

## Income Eligibility

To be eligible for assistance through the County's Tenant Based Rental Assistance Program (TBRA), applicants must meet HUD's income requirements listed below:

Number of Household Members	Maximum Allowable Income
1	\$36,540
2	\$41,760
3	\$46,980
4	\$52,140
5	\$56,340
6	\$60,540
7	\$64,680
8	\$68,880

Source: U.S. Department of Housing & Urban Development. Figures on this 2024 charts are subject to change without notice, as calculated by HUD.

### You also must be:

- A citizen of the United States
- Have household adjusted income that does not exceed 60% of Area Median Income (AMI)
- Must live in Lexington County or seeking residency in Lexington County



For more information, contact the County of Lexington's Office of Community Development at (803) 785-8121 or Email us at [CDCustomerService@lex-co.com](mailto:CDCustomerService@lex-co.com).

### Non-Discrimination Policy

The County of Lexington assures that no person shall on the grounds of race, color, national origin, income, gender, age, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any County program or activity.



# HOME INVESTMENT PARTNERSHIPS PROGRAM



## TBRA

**ASSIST'S WITH RENT,  
SECURITY AND UTILITY  
DEPOSITS AND MONTHLY UTILITIES**

**COUNTY OF LEXINGTON  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**GRANT PROGRAMS DIVISION  
212 South Lake Drive, Suite 401  
Lexington, SC 29072**

**Phone: (803) 785-8121  
Fax: (803) 785-8188**

[www.lex-co.sc.gov/Departments/DeptAH/CommunityDevelopment](http://www.lex-co.sc.gov/Departments/DeptAH/CommunityDevelopment)

## WHAT IS TBRA?

The TBRA Program is a federally funded program through the United States Department of Housing and Urban Development (HUD) and HOME Investment Partnerships Program. It provides assistance to individual households to help them afford rental housing costs within Lexington County such as:

- **Rent**
- **Security and Utility deposits**

## HOW DOES TBRA WORK?

In most cases, households will pay 30% of their adjusted income toward the rent for an approved apartment and Lexington County's TBRA rental assistance program will cover the rest of the rent. ("Adjusted income" means a household's income after deductions that are allowed under the program.)

The TBRA Program cannot assist with past due rent and applicants must enter into a new lease agreement.

The program is income based and the household income must be at or below the 60% Area Median Income (AMI). The apartment must pass HQS or NSPIRE inspection and the tenant(s) must be a citizen of the United States.

**It is the tenants responsibility to find a landlord that is willing to participate in the TBRA Program.**

## ARE UTILITIES INCLUDED?

Yes, utilities can be included with your rent. If utilities are not included with the rent, a utility allowance can be provided and will be based upon the number of bedrooms.

Eligible utilities are water/sewer, electric, gas and trash. Telephone and cable TV are not considered utilities.



## HOW LONG CAN YOU RECEIVE ASSISTANCE FOR?

The tenant can receive TBRA for 12 months with a one year lease. It can be renewed for another 12 months upon lease renewal and re-certification of income.

**The HOME TBRA Coupon is valid for 120 days.**

## HOW CAN I APPLY?

The TBRA application is on the County Website or you can call Lexington County's Community Development for an application to be mailed.

## FREQUENTLY ASKED QUESTIONS

**Q: What is the amount of TBRA rental assistance available, and how much does the tenant have to pay toward rent?**

A: Lexington County will follow HUD's Fair Market Rent (FMR). The tenant will be responsible to pay 30% of their adjusted gross income for rent. The rental assistance will be the difference between the tenant's rent contribution and the full rent.

**Q: If I receive an application, am I guaranteed assistance?**

A: Households that meet initial qualifications will be sent the application and eligibility process instructions to complete. Assistance is not guaranteed.

**Q: How will I know if my application has been approved?**

A: Qualified and approved applicants will be formally notified in writing that they are eligible for the TBRA Program.

**Q: How long does it take to receive assistance once I have been approved?**

A: The wait time will depend upon when the complete application is submitted and participant families' ability to find housing within Lexington County.