King County Consolidated Homeless Grant (CHG)

Rent Limits Checklist and Certification

Client Name and/or Identifier: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Proposed Unit** | Sample 1 | Sample 2 |
| 1. Neighborhood |  | Bothell | Federal Way |
| 1. Number of bedrooms |  | 2 | 3 |
| 1. Total unit rent \* |  | 1,200 | 1,800 |
| 1. Utilities included in rent amount above (yes/no) |  | Yes | No |
|  | **Rent Limit** | Rent Limit | Rent Limit |
| 1. CHG rent limit for neighborhood/ unit size (per Section 7.7 of CHG Guidelines) |  | 1,417 | 1,448 |
| 1. If line 4 above is “No” enter utility allowance for this unit size. If line 4 is “Yes” enter zero. |  | 0 | 100 |
| 1. Subtract Line 6 from Line 5 |  | 1,417 | 1,348 |
| 1. Is the amount on line 2 less than the amount on line 7? (If yes, then the unit rent is within CHG limits? | Is the unit rent less than the CHG rent limit? | yes | yes |

\* Total unit rent (line 3) may not exceed CHG rent limit (line 7).

King County Housing Authority utility allowance standards can be found online at [King County Housing Authority > Landlords > Rent & Utilities](https://www.kcha.org/landlords/rent-utilities)

Seattle Housing Authority utility allowance standards can be found online at [Utility estimates | Seattle Housing Authority](https://www.seattlehousing.org/housing/housing-choice-vouchers/renting-voucher/utility-estimates)

**CERTIFICATION**:

I certify that the unit rent for the proposed unit does not exceed the King County CHG Rent Limit for this region, unit size with consideration of whether utilities are included in rent amount.

**NOTES:**

|  |  |  |
| --- | --- | --- |
| **Name/ Title:** | **Signature:** | **Date:** |
|  |  |  |

## King County Guidelines for CHG

## Section 7.7 Rent Limits by Location and Unit Size

Programs must determine and document rent limits for all units for which CHG rental assistance (including arrears) is provided. This requirement applies when households move into new units or stay in the same unit; and must be completed before the subsidy is paid.

Unit rents must not exceed Fair Market Rent (FMR) or the applicable King County Housing Authority or Seattle Housing Authority payment standard based on location and unit size, whichever is higher as long as the amount does not exceed 150% of FMR. If electricity and heat are not included in the rent, then subtract the utility allowance (based on unit size) from the rent limit as described on the form. Programs must use the King County CHG Rent Limits Checklist and Certification form to document rent limits. This form must be retained in the client file.

HUD Fair Market Rents (FMR) for King County are adjusted annually and can be found online at <https://www.huduser.gov/portal/datasets/fmr.html>.

King County Housing Authority payment standards can be found online at <https://www.kcha.org/documents/135.pdf>.

Seattle Housing Authority payment standards can be found online at <https://www.seattlehousing.org/housing/housing-choice-vouchers/renting-voucher/voucher-payment-standards>.

Exceptions to rent limits must be documented in the client file together with “rent reasonableness” comparison of three comparable units in that zip code.