Rent Reasonablenessness and Fair Market Rent Certification CA HCD ESG Program

PART 1: UNIT DETAILS				
Unit Details	PARTICIPANT UNIT	Comparable Unit #1	Comparable Unit #2	Comparable Unit #3
Address				
Number of Bedrooms				
Unit Type				
Census Tract or Neighborhood				
Quality, Amenities, and Accommodations	7.0	(MUM)	7.	
Contract Rent	/ C'			
Utility Allowance Amount + Fees	$\mathcal{S} \mathscr{M}$		N 40.	
Gross Rent (Contract + Allowance + Fees)	7			À
PART 2: RENT REASONABLENESS ASSESSMENT				
	(RR) standard for CA HCD's ESG Program requires participant units' gross rent to be ove the average gross rent of three comparable units. is not more than \$100 above ; therefore it meets the RR standard Avg Gross Rent of Comparable Units			
PART 3: FAIR MARKET RENT ASSESSMENT				
The ESG Program require Rent (FMR) value.	es participant units' g is less than or equal	ross rent to be less th	an or equal to the ap	plicable Fair Market
	to	-THOR	; therefore it meets t	the FMR standard
Participant Unit Gross Rent		FMR Value		
PART 4: PROJECT STAFF SIGNATURE AND CERTIFICATION				
By signing below, I hereby certify that the above information is correct and accurate to the best of my knowledge; that this form is accompanied by backup documentation attesting to the specified information for the participant's unit, all comparable units, and the applicable FMR value; and that based on the above, the participant's unit meets the applicable FMR and RR standards.				
Name		Signature		Date

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INSTRUCTIONS

This page provides instructions for using the CA HCD ESG Program's Rent Reasonableness and Fair Market Rent Certification form. **YOU DO NOT NEED TO INCLUDE THIS PAGE IN CLIENT FILES.**

Part 1: Unit Details

- Address: the street address of the unit
- Number of Bedrooms: the total number of bedrooms in the unit.
- Unit Type: all units should be of the same or comparable type (e.g. efficiency/SRO, apartments buildings <= 4 units, apartment buildings >= 5 units, single family homes)
- Census Tract or Neighborhood: except in urban areas or other areas with significant differences in rent between neighborhoods, comparable units should be drawn from the same census tract as the participant unit; otherwise, comparable units should be drawn from the same neighborhood (as defined by the service provider)
- Quality, Amenities, and Accommodations: specify the unit's quality (e.g. good, fair, poor) and list any other amenities that would substantially affect the experience of people living in the unit (e.g. offstreet parking, in-unit laundry). Also, list any disability accommodations.
- Contract Rent: the amount of rent paid to the owner as listed in the lease
- Utility Allowance Amount: the amount owed to the participant based on those utilities not included in the rent; calculated using the local PHA's utility allowance schedule
- Gross Rent: the sum of monthly contract rent, fees, and utility allowance; for more information about gross rent calculation, refer to the CA HCD ESG Fair Market Rent and Rent Reasonableness Policy

Part 2: Rent Reasonableness Assessment

The participant unit meets CA HCD's Rent Reasonableness standard if its gross rent is not more than \$100 above the average gross rent of the comparable units. The average gross rent of comparable units can be calculated by adding them together, then dividing by 3.

Part 3: Fair Market Rent Assessment

The participant unit meets FMR standards if its gross rent is less than or equal to the current FMR value for the unit's county or, if applicable, the unit's Metropolitan FMR Area. Current FMR values are published online by HUD at https://www.huduser.gov/portal/datasets/fmr.html

