

# TBRA

## WHAT IS TBRA?

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Diana Myers

Diana T. Myers and Associates, Inc.

[dtmdtma@hotmail.com](mailto:dtmdtma@hotmail.com)

215-576-7970



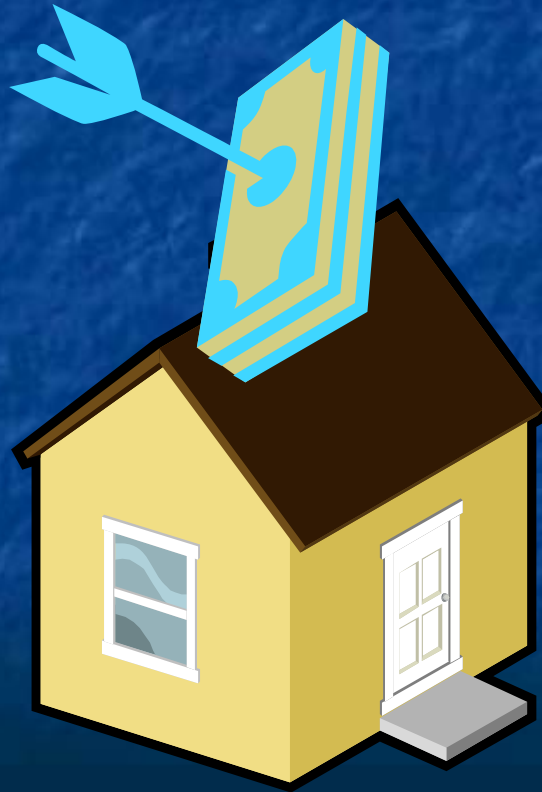
# TBRA

- A Rental Subsidy Attached to an Eligible Household
- If The Household Moves the Subsidy Goes with Them



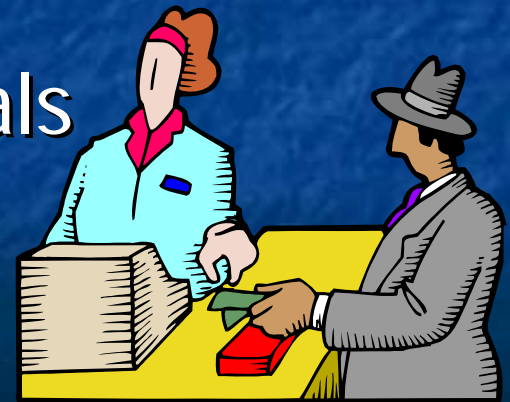
# Project Based Rental Assistance

- The Subsidy is Attached to the Unit



# Tenant Based Rental Assistance

- Tenant Pays Fixed Portion of Household Income to Landlord (generally 30%)
- Program Subsidizes Difference Between Tenant Portion and Program Rental Limit (Fair Market Rent)
- Can Serve Families or Individuals



# Program Administration: Who?

- Public Housing Authority (PHA)
- Community Action Agency (CAP)
- McKinney Grantee with SHP
- Other Agency with Appropriate Experience



# Program Administration: What?

- Determine Eligibility
- Provide Information on Potential Rental Units
- Assist in Negotiating Leases
- Calculate Tenant Portion of Rent
- Perform HQS Inspections
- Administer Payments to Landlord

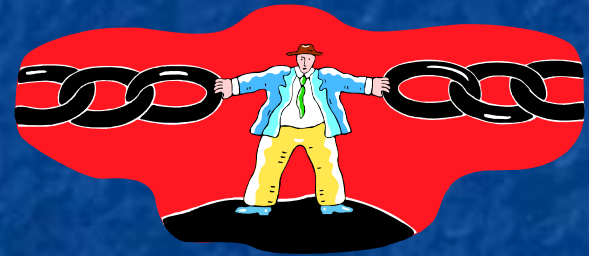


# TBRA Can be TRANSITIONAL or PERMANENT

- **Transitional/Bridge TBRA**
  - Immediate Access to Housing
  - Must be Linked to Section 8 or other Permanent Rental Assistance
  - Usually Up to 2 Years

# Bridge TBRA

- Requires Relationship with PHA



- Benefits to PHA

- Helps PHA Increase Lease-up Rate--
  - people will already be housed
- Can bring new landlords to Section 8/HCV Program since they must agree to accept vouchers

# Bridge TBRA



- **Sources for Bridge TBRA**
  - Federal HOME dollars
  - HealthChoices Reinvestment funds
  - CHIPPS funds
  - McKinney SHP Transitional Housing dollars

# If Using Reinvestment or CHIPPS \$ for Bridge TBRA:

- Must Serve Priority Population Identified in County Housing Plan
- Must have MOU with Housing Authority
  - Boilerplate available from OMHSAS
- PHA must:
  - Give Priority Access to HCV Program
  - Assist for 2-3 Years but no more than 5
  - Set up Separate Bank Account
  - Provide Monthly Reports

# If Using Reinvestment or CHIPPS \$ for Bridge TBRA:

## ■ Mental Health/Behavioral Health:

- Screen Priority Consumers
- Assist in Completing Application
- Assist PHA in Identifying Units
- Assist Consumer in Selecting Units, Utility Hook-ups and Tenant/Landlord Issues
- Provide Other Supportive Services



# Permanent TBRA



- **Permanent**

- Tenant Can Remain as Long as Eligible
- Sometimes for Individuals with Disabilities Needing Supportive Housing

# Permanent TBRA



- **Common Sources:**
  - PHA Section 8/Housing Choice Voucher Program
  - HUD Section 811 Program
  - McKinney Permanent Supportive Housing
  - McKinney Shelter Plus Care
  - McKinney Section 8 SRO

# TBRA Leases

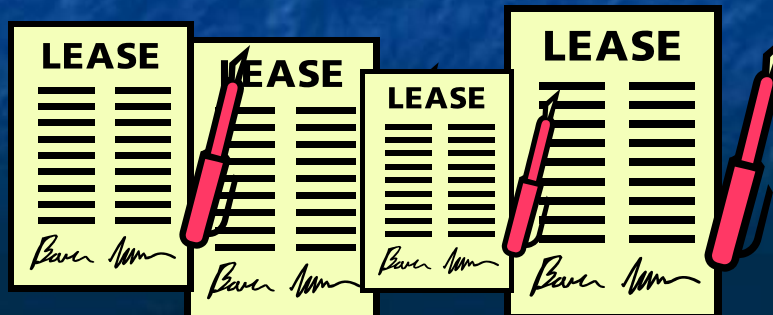
- Can be:

- Between Tenant and Landlord
- Between Landlord and Third Party



- Master Leasing

- Third Party (Usually Non-Profit) Enters into Multiple Leases with Landlords and Subleases to Tenant



# Master Leasing

- Used to Target High Priority Consumers
- Good Strategy for People with Bad Credit, Criminal History and others with Difficulty Renting
- Avoids PHA Restrictions
- Enables Consumers to Build Positive Rental History

