

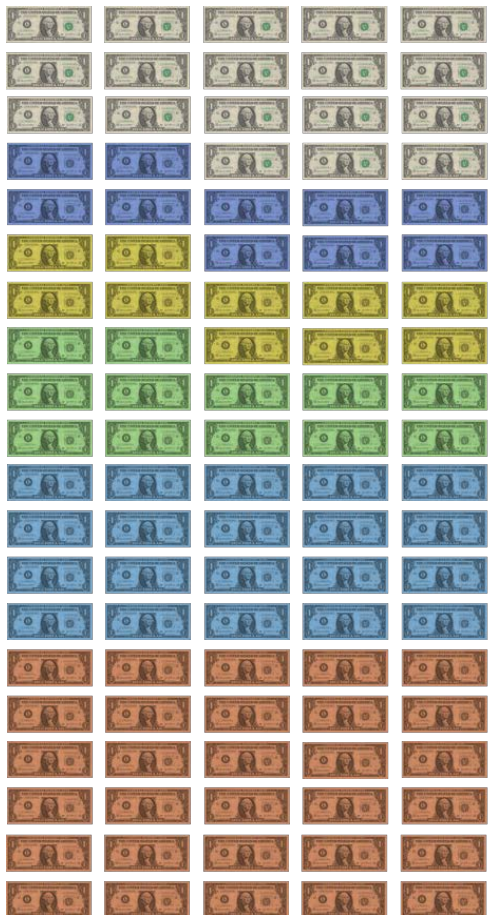
TBRA (tenant based rental assistance) Overview

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







 = 1% of income

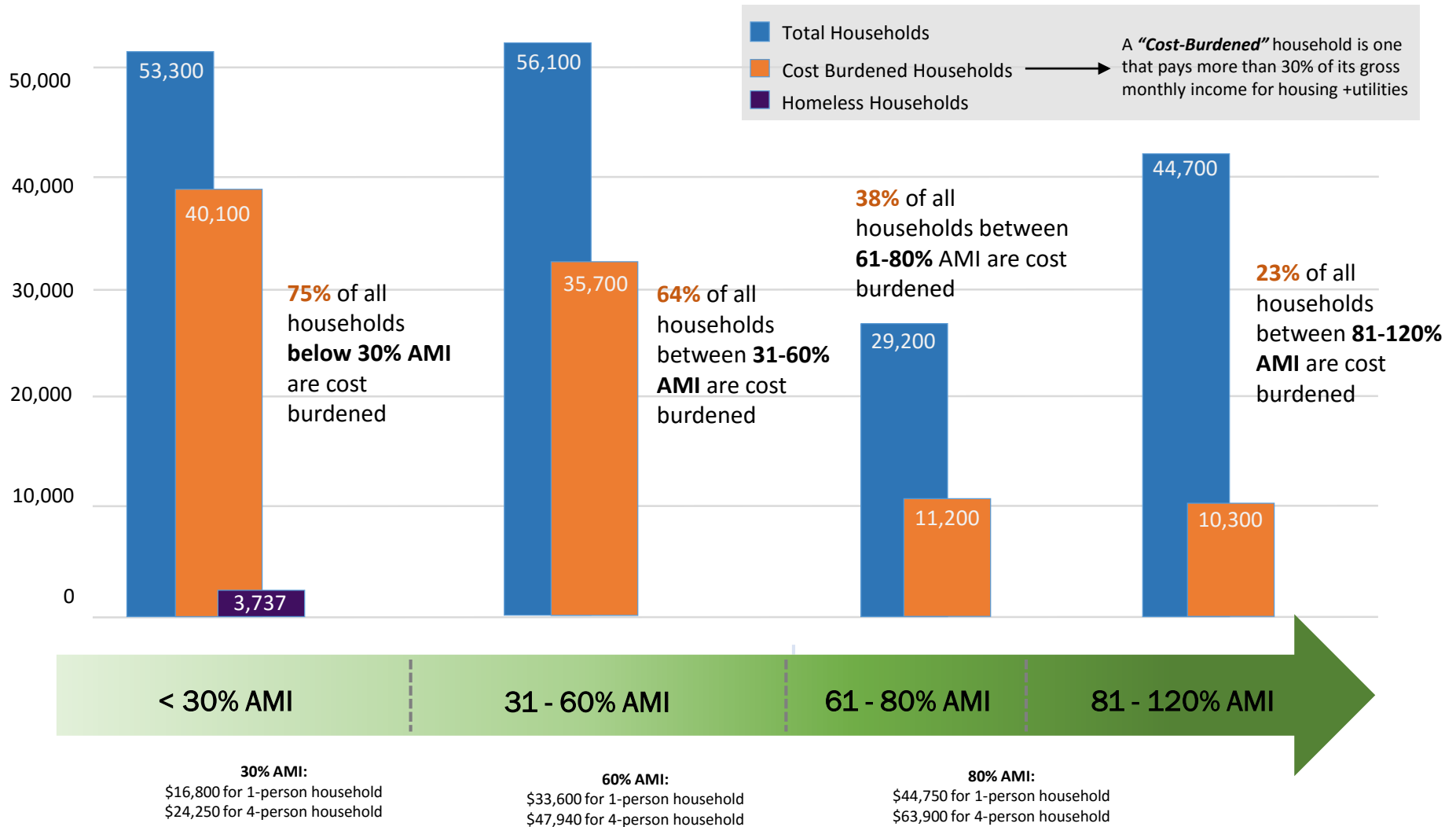
Source: Housing Colorado, "Living Affordably Colorado"

Who is affected by housing costs in Denver?

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

				
x 30%	\$16,800	\$19,200 <i>A single parent working 45 hours/week at minimum wage</i>	\$21,600	\$24,250
x 50%	\$28,000	\$32,000	\$36,000 <i>Two parents each working full time at minimum wage</i>	\$39,950
x 60%	\$33,600	\$38,400	\$43,200	\$47,940
x 80%	\$44,750	\$51,150	\$57,550	\$63,900

Understanding the Current Need for Housing




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

The TBRA Program

- Yearly NOFA
- Targeted towards Homeless or those of threat of becoming homeless
- HOM  06770.14943 - Community Development Representative
- 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