

Housing & Redevelopment Authority of Virginia, Minnesota

**Section 8 Tenant-Furnished Utilities:** To calculate the utility allowance, first locate the actual bedroom size and the type of unit, then enter the amount of the allowance listed which the tenant pays. Utilities must be separately metered.

Tenant Name			Tenant #			Voucher Size			Actual # of BRs									
A=Apartment SF=Single Family D=Duplex									Effective date: <b>January 1, 2026</b>									
Actual Bedrooms	0 BR			1 BR			2 BR			3 BR			4 BR			5 BR		
	A	SF	D	A	SF	D	A	SF	D	A	SF	D	A	SF	D	A	SF	D
<b>HEATING:</b>																		
Bottle Gas	69	93	83	87	115	88	107	153	128	135	181	153	168	208	192	184	225	210
Natural Gas	29	40	36	38	50	38	46	66	55	58	78	66	72	90	83	79	97	91
Oil	107	152	130	134	192	162	169	238	202	210	296	251	267	375	319	333	468	398
Electric	21	52	49	33	61	59	41	77	67	50	87	77	65	104	95	72	111	104
Steam	58	68	65	81	95	86	104	122	110	127	150	135	138	163	147	151	177	159
Enter Heating																		
<b>WATER HEATING:</b>																		
Bottle Gas		17			19			28			37			45			51	
Natural Gas		8			9			12			15			20			22	
Oil		25			35			44			53			61			72	
Electric		20			24			34			48			56			70	
Steam		13			17			22			23			36			42	
Enter Water Heating																		
<b>OTHER UTILITIES:</b>																		
Lights/Other Electric	20			24			30			42			48			56		
Cooking	7			9			13			18			20			25		
Water and Sewer	68			85			107			122			135			166		
Trash	27			27			27			27			27			27		
Owns Range	3			3			3			3			3			3		
Owns Refrigerator	3			3			3			3			3			3		
Total Other Utilities		0			0			0			0			0			0	
Total Allowance		0			0			0			0			0			0	
+ Rent																		
=Gross Rent		0			0			0			0			0			0	
PaymentStandard		765			940			1160			1535			1861			2140	
Fair Market Rent		849			978			1232			1689			2067			2377	

**WORKSHEET FOR HOUSING CHOICE VOUCHER PROGRAM COMPUTATIONS**

<b>MAXIMUM HOUSING VOUCHER SUBSIDY</b>		
Monthly Adjusted Income:		
Applicable payment standard [new lease:lower of PS or GR]:		
Lessor of: Payment Standard or Gross Rent:	0	#1
TTP:		#2
Maximum subsidy:Payment standard(#1) minus TTP(#2):	0	#3
<b>TOTAL FAMILY CONTRIBUTION(TFC) &amp; TOTAL SUBSIDY</b>		
Gross Rent Calculation:	Rent to owner (rent with utilities included):	#4
	Utility allowance (for utilities not included):	#5
Gross rent:	Rent to owner (#4) plus utility allowance(#5):	0 #6
Total Family Contribution:	Gross rent(#6) minus maximum subsidy (#3):	0 #7
Total Voucher Subsidy:	Lessor of: Gross rent(#6)minus TFC(#7):	0 #8
	OR Maximum voucher subsidy (#3):	0 #8
<b>HOUSING ASSISTANCE PAYMENT AND UTILITY REIMBURSEMENT</b>		
HAP to Owner:	Lessor of Total voucher subsidy(#8) OR Rent to Owner(#4):	0 #9
Utility Reimbursement to Family:	Total voucher subsidy(#8) minus HAP(#9):	0 #10
<b>TENANT RENT</b>		
Tenant rent:	Rent to Owner(#4) minus HAP(#9):	0 #11
<b>AFFORDABILITY CHECK (new admissions &amp; moves)</b>		
Affordable Rent:	Times 40%:	0
[ ] yes [ ] no	TFC (# 7):	0