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# Housing Authority of DeKalb County

**Tenant Based Rental  
Assistance Program**

# TENANT BASED RENTAL ASSISTANCE PROGRAM

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## ■ Universal Program Components

- DeKalb County Department of Community Development in partnership with the Housing Authority of DeKalb County reviewed different populations in DeKalb County in need of service.
- The needs addressed in this partnership are children aging out of foster care, drug court rehab participants and families living out of motels with school age children.
- To assist those in these categories we implemented the Tenant Based Rental Assistance (TBRA) Program.

# TENANT BASED RENTAL ASSISTANCE PROGRAM

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- This program is unique in nature as we are partnering with social service agencies.
- Offers temporary housing assistance for up to 2 years with a social service component built in, giving the families opportunity to become self-sufficient during the assistance period.
- All families are at or below 60% of area median family income.
- Families pay 30% of adjusted income.

# TENANT BASED RENTAL ASSISTANCE PROGRAM

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- The program is comprised of three components to service three different populations:
  - Making My Way Home
  - Housing Kids First
  - New Beginnings

# MAKING MY WAY HOME

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## ■ Program Overview

- Case study to determine how providing case management supportive services in housing affects the lives of homeless youth who have aged out of foster care.
- Participants are young adults (families) that are in need of a stable home environment and lessons in life skills.

# MAKING MY WAY HOME

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- This program aids 14 young adults (families) for up to two years of assistance with the final goal of homeownership through counseling and life skill training.
- Some services for the participants are: money management, housekeeping, job seeking, homeownership counseling, childcare, transportation and other services that are individualized for the participant.

# MAKING MY WAY HOME

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## ■ Eligibility Requirements

- Former foster youth between ages 18-25
- Have been in foster care in Georgia
- Homeless, at risk of being homeless or couch surfing
- Passed criminal background check
- Attend and actively participate in all required trainings
- Gainfully employed and working toward self-sufficiency

# MAKING MY WAY HOME

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## ■ Partners

### ■ Community Foundation

Sponsors the case management component

### ■ Kaiser Permanente

Provides low cost comprehensive health care

### ■ United Way

IDA – 5 to 1 match

### ■ WAMU

IDA - \$ for \$ match

# MAKING MY WAY HOME

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## ■ Partners

### ■ Nicholas House

Provides case management

### ■ West Care

Provides case management and psychological counseling

### ■ Housing Authority of DeKalb County

Administers rent subsidy and performs Housing Quality Standards (HQS) inspections

### ■ DeKalb County Department of Community Development

Provides funding for rent

# MAKING MY WAY HOME

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- Partners

- Metro Atlanta Youth Opportunities Initiative (MAYOI)

- Conducts workshops

# MAKING MY WAY HOME

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## ■ Successes

- Housed ten families
- One participant is an active lobbyist for the rights of foster children
- Four youth attend college
- One youth transitioned from part-time to full-time professional salaried employment
- One youth became a landscaping sub-contractor

# HOUSING KIDS FIRST

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## ■ Program Overview

- Pilot project to determine what would be required to move people from extended stay motels into permanent housing.
- This program services households with children that are living in motels.
- These families may have been evicted due to nonpayment of rents, have bad credit and cannot afford move-in costs, have criminal backgrounds so they are disqualified, have been terminated from Public Housing or Section 8 or just cannot afford the rental unit due to family size.

# HOUSING KIDS FIRST

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- Though this may be seen to be an affordable alternative, this is an unstable environment for school age children.
- The objective is to stabilize the housing for these families so the children can remain in their current school within the County school system regardless of the address.
- Allocated 25 slots
- Families eligible for one year

# HOUSING KIDS FIRST

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## ■ Eligibility Requirements

- Must be employed
- Must have potential to become self-sustaining after one year
- Have at least one child living in the household
- Passed criminal background check

# HOUSING KIDS FIRST

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## ■ Partners

### ■ DeKalb Family Resources

Provides case management

### ■ Housing Authority of DeKalb County

Administers rent subsidy and performs  
Housing Quality Standards (HQS) inspections

### ■ DeKalb County Department of Community Development

Funds rent and provides case management

### ■ DeKalb County School System

Provides referrals

# HOUSING KIDS FIRST

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- Successes
  - Housed 21 families
  - Greater success for children in school
  - All participants remain independently housed

# NEW BEGINNINGS

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## ■ Program Overview

- This program services DeKalb County Drug Court participants who are coming out of rehab and re-integrating themselves back into society.
- Enables these individuals to participate in the housing component (Phase III) of the Drug Court Program.
- Participants are reconnected with families, receive educational assistance, rehab services and any other services as provided by the case management staff of the DeKalb County Sheriff's department.
- Allocated 15 slots

# NEW BEGINNINGS

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- Eligibility Requirements
  - Must be participants of DeKalb County Drug Court
  - Must be employed
  - Completing the final phase of the Drug Court program

# NEW BEGINNINGS

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## ■ Partners

- DeKalb County Drug Court  
Provides case management
- DeKalb County Community Development  
Provides funding for rent
- Housing Authority of DeKalb County  
Administers rent subsidy and performs  
Housing Quality Standards (HQS) inspections
- DeKalb County District Attorney's Office
- DeKalb County Public Defender's Office
- First Presbyterian Church
- Hillside Presbyterian Church

# NEW BEGINNINGS

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## ■ Successes

- 14 families served
- 88% of participants established checking accounts
- 100% of participants established savings accounts
- 100% of participants established lease history
- 40% of participants reunited with their children

# REPLICATION OF PROGRAM

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- The housing authority or social service provider has to have missions that coincide with the housing goal.
- Having a great relationship with the community based programs and providers is a great way to start. Some initiatives may match the housing goal of the housing authority or agency.
- Staying active in the community will open the door and aid by being aware of community needs to develop programs to aid their area.