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

Square Footage (4)		Max Pt	Rating
A.	Up to 500 sq. ft.	1 pt	
B.	501-750 sq. ft.	2 pts	
C.	751-1200 sq. ft.	3 pts	
D.	1201 or more sq. ft.	4 pts	

Location by Zip Code (4)		Max Pt	Rating
A.	East	1 pt	
B.	South	2 pts	
C.	North	3 pts	
D.	West	4 pts	

Date Built/Remodeled (rated by remodeled date if applicable) (5)		Max Pt	Rating
A.	Prior to 1959	1 pt	
B.	1960 to 1969	2 pts	
C.	1970-1979	3 pts	
D.	1980-1999	4 pts	
E.	2000 to Present	5 pts	

Unit Type (4)		Max Pt	Rating
A.	Manufactured Home	1 pt	
B.	Apartment (garden/walkup)	2 pts	
C.	Duplex (detached/row house)	3 pts	
D.	House	4 pts	

Structure Foundation (rated by type & condition) (3)		Max Pt	Rating
A.	Underpinning (mobile homes only)	1 pt	
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	

Location, Structure & Basic Features
Continued

Roof (rated by condition) (4)		Max Pt	Rating
A.	Rating	4	

Guttering & Downspouts (rated by condition) (2)		Max Pt	Rating
A.	Rating	2	

Private Patio/Deck/Balcony (rated by condition) (2)		Max Pt	Rating
A.	Rating	2	

Parking (rated by type & condition) (3)		Max Pt	Rating
A.	On-site parking & driveway	1	
B.	Carport	2	
C.	Garage	3	

Heating & Air conditioning Equipment (rated by type & condition) (4)		Max Pt	Rating
A.	Ceil Heat	1	
B.	Baseboard/Wall Heat	2	
C.	Window AC / HVAC	1 per unit	
D.	Central	4	

Owner-Supplied Appliances (rated by condition & type) (7)		Max Pt	Rating
A.	Refrigerator (frost free only)	4pts	
B.	Refrigerator (self defrosting)	0 pts	
C.	Range	3 pts	

Location, Structure & Basic Features
Total Points Possible: 46

Actual Points Received _____

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Weatherization & Owner-Supplied Utilities

Weatherized Windows & Doors(10)		Max Pt	Rating
A.	Insulated Windows (rated by number insulated & condition)	5	
B.	Storm Windows (rated by number covered & condition)	4	
C.	Storm Doors (rated by number of doors & condition)	1 pt. per door	
D.	Doors have weather stripping (rated by number & condition)	1 pt. per door	

Insulation (17)		Max Pt	Rating
A.	Floors	5	
B.	Attic	5	
C.	Vinyl Siding with insulation or insulated Wall	5	
C.	Water Heater	2	

Caulking (2)		Max Pt	Rating
A.	All Windows	1	
B.	All Doors	1	

Owner-Supplied Utilities (12)		Max Pt	Rating
A.	Water/Sewer	3	
B.	Heat (gas)	3	
C.	Heat (electric)	4	
D.	Hot Water (gas) Hot Water (electric	4 3	
E.	Other Electric	1	

Weatherization & Owner-Provided Utilities Total Possible Points: 41

Actual Points Received _____

Amenities & Special Features

Predominate Flooring (rated by type & condition) (4)		Max Pt	Rating
A.	Vinyl tile/floor covering	1	
B.	Ceramic Tile	2	
C.	Hardwood	3	
D.	Carpet or Laminate floor	4	

Amenities & Special Features continued

Full Bath (2)		Max Pt	Rating
A.	1 pt. per full bath	2	

Half Bath (one or more w toilet & sink) (2)		Max Pt	Rating
A.	1 pt. per ½ bath	2	

Owner-Supplied Dishwasher (rated by condition) (1)		Max Pt	Rating
A.		1	

Owner-Supplied mini blinds on ALL windows (rated by condition) (1)		Max Pt	Rating
A.		1	

Owner-Supplied Microwave (rated by condition) (1)		Max Pt	Rating
A.		1	

Fireplace (working condition) (1)		Max Pt	Rating
A.		1	

Washer/Dryer Connections (both working) (1)		Max Pt	Rating
A.		1	

Amenities & Special Features Total Possible Points: 13

Actual Points Received _____

Composite Unit Rating

Location, Structure & Basic Features (Possible Points 46)	
Weatherization & Owner-Supplied Utilities (Possible Points 41)	
Amenities & Special Features (Possible Points 13)	

Total Unit Quality & Value Rating _____

Rent _____ Rent Update _____ _____