

Section 8 HCV Unit Quality Rating & Rent Reasonableness Worksheet

Unit Address: _____ Unit Type: _____ # Bedrooms: ____ Date: _____
 Owner/Manager: _____ Address: _____ Phone #: _____
 Census Tract: _____ **Total Unit Quality & Value Rating:** _____
Actual Square Footage _____ **Initial** _____ **Annual** _____

Location, Structure & Basic Features				Location, Structure & Basic Features Continued					
Square Footage		(4)	Max Pt	Rating	Roof (rated by condition)		(4)	Max Pt	Rating
A.	Up to 500 sq. ft.		1 pt		A.	Rating		4	
B.	501-750 sq. ft.		2 pts						
C.	751-1200 sq. ft.		3 pts		Guttering & Downspouts (rated by condition)		(2)	Max Pt	Rating
D.	1201 or more sq. ft.		4 pts		A.	Rating		2	
Location by Zip Code		(4)	Max Pt	Rating	Private Patio/Deck/Balcony (rated by condition)		(2)	Max Pt	Rating
A.	East		1 pt		A.	Rating		2	
B.	South		2 pts						
C.	North		3 pts		Parking (rated by type & condition)		(3)	Max Pt	Rating
D.	West		4 pts		A.	On-site parking & driveway		1	
Date Built/Remodeled (rated by remodeled date if applicable)		(5)	Max Pt	Rating	B.	Carport		2	
A.	Prior to 1959		1 pt		C.	Garage		3	
B.	1960 to 1969		2 pts		Heating & Air conditioning Equipment (rated by type & condition)		(4)	Max Pt	Rating
C.	1970-1979		3 pts		A.	Ceil Heat		1	
D.	1980-1999		4 pts		B.	Baseboard/Wall Heat		2	
E.	2000 to Present		5 pts		C.	Window AC / HVAC		1 per unit	
Unit Type		(4)	Max Pt	Rating	D.	Central		4	
A.	Manufactured Home		1 pt		Owner-Supplied Appliances (rated by condition & type)		(7)	Max Pt	Rating
B.	Apartment (garden/walkup)		2 pts		A.	Refrigerator (frost free only)		4pts	
C.	Duplex (detached/row house)		3 pts		B.	Refrigerator (self defrosting)		0 pts	
D.	House		4 pts		C.	Range		3 pts	
Structure Foundation (rated by type & condition)		(3)	Max Pt	Rating	Location, Structure & Basic Features Total Points Possible: 46				
A.	Underpinning (mobile homes only)		1 pt		Actual Points Received				
B.	Grade on slab		2 pts						
C.	Brick/block		3 pts						
Structure Shell (rated by type & condition)		(4)	Max Pt	Rating					
A.	Wood Siding		3 pts						
B.	Brick/Stone/Vinyl Siding		4 pts						

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Weatherization & Owner-Supplied Utilities				Amenities & Special Features continued			
Weatherized Windows & Doors (10) Max Pt		Rating	Full Bath (2) Max Pt		Rating		
A.	Insulated <u>Windows</u> (rated by number insulated & condition)	5	A.	1 pt. per full bath	2		
B.	Storm <u>Windows</u> (rated by number covered & condition)	4					
C.	Storm <u>Doors</u> (rated by number of doors & condition)	1 pt. per door	Half Bath (one or more w toilet & sink) (2) Max Pt Rating				
D.	<u>Doors</u> have weather stripping (rated by number & condition)	1 pt. per door	A.	1 pt. per ½ bath	2		
Insulation (17) Max Pt Rating			Owner-Supplied Dishwasher (rated by condition) (1) Max Pt Rating				
A.	Floors	5	A.		1		
B.	Attic	5					
C.	Vinyl Siding with insulation or insulated Wall	5	Owner-Supplied mini blinds on ALL windows (rated by condition) (1) Max Pt Rating				
C.	Water Heater	2	A.		1		
Caulking (2) Max Pt Rating			Owner-Supplied Microwave (rated by condition) (1) Max Pt Rating				
A.	All Windows	1	A.		1		
B.	All Doors	1					
Owner-Supplied Utilities (12) Max Pt Rating			Fireplace (working condition) (1) Max Pt Rating				
A.	Water/Sewer	3	A.		1		
B.	Heat (gas)	3	Washer/Dryer Connections (both working) (1) Max Pt Rating				
C.	Heat (electric)	4	A.		1		
D.	Hot Water (gas)	4					
	Hot Water (electric)	3					
E.	Other Electric	1					
Weatherization & Owner-Provided Utilities Total Possible Points: 41				Amenities & Special Features Total Possible Points: 13			
Actual Points Received				Actual Points Received			
Actual Points Received				Composite Unit Rating			
				Location, Structure & Basic Features (Possible Points 46)			
				Weatherization & Owner-Supplied Utilities (Possible Points 41)			
Amenities & Special Features				Amenities & Special Features (Possible Points 13)			
Predominate Flooring (rated by type & condition) (4) Max Pt		Rating	Total Unit Quality & Value Rating				
A.	Vinyl tile/floor covering	1					
B.	Ceramic Tile	2					
C.	Hardwood	3					
D.	Carpet or Laminate floor	4					
			Rent _____		Rent _____		
			Update _____		Update _____		