TBRA (tenant based rental assistance) Overview

Doug Selbee, Housing Manager
Housing affordability is key to family economic mobility

A family’s housing is “affordable” if they pay less than 30% of their take-home income for housing...

...But even with “affordable” housing, a typical Colorado family would have little left over to invest in the future.

Source: Housing Colorado, “Living Affordably Colorado”
Who is affected by housing costs in Denver?

Area Median Income (AMI) = $56,000
(one person)

<table>
<thead>
<tr>
<th></th>
<th>x 30%</th>
<th>x 50%</th>
<th>x 60%</th>
<th>x 80%</th>
</tr>
</thead>
<tbody>
<tr>
<td>$16,800</td>
<td>$19,200</td>
<td>$21,600</td>
<td>$24,250</td>
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<tr>
<td>$28,000</td>
<td>$32,000</td>
<td>$36,000</td>
<td>$39,950</td>
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<tr>
<td>$33,600</td>
<td>$38,400</td>
<td>$43,200</td>
<td>$47,940</td>
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<tr>
<td>$44,750</td>
<td>$51,150</td>
<td>$57,550</td>
<td>$63,900</td>
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A single parent working 45 hours/week at minimum wage

Two parents each working full time at minimum wage
Understanding the Current Need for Housing

A “Cost-Burdened” household is one that pays more than 30% of its gross monthly income for housing + utilities.

- 75% of all households below 30% AMI are cost burdened.
- 64% of all households between 31-60% AMI are cost burdened.
- 38% of all households between 61-80% AMI are cost burdened.
- 23% of all households between 81-120% AMI are cost burdened.

AMI: Affordability and Mobility Index

- < 30% AMI:
  - 30% AMI: $16,800 for 1-person household
  - $24,250 for 4-person household
- 31 - 60% AMI:
  - 60% AMI: $33,600 for 1-person household
  - $47,940 for 4-person household
- 61 - 80% AMI:
  - 80% AMI: $44,750 for 1-person household
  - $63,900 for 4-person household

Gap financing for new supportive housing:
- Emergency Shelter Grants
- Tenant-Based Rental Assistance

Gap financing for new rental:
- Tenant-Landlord Counseling
- Rental assistance

Gap financing for new for-sale:
- Inclusionary Housing Ordinance
- Down Payment Assistance
- Housing Counseling

<table>
<thead>
<tr>
<th>AMI Level</th>
<th>Total Households</th>
<th>Cost Burdened Households</th>
<th>Homeless Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 30% AMI</td>
<td>53,300</td>
<td>40,100</td>
<td>3,737</td>
</tr>
<tr>
<td>31 - 60% AMI</td>
<td>56,100</td>
<td>35,700</td>
<td>11,200</td>
</tr>
<tr>
<td>61 - 80% AMI</td>
<td>56,100</td>
<td>35,700</td>
<td>11,200</td>
</tr>
<tr>
<td>81 - 120% AMI</td>
<td>44,700</td>
<td>44,700</td>
<td>10,300</td>
</tr>
</tbody>
</table>
The TBRA Program

• Yearly NOFA
• Targeted towards Homeless or those of threat of becoming homeless
• HOME Funds, not CDBG
• Limitation on Rental Assistance (DHA rent standard)
TBRA don’ts

• Cannot pay Admin
  • Services
  • Counseling
  • Education

• Cannot Project Base
  • Tenant decides where to live, like travelling voucher

• Is not a mandate that a landlord must accept