Federal Regulations by Funding Source 4/21/2020

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	Rent + utility allowance	Rent + utility allowance	Not limited by household size	HUD Housing Quality	Security deposits not to	Review leases, FMR / rent	CHN Supportive Housing
	of the agency; occupancy	cannot exceed FMR	cannot exceed rent	(at least a living room,	Standards (HQS), including	exceed 2 months of rent.	reasonableness worksheets,	Leasing, CHN Community
	agreements with client(s).		reasonableness limits	kitchen area, bathroom, and	lead-based paint visual	Advance payment of last	utility allowance forms,	ACT, CHN RLPTI, CHN
	Minimum term 12 months			1 bedroom for each 2	assessment for units built	month's rent, if it	tenant rent calculations, and	Leasing SHP, Huckleberry
	for PSH and 1 month for TH			persons, except SROs);	before 1978. Units that don't	accompanies a security	HQS inspection forms during	
	Fill PSH vacancies			children of the opposite sex,	pass HQS are not eligible.	deposit and first month's	annual PR&C visit and	Program, VOAGO PSH for
	expeditiously via USHS.			other than very young	HQS inspections cannot be	rent. Maintenance costs are		Families
	expeditionery via correct			children, cannot occupy the	completed by the property	eligible under Operating,	montany of 74 monitoring	
				same bedroom	owner.	unless included in the lease.		
				Same beardonn	OWIICI.	unicas included in the lease.		
CoC Rental Assistance	Lease(s) in the name of the	For CMHA, rent + utility	Rent + utility allowance	Not limited by household size	HUD HQS, including lead-	Security deposits not to	Review leases, FMR / rent	Amethyst SRA & TRA, EH
	client(s). Minimum term 12	allowance can exceed FMR.	cannot exceed rent	(at least a living room,	based paint visual	exceed 2 months of rent.	reasonableness worksheets,	TRA, CHN SRA, CHN TRA,
	months. Vacancies over 30	For other programs, rent +	reasonableness limits	kitchen area, bathroom, and	assessment for units built	Advance payment of last	utility allowance forms,	CHN TRA II, CHN Briggsdale
	days are not eligible for	utility allowance can exceed		1 bedroom for each 2	before 1978. Units that don't	month's rent, if it	tenant rent calculations, and	
	repayment with CoC funds.	FMR, but must use non-		persons, except SROs);	pass HQS are not eligible.	accompanies a security	HQS inspection forms during	
	ropayment mar doc rander	CoC/non-program		children of the opposite sex,	HQS inspections cannot be	deposit and first month's	annual CMHA PR&C visit	одрановију, голузит
		income/non-match funds for		other than very young	completed by the property	rent. Payment for damage	and quarterly CMHA file	
		the amount over FMR		children, cannot occupy the	owner.	cannot exceed 1 month's	reviews	
		the amount over 1 wit		same bedroom	owner.	rent.	leviews	
HOME	Lease(s) in the name of the	Rent + utility allowance can	Rent + utility allowance	Limited by household size.	HUD HQS, including lead-	Security deposits not to	Review leases, FMR / rent	YMCA HOME Scattered Sites
TOWL	client(s). Minimum term 12	exceed FMR with pre-	cannot exceed rent	Cannot have more than 1	based paint visual	exceed 21 months of rent.	reasonableness worksheets.	TWOATIONE Scattered Sites
	. ,	•	reasonableness limits			exceed 21 months of fent.		
	months. Fill PSH vacancies	approval from the City; use	reasonableness limits	bedroom for each 2 persons;	assessment for units built		utility allowance forms,	
	expeditiously via USHS.	non-HOME CSB funds to pay		children of the opposite sex,	before 1978. Units that don't		tenant rent calculations, and	
		the amount over FMR. The		other than very young	pass HQS are not eligible.		HQS inspection forms during	
		FMR/Rent Reasonableness		children, cannot occupy the	HQS inspections cannot be		annual PR&C visit and when	
		form must be submitted to		same bedroom	completed by the property		requested by the City of	
		CSB prior to paying rent. CSB			owner.		Columbus	
		will get City approval.						
ESG	Lease(s) in the name of the	Rent + utility allowance	Rent + utility allowance	Not limited by household size	Habitability inspection	Security deposits not to	Review leases, FMR / rent	HFF RRH, TSA RRH, VOAGO
Lou	client(s). Minimum term for	cannot exceed FMR	cannot exceed rent	(at least a living room,	including more stringent fire	exceed 2 months of rent.	reasonableness worksheets,	, ,
	RRH tenant-based rental	Carriot exceed 1 Will	reasonableness limits	kitchen area, bathroom, and	standards and lead-based	Advance payment of last	utility allowance forms,	IXIXII
	assistance is 6 months.		reasonableness littles	1 bedroom for each 2	paint visual assessment for	month's rent, if it	tenant rent calculations, and	
						· ·		
	Minimum term for RRH			persons, except SROs);	units built before 1978	accompanies a security	habitability inspection forms	
	project-based rental			children of the opposite sex,		deposit and first month's	during annual PR&C visit	
	assistance is 12 months.			other than very young		rent. Utility deposits.		
				children, cannot occupy the				
				same bedroom. Client must				
				be able to sustain rent +				
				utilities after rental				
				assistance ends.				
CSB funds (not CoC, ESG,	Lease(s) in the name of the	Rent + utility allowance can	Rent + utility allowance	Not limited by household size	· ·	Security deposits not to	Review leases, tenant rent	YMCA Franklin Station, YMCA
HOME, DCA)	client(s). Minimum term 12	exceed FMR, with CSB	cannot exceed rent	(at least a living room,	including more stringent fire	exceed 2 months of rent.	calculations, and habitability	40 W Long (non-expansion),
	months. Fill PSH vacancies	approval	reasonableness limits	kitchen area, bathroom, and	standards and lead-based	Advance payment of last		HFF non-ESG RRH, VOAGO
	expeditiously via USHS.		without CSB approval	1 bedroom for each 2	paint visual assessment for	month's rent, if it		non-ESG RRH, TSA non-ESG
				persons, except SROs);	units built before 1978	accompanies a security	1	RRH
				children of the opposite sex,		deposit and first month's	1	
				other than very young		rent.		
				children, cannot occupy the				
			l	same bedroom.		1		

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