

## TENANT BASED RENTAL ASSISTANCE

### What is tenant based rental assistance?

The overall goal of tenant based rental assistance (TBRA) is to protect clients from losing their housing and becoming homeless. Assistance could be provided for rent, security deposit, and/or utility deposit. Case management and budget counseling are required.

### Who is eligible for services?

In order to qualify for assistance, one must:

- Be at or under 80% of local Area Median Income, AND
- Experiencing a temporary financial crisis, AND
- Resident of Page, Shenandoah, Warren, Frederick, or Clarke County, or Winchester, AND
- Have viable income (salary, SSI/SSDI, etc.)

Unless the client has a disability or is retired, employment must be verified.

Clients are required to have their name on the lease. Client's rent may not exceed Fair Market Rent limits outlined by HUD, which varies by locality and can be explained by your service provider or found here:

[www.huduser.gov](http://www.huduser.gov).



### Where can I find it in my community?

In the Western Virginia Continuum of Care (CoC), AIDS Response Effort, Blue Ridge Housing Network, Faithworks, and Shenandoah Alliance for Shelter can provide tenant-based rental assistance. It is very important to note that agencies might not always have funds available, so it is important to pursue multiple resources.

Please contact Centralized Housing Intake for further information (540) 271-1701, not the agencies directly.

### How is it funded?

Funds for tenant based rental assistance come from a U.S. Dept. of Housing and Urban Development HOME grant. Due to grant guidelines, assistance is only available to those who live in Page, Shenandoah, Warren, Frederick, and Clarke County, and the City of Winchester.

All assistance is needs-based and will vary on a service provider's assessment of the minimum resources required to sustain housing stability in the short term. Clients may be required to share in the costs of rent or other housing costs with their own funds.