



TENANT BASED RENTAL ASSISTANCE PROGRAM INFORMATION

City of Bryan Community Development Services Department

Tenant Based Rental Assistance (TBRA) Guidelines Summary: In response to the coronavirus pandemic, for tenant households in the City of Bryan, assistance may be provided with grants to fund rent, security deposits, and utilities (for those also eligible for rent assistance) for a primary residence, based on household need. Funds are provided from the City’s HOME Investment Partnerships Program grant from the U.S. Department of Housing and Urban Development (HUD) to the extent budgeted until December 31, 2020 (unless the program is extended) through a tri-party agreement with the City, tenant, and landlord. Some TBRA programmatic requirements are temporarily waived by HUD.

Participant Requirements:

- Participant's household income may not exceed 60% of the Area Median Household Income:

Household #	1	2	3	4	5	6	7	8
Max. Income ('19-'20)	\$28,800	\$32,880	\$37,020	\$41,100	\$44,400	\$47,700	\$51,000	\$54,300

- Participants must currently reside within the City of Bryan jurisdictional city limits, or have a bona fide job offer within the City.
- Applicants’ household income must have been significantly reduced because of the COVID-19 pandemic.
- Full time students are ineligible (some exceptions for veterans, married couples, and student parents with dependent children)
- All household members must provide proof of citizenship or qualified legal resident alien status. Alien status will be verified.
- Applicants must be at least age 18, with no active exclusions on the System for Award Management.
- No member of the applicant household may be subject to a lifetime sex offender requirement.
- Applicant household may not have been evicted for cause within the previous three (3) years, except for nonpayment of rent.
- Applicants may not currently be receiving Section 8 Housing Voucher rental assistance.

Property Requirements:

- The rental unit must be of sufficient size to accommodate the tenant household.
- Eligible units include apartments, duplexes/triplexes/fourplexes, homeplexes, condominiums, and single-family homes within the City Limits of Bryan. TBRA assistance is not portable outside of the City, but may be transferred to another unit within the City of Bryan that meets program requirements.
- The subject property must meet all applicable program eligibility guidelines, including: environmental review and Housing Quality Standards property inspection by Community Development Services Department staff.
- The property may not be located in the 100 year flood plain. Properties must also be outside of Airport clear zones.
- Properties must be appropriately zoned for rental housing. No more than four (4) unrelated adults may reside in a single-family unit, or no more than two (2) unrelated adults in an RN-C zoning district.
- Ineligible properties include: Properties constructed prior to 1978, manufactured homes, trailers, campers, recreational vehicles or vehicles of any kind, hotels, dormitories, public housing, project-based Section 8 assistance, nursing homes, group homes, congregate housing, shared housing, single room occupancy (SRO) housing, cooperative housing, housing occupied by the property owner in the same unit, penal or reformatory institutions, facilities providing medical, psychiatric, or nursing services, or units on the grounds of such facilities. Also ineligible are units receiving any duplicative federal, state, or local housing subsidy; however, rents which are restricted because of LIHTC, HOME, or other types of subsidies used to develop the properties are eligible. As a reasonable accommodation for families with disabilities, the Program may consider congregate housing, group homes, shared housing, cooperative housing, and SRO occupancy in response to a request for reasonable accommodation because of disability.
- Landlord may not be debarred or have active exclusions in the System for Award Management.

Assistance Amounts:

- Rent and Utility Assistance: The City will use the HUD-published local Fair Market Rents as the program rent standard according to the number of bedrooms as the rent subsidy. These rents include utilities. The applicable utility allowance is published by BVCOG. Utility assistance may be provided directly to the utility provider up to the amount of the published utility allowance, based upon the financial needs of the household.
- Security Deposit Assistance: Eligible tenants who have not yet paid a security deposit may receive security deposit assistance up to two times the monthly contract rent, as may be required by the landlord.
- Utility Deposit Assistance: If a deposit is required by the local utility and the applicant also receives rent assistance, the tenant may qualify for up to \$300 toward the utility deposit, which will be provided directly to the utility.

Approval for assistance is on a first come, first served basis of those meeting all eligibility requirements and is contingent upon availability of funds. For more information, contact Vicki Mack-Carr: (979) 209-5183 or vcarr@bryantx.gov.

