

Funding Source	Lease	Fair Market Rent	Rent Reasonableness	Number of bedrooms	Inspections	Monitoring Method	Applicable Programs
<b>CoC Leasing</b>	Master lease(s) in the name of the agency; occupancy agreements with client(s). Minimum term 12 months for PSH and 1 month for TH	Rent + utility allowance can exceed FMR; must use non-HUD/non-match/non-program income funds to pay the amount over FMR	Rent + utility allowance cannot exceed rent reasonableness limits	Not limited by household size (at least a living room, kitchen area, bathroom, and 1 bedroom for each 2 persons, except SROs); children of the opposite sex, other than very young children, cannot occupy the same bedroom	HUD Housing Quality Standards (HQS), including lead-based paint visual assessment for units built before 1978	Review leases, FMR / rent reasonableness worksheets, utility allowance forms, tenant rent calculations, and HQS inspection forms during <b>annual PR&amp;C visit</b> and <b>monthly UFA monitoring</b>	CHN Supportive Housing Leasing, CHN Community ACT, CHN RLPTI, CHN Leasing SHP, Huckleberry House Transitional Living Program, VOAGO PSH for Families
<b>CoC Rental Assistance</b>	Lease(s) in the name of the client(s). Minimum term 12 months	Rent + utility allowance can exceed FMR, as determined by CMHA	Rent + utility allowance cannot exceed rent reasonableness limits	Not limited by household size (at least a living room, kitchen area, bathroom, and 1 bedroom for each 2 persons, except SROs); children of the opposite sex, other than very young children, cannot occupy the same bedroom	HUD HQS, including lead-based paint visual assessment for units built before 1978	Review leases, FMR / rent reasonableness worksheets, utility allowance forms, tenant rent calculations, and HQS inspection forms during <b>annual CMHA PR&amp;C visit</b> and <b>quarterly CMHA file reviews</b>	Amethyst SRA & TRA, EH TRA, CHN SRA, CHN SRA II, CHN SRA III, CHN TRA, YMCA SRA (40 W Long expansion), TSA J2H
<b>HOME</b>	Lease(s) in the name of the client(s). Minimum term 12 months	Rent + utility allowance can exceed FMR with pre-approval from the City; use non-HOME CSB funds to pay the amount over FMR. The FMR/Rent Reasonableness form must be submitted to CSB prior to paying rent. CSB will get City approval.	Rent + utility allowance cannot exceed rent reasonableness limits	Limited by household size. Cannot have more than 1 bedroom for each 2 persons; children of the opposite sex, other than very young children, cannot occupy the same bedroom	HUD HQS, including lead-based paint visual assessment for units built before 1978	Review leases, FMR / rent reasonableness worksheets, utility allowance forms, tenant rent calculations, and HQS inspection forms during <b>annual PR&amp;C visit</b> and when requested by the <b>City of Columbus</b>	YMCA HOME Scattered Sites
<b>ESG</b>	Lease(s) in the name of the client(s). Minimum term for RRH tenant-based rental assistance is 6 months. Minimum term for RRH project-based rental assistance is 12 months.	Rent + utility allowance can exceed FMR, with CSB approval	Rent + utility allowance cannot exceed rent reasonableness limits	Not limited by household size (at least a living room, kitchen area, bathroom, and 1 bedroom for each 2 persons, except SROs); children of the opposite sex, other than very young children, cannot occupy the same bedroom. <b>Client must be able to sustain rent + utilities after rental assistance ends.</b>	Habitability inspection, including more stringent fire standards and lead-based paint visual assessment for units built before 1978	Review leases, FMR / rent reasonableness worksheets, utility allowance forms, tenant rent calculations, and habitability inspection forms during <b>annual PR&amp;C visit</b>	HFF RRH, TSA RRH, VOAGO RRH
<b>CSB funds (not CoC, ESG, HOME, DCA)</b>	Lease(s) in the name of the client(s). Minimum term 12 months	Rent + utility allowance can exceed FMR	Rent + utility allowance cannot exceed rent reasonableness limits without CSB approval	Not limited by household size (at least a living room, kitchen area, bathroom, and 1 bedroom for each 2 persons, except SROs); children of the opposite sex, other than very young children, cannot occupy the same bedroom.	Habitability inspection, including more stringent fire standards and lead-based paint visual assessment for units built before 1978	Review leases, tenant rent calculations, and habitability inspection forms during <b>annual PR&amp;C visit</b>	YMCA Franklin Station, YMCA 40 W Long (non-expansion), HFF non-ESG RRH, VOAGO non-ESG RRH, TSA non-ESG RRH

To calculate FMR and Rent Reasonableness, use the worksheet posted on CSB's website (<http://www.csb.org/providers/monitoring>).

To calculate utility allowances, use the CMHA worksheets posted on CSB's website (<http://www.csb.org/providers/housing-materials>).

The HUD HQS inspection form and Habitability inspection form are posted on CSB's website (<http://www.csb.org/providers/housing-materials>).

HUD's Lead-Based Paint Visual Assessment Training Course is available here: <https://apps.hud.gov/offices/lead/training/visualassessment/h00101.htm>.