

Funding Source	Lease	Fair Market Rent	Rent Reasonableness	Number of bedrooms	Inspections	Deposits/Damages	Monitoring Method	Applicable Programs
CoC Leasing	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 Fill PSH vacancies expeditiously via USHS.	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. Units that don't pass HQS are not eligible. HQS inspections cannot be completed by the property owner.	Security deposits not to exceed 2 months of rent. Advance payment of last month's rent, if it accompanies a security deposit and first month's rent. Maintenance costs are eligible under Operating, unless included in the lease.	Review leases, FMR / rent reasonableness worksheets, utility allowance forms, tenant rent calculations, and HQS inspection forms during annual PR&C visit and monthly UFA monitoring	CHN Supportive Housing Leasing, CHN Community ACT, CHN RLPTI, CHN Leasing SHP, Huckleberry House Transitional Living Program, VOAGO PSH for Families
CoC Rental Assistance	Lease(s) in the name of the client(s). Minimum term 12 months. Vacancies over 30 days are not eligible for repayment with CoC funds.	For CMHA, rent + utility allowance can exceed FMR. For other programs, rent + utility allowance should not exceed 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 HQS, including lead-based paint visual assessment for units built before 1978. Units that don't pass HQS are not eligible. HQS inspections cannot be completed by the property owner.	Security deposits not to exceed 2 months of rent. Advance payment of last month's rent, if it accompanies a security deposit and first month's rent. Payment for damage cannot exceed 1 month's rent.	Review leases, FMR / rent reasonableness worksheets, utility allowance forms, tenant rent calculations, and HQS inspection forms during annual CMHA PR&C visit and quarterly CMHA file reviews	Amethyst SRA & TRA, EH TRA, CHN SRA, CHN TRA, CHN TRA II, CHN Briggsdale II, YMCA SRA (40 W Long expansion), TSA J2H
HOME	Lease(s) in the name of the client(s). Minimum term 12 months. Fill PSH vacancies expeditiously via USHS.	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. Units that don't pass HQS are not eligible. HQS inspections cannot be completed by the property owner.	Security deposits not to exceed 2 months of rent.	Review leases, FMR / rent reasonableness worksheets, utility allowance forms, tenant rent calculations, and HQS inspection forms during annual PR&C visit and when requested by the City of Columbus	YMCA HOME Scattered Sites
ESG	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. Client must be able to sustain rent + utilities after rental assistance ends.	Habitability inspection, including more stringent fire standards and lead-based paint visual assessment for units built before 1978	Security deposits not to exceed 2 months of rent. Advance payment of last month's rent, if it accompanies a security deposit and first month's rent. Utility deposits.	Review leases, FMR / rent reasonableness worksheets, utility allowance forms, tenant rent calculations, and habitability inspection forms during annual PR&C visit	HFF RRH, TSA RRH, VOAGO RRH
CSB funds (not CoC, ESG, HOME, DCA)	Lease(s) in the name of the client(s). Minimum term 12 months. Fill PSH vacancies expeditiously via USHS.	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	Security deposits not to exceed 2 months of rent. Advance payment of last month's rent, if it accompanies a security deposit and first month's rent.	Review leases, tenant rent calculations, and habitability inspection forms during annual PR&C visit	YMCA Franklin Station, YMCA 40 W Long (non-expansion), HFF non-ESG RRH, VOAGO non-ESG RRH, TSA non-ESG RRH

FMR and Rent Reasonableness Calculator, Utility Allowances, HUD HQS Inspection Forms, Habitability Inspection Forms: www.csb.org/providers/housing-materials