



Are you a rental owner looking to fill your vacant apartment?

Do you want to help people in your community that may be struggling during the pandemic secure safe, sanitary and decent housing?

Let's help our communities and our neighbors thrive!



Benefits for leasing with EHV: Payment Standards and incentives to Owners

- Consistent and timely subsidy payments at rates higher than you might think.
- Emergency Housing Vouchers Holders generally pay 30%-40% of their monthly adjusted income toward rent and the voucher backed by the government covers the rest every month. This ensures that you are getting a consistent and timely government backed payment for all or a portion of the rent.
- Rental units located in zip codes in Bergen/Passaic, Monmouth/ Ocean and Burlington/Camden Counties are considered Small Area Fair Market areas, which means that the payment standard used to determine the subsidy will more closely match the local market area rents.
- New Jersey Department of Community Affairs will pay an owner incentive of up to \$2000.00 for each unit they rent to an EHV holder and will provide 1½ months of security deposit to the owner on behalf of the EHV program participant.

- An owner can submit a written request, with supporting documentation, for reimbursement for repairs on identified deficiencies noted at the initial HQS inspection for EHV holders, for up to \$1,000 in reimbursement for additional costs, upon execution of the Housing Assistance Payment (HAP) contract.

Emergency Housing Voucher (EHV) Background and Purpose

Through the American Rescue Plan and in response to the rental housing crisis that was made worse by the COVID-19 pandemic, the U.S Department of Housing and Urban Development awarded a limited number of Emergency Housing Vouchers (EHVs) to New Jersey Department of Community Affairs. These vouchers provide long-term rental assistance to eligible households and are a type of voucher that follow many of the rules and processes of HUD's Section 8 program which this Division operates. Eligible households are:

- Homeless,
- At risk of homelessness,
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or
- Recently homeless or have a high risk of housing stability

Owner Resources

Participating as a rental owner in the Federal Emergency Housing (EHV) Program has many benefits:

- You will receive guaranteed monthly rent payments.
- You will have low vacancy rates; and
- You will have direct contact to a seasoned specialist from New Jersey Department of Community Affairs, Division of Housing and Community Resources who is familiar with the program details and can (streamline or assist) the lease-up process.

DCA's Responsibilities:

- Reviews all applicants to determine families' eligibility for the program.
- Explains the rules of the program to families and property owners/managers.
- Issues vouchers to families.
- Inspects the housing assisted units for compliance with housing quality standards.
- Approves the unit, owner, and lease.
- Makes housing assistance payments to the owner in a timely manner.
- Re-examines the family's income and composition annually and adjust the rent and process changes in rent portions when the income of the family composition changes.
- Ensures owners and families comply with the program rules.
- Provides prompt, professional service to owners and tenant families.

The Owner's Responsibilities:

- Thoroughly screens and interviews families who apply.
- Maintains the property by making necessary repairs in a timely manner.
- Collects application fees, security deposits, and the tenant's monthly rent portion.
- Manages the property and enforces the lease.
- Complies with the terms of the Housing Assistance Payment Contract and HUD Tenancy addendum.
- Complies with all fair housing laws and not improperly discriminate against any family.

- Notifies DCA if a tenant vacates the unit and return the housing assistance payments received after a family vacates a unit.
- Notifies the DCA of any owner change immediately so payment to the new landlord will not be delayed.
- Provides the DCA all copies of correspondence with the tenant (eviction notices, rent increases, notice to comply etc.)

The EHV Participant Household:

- Provides the DCA with complete and accurate information pertaining to the family income and composition.
- Reports changes in income and family composition that happens throughout the year.
- Locates a suitable unit and pay the security deposit and application fee to the owner.
- Attends scheduled appointments and return documents on time. · Maintains the property and minor repairs.
- Complies with the terms of the lease.
- Pays their portion of the rent on time to the owner.
- Complies with all family obligations under the Housing Choice Voucher Program.
- Provides DCA all copies of correspondence from the landlord

Please contact the Division of Housing if you are an interested landlord by sending an email to:
EHVrent@dca.nj.gov