lower of Maximum Subsidy and Gross Rent Less Contribution) _____

Totals

HAP to Owner (Lower of Rent to Owner and Total Voucher Subsidy) _____

Family Rent to Owner (Rent to Owner - HAP to Owner) _____

UR to Tenant (Total Voucher Subsidy - HAP to Owner) _____

Total Family Contribution (Gross Rent Less Maximum Subsidy) _____

Percentage of Adjusted Income (Total Family Contribution ÷ Monthly Adjusted Income) _____

Maximum Amounts

Maximum Family Contribution (Monthly Adjusted Income x .40) _____

Maximum Rent to Owner _____