



Tenant Based Rental Assistance

Frequently Asked Questions 2/16/2010

1. **Q.** Is this the same program that was being tried last year? Our LHOT and Housing Authorities and NHT Teams met to try and get it started and we got nowhere.
 - A. Yes. This is another version of that same program. This targets people that are already on a waiting list for subsidized housing – either a voucher or a subsidized building.
2. **Q.** I have a consumer that is on the waiting list for a “Section 8” (Housing Choice) Voucher in XYZ County. Are they automatically eligible?
 - A. Not automatically. There is a Certification Form that needs to be completed so that PHFA can review household and income/asset information. We also review other requirements with the XYZ Housing Authority to determine what other requirements there are – e.g., criminal background/credit checks, etc.
3. **Q.** The waiting list for Vouchers in my county has been closed for years. None of my consumers can even get on the Voucher waiting list. Is there anything that can be done in my county?
 - A. Voucher waiting lists are closed in many counties in Pennsylvania. That is why we also have the option of using this rental assistance for consumers that are waiting to get into other subsidized buildings – e.g., public housing units, “HUD buildings”, PHFA Section 8 buildings, subsidized units in tax credit buildings, etc.
4. **Q.** The flyer said that the waiting list had to be 24 months or less. How do I know how long the wait will be for my consumer?
 - A. In most cases, you can get an estimate from the Housing Authority or the building manager. The Office of Long Term Living is allowing some flexibility in that 24 month limit, but the goal is to keep this as a bridge to a more permanent subsidy.
5. **Q.** Several of my consumers are on waiting lists for other subsidized housing since they can't get on the Voucher waiting list. How does this program work for them?
 - A. The biggest downside of using this NHT TBRA without the Housing Choice Voucher is that **the consumer will have to move twice** – once to get out of the nursing home with the TBRA and then once when TBRA is done and they move into the subsidized apartment – when their name comes to the top of the list. This may not be a viable option for some consumers. NHT Teams must make it very clear to consumers that they will have to move twice, so that everyone can make the best choice for their own situation.

- 6. Q.** Having to move twice is a definite disadvantage, but the other problem is how is the consumer going to be able to pay for the second move?
- A. In most cases there are resources available to pay for the original move out of the nursing home. PHFA and OLTL have committed to working together to assure that there are resources available to cover reasonable costs associated with the second move from TBRA to subsidized housing.
- 7. Q.** So does the NHT TBRA enable our consumers to “jump ahead” of people on these waiting lists?
- A. No. NHT TBRA consumers do not “jump ahead.” They get to take advantage of funds from the Office of Long Term Living to assist them with their rent while maintaining their spot on the waiting list. Once their name comes to the top of the waiting list, the TBRA program ends and the Voucher begins OR they move into the subsidized apartment.
- 8. Q.** Is this program available in Philadelphia?
- A. Yes – in conjunction with the Housing Choice Voucher only. It is operated directly by the Philadelphia Housing Authority and Liberty Resources.
- 9. Q.** Is this program available for people that are not transitioning out of nursing homes?
- A. No. The NHT TBRA is only for people transitioning out of nursing homes. PHFA is operating a similar program for people with disabilities in specific counties – those designated as non-participating jurisdictions. To be eligible for that rental assistance the person with a disability must already be on the Housing Choice Voucher waiting list in the designated county.
- 10.Q.** What other restrictions are there?
- A. Just like the Voucher program, the NHT TBRA restricts rent to Fair Market Rents or Payment Standards and housing that meets health and safety standards.
- 11.Q.** OK. How do I get started?
- A. Verify that the consumer is on an appropriate waiting list that will lead to subsidized housing within two years. If so, work with the consumer to collect the information on the PHFA Certification Form to determine program eligibility.

For more information, e-mail tbra@phfa.org or call
Carla Falkenstein at 412.429.2841.