



# Kitsap Eviction Prevention Assistance (KEPA) Program

## Questions & Answers

Updated 04.06.2022

Reminder Note: Two (2) Guidelines are referenced on how the KEPA program is administered. The 2 sources are the Kitsap Grant Guidelines for Kitsap Eviction Prevention Assistance (KEPA) and the Washington State Department of Commerce Guidelines for the Treasury Rent Assistance Program (T-RAP). The most restrictive guidelines should always apply, typically the Kitsap Guidelines are the most restrictive.

### Fair Market Rent (FMR)

**Fair Market Rent Implementation** – Depending on the month the rent is being paid will determine which FMR should be applied. You should continue to use the existing published FMR until a new FMR is released from Commerce. If new FMR is published it will be starting with rental assistance that is being paid for the month effective forward.

Example: Applicant applies for rent assistance on 4/10/2022 and will receive rent assistance for the months of August 2021 – April 2022.

Final FY 2020 & FY 2021 & FY 2022 FMRs by Unit Bedrooms						
Year	FMR Rate	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR (October 2021 – September 2022)	100% FMR	\$1,001	\$1,166	\$1,505	\$2,076	\$2,481
	150% FMR	\$1,502	\$1,749	\$2,258	\$3,114	\$3,722
FY 2021 FMR (October 2020 – September 2021)	100% FMR	\$976	\$1,141	\$1,479	\$2,074	\$2,397
	150% FMR	\$1,464	\$1,712	\$2,219	\$3,111	\$3,596
FY 2020 FMR (October 2019 – September 2020)	100% FMR	\$844	\$1,003	\$1,296	\$1,833	\$2,088
	150% FMR	\$1,266	\$1,505	\$1,944	\$2,750	\$3,132

(Commerce published most current FMR 9/1/2021 with an effective period of 10/2021 – 9/2022)

FY 2021 FMR will apply to rent assistance for the months of August 2021 – September 2021

FY 2022 FMR will apply to rent assistance for the months of October 2021 – April 2022.

**How is FMR calculated when applicant is renting a room?** When an applicant lives in a unit, but does not rent the whole space, then the distribution organization will need to determine the per bedroom rate for calculation.

Example: The rental unit is a 2 bedroom unit, however the rent assistance applicant only rents 1 of the bedrooms in the unit.

- The 150% FY 2021 FMR for a 2 bedroom was \$2,219, then you would divide by the number of rooms that FMR is for.
  - So this case would be:  $\$2,219 / 2$  (bedrooms) = **\$1,109.50** per bedroom rate.
    - The per bedroom rate should ALWAYS be rounded down to the nearest whole dollar. The per bedroom FMR rate to utilize would be **\$1,109**.
    - By rounding down this ensures the assistance paid will not exceed the FMR for the unit size. In this case if we used the rounded up method making \$1,109.50 to \$1,110 then the FMR calc for a 2 bedroom would exceed the actual 150% 2 bedroom FMR rate of \$2,219 (*rounded \$1,110 x 2 = \$2,220*), thus could result in an overpayment of assistance.