

TENANT BASED RENTAL ASSISTANCE PROVIDES RENT ASSISTANCE AND SUPPORTIVE SERVICES

Chippewa County Housing Authority administers a Tenant Based Rental Assistance (TBRA) Program to help low income tenants afford a decent rental unit in the private housing market. In addition to rental assistance the participants work with a case manager for supportive services. The case manager works with the participant to solve problems that lead to the housing emergency.



Program participants pay a portion of their rent, based on their income, and the Housing Authority pays the rest. Case management services are available as part of the rental assistance.

Chippewa County Housing Authority is a proud sponsor of these housing programs:

- * Housing Choice Voucher rental assistance.
- * Home repair loan programs in rural Chippewa County, the Cities of Chippewa Falls, Cornell, and Stanley, and the Villages of Boyd, Cadott, and New Auburn.
- * First time homebuyer's assistance including loans for down payment closing costs or home repairs.
- * New Construction homes available for sale. Buyers must obtain conventional financing.
- * VISION - A minor home repair program for homeowners.
- * Foreclosure prevention assistance for paying property taxes or mortgage payments.



EQUAL HOUSING OPPORTUNITY

ARE YOU HOMELESS OR AT RISK OF BECOMING HOMELESS?

TENANT BASED RENTAL ASSISTANCE (TBRA) CAN HELP



CHIPPEWA COUNTY HOUSING AUTHORITY

711 N. BRIDGE STREET #14
CHIPPEWA FALLS, WI 54729
(715) 726-7933



Rent Assistance funded by the State of Wisconsin,
Dept. Administration, Division of Energy,
housing and Community Development

HOW DOES THE PROGRAM WORK?

- The Authority will verify who lives with you and all of the household income.
- Participants must report increases or decreases in their income to the Authority within five days.
- Participants must report people who move in or move out of their unit within five days.
- Both the participant and the Housing Authority pay their portion of the rent directly to the landlord.
- A case manager will visit you in your home to assist you in solving the problems that lead to your housing emergency.
- The case manager will assist by connecting you with the services and resources in the community that will help you to meet the needs of your family.
- The case manager will help you to develop a plan for stabilizing your housing situation for the future.
- Cooperating with the case management services is a requirement of the program.

WHO IS ELIGIBLE FOR ASSISTANCE?

Renter households must be low income and must be experiencing a housing emergency. The total household gross income must be less than the following amounts:

Maximum Income Levels	
<u># in Home</u>	<u>Chippewa Cty</u>
1	\$32,220
2	\$36,840
3	\$41,460
4	\$46,020
5	\$49,740
6	\$53,000
7	\$57,120
8	\$60,780

The amount of rent a participant pays is based on their income. Generally participants will pay about 30% of their income for rent.

The schedule of the case management services is determined by the needs of the participant. Meetings might be weekly or bi-weekly in the beginning of the program and gradually decrease to monthly as problems are solved and the housing is stabilized. The case manager can offer assistance in accessing food, health care, additional income and educational resources to improve budgeting, parenting, obtaining and keeping employment, etc.

Participants choose their own rental unit. You will be able to receive assistance in your chosen rental unit if

- 1) The landlord is willing to participate in the program, and
- 2) The rental unit passes a Housing Quality Standards inspection. The housing inspection insures that the rental unit will be decent, safe, and sanitary.
- 3) The tenants' portion of the rent does not exceed 40% of their monthly-adjusted income.

HOW DO I APPLY?

Applications are available 8 a.m. - 4:30 p.m. Monday, Tuesday, Thursday, Friday and Wednesday 10 a.m. – 4:30 p.m. at the Housing Authority office located in Room #14 of the Chippewa County Courthouse at 711 N. Bridge Street, Chippewa Falls, WI 54729.

Applications will not be mailed. If you are physically unable to come into the office, arrangements can be made for a Housing Authority staff member to come to your home. To request an appointment, call 715-726-7934.

Homeless Emergency Loan Program (HELP)

HELP Grants are available for assistance with security deposit for voucher holders and current TBRA participants.