

Tenant-Based Rental Assistance



The Tenant-Based Rental Assistance (TBRA) program will provide rental assistance to families impacted by Hurricane Ida. The New Jersey Department of Community Affairs (DCA) is using Community Development Block Grant–Disaster Recovery (CDBG-DR) funds from the U.S. Department of Housing and Urban Development (HUD) to fund the program.

TYPES OF ASSISTANCE

- **Rent and utilities:** The program will provide a portion of a household's rental payment for up to 24 months. The program also will work with each household to determine the amount they will be responsible for paying each month. The program will also provide a monthly utility allowance.
- **Rental Application Fees:** The program may also pay for any fees associated with completing the rental application.
- **Security Deposits:** The program may also provide assistance with security deposits for up to one and a half months of rent.



Eligibility Requirements

In order to apply for the program, the renter must meet certain requirements:

The Renter Must:

- Live in one of the following disaster-declared counties: Bergen, Essex, Gloucester, Hudson, Hunterdon, Mercer, Middlesex, Morris, Passaic, Somerset, Union, and Warren.
- Have a household income of less than 120% of the area median income (AMI). Priority will be given to low-income applicants who are at or below 30% of AMI.
- Not be receiving other forms of rental assistance.

HOW TO APPLY

There are multiple ways for homeowners to apply for the program.



Online

To apply for the program, a household must complete a pre-application online. They can also request one by calling (609) 913-4252 or emailing DRM.TBRA@dca.nj.gov.

TBRA program staff will review pre-applications and refer households that meet eligibility criteria to complete a full application.



Walk-In

A household also may go directly to a DCA-designated Housing Counseling Agency. The agency will assist them with completing the pre-application and full application.

Tenant-Based Rental Assistance



HOUSING COUNSELING & LEGAL SERVICES

In addition to assisting with the application process, Housing Counseling Agencies will provide housing counseling and referral services to households while they are receiving assistance from the program with the goal of helping them find permanent housing.

Legal services also will be available to program participants who need assistance to overcome barriers for achieving permanent housing.



BENEFITS FOR LANDLORDS

There are multiple benefits for landlords who choose to participate in the Tenant-Based Rental Assistance program.

- **Consistent Payments:** The program makes regular, scheduled rental payments directly to landlords or property management companies.
- **A Team Approach to Solving Challenges:** Tenants receive housing counseling during the time they are receiving assistance. This will ensure that any problems which could turn into lease compliance issues are dealt with proactively.
- **Making a Difference:** Landlords get the benefit of knowing that they are helping families move forward after Hurricane Ida.

How to Participate

Step 1:

To participate in the program, landlords must make sure that their property meets certain requirements. The rental property must:

- Be located in one of the following disaster-declared counties: Bergen, Essex, Gloucester, Hudson, Hunterdon, Mercer, Middlesex, Morris, Passaic, Somerset, Union, and Warren.
- Not exceed 130% of HUD's fair market rent for the county where the unit is located.
- Must meet [DCA housing standards](#).
- Comply with the federal Lead Safe Housing Rules and comply with the state's Lead Safe Certification law.

Step 2:

If the property meets the eligibility requirements, a landlord can list any vacancies on the [New Jersey Housing Resource Center](#).

Step 3:

Once a rental agreement between the landlord and the tenant is signed, the landlord will sign an agreement with DCA to receive the subsidy payment.

New Jersey's Fair Chance in Housing Law

In 2021, Governor Phil Murphy signed the [Fair Chance in Housing Act](#) that makes it illegal for housing providers to ask about criminal history on housing applications. Landlords participating in the program must have an application that incorporates this law.

LEARN MORE

For more information about the Tenant-Based Rental Assistance program, visit www.nj.gov/idaprograms.



DIVISION OF
Disaster Recovery
& Mitigation