



Landlord Rental Repair Program

What is this program?

The Landlord Rental Repair Program (LRRP) provides up to \$50,000 per unit in grant funding assistance to eligible owners of rental property from 1 to 25 units. The LRRP program will provide funds to help rental property owners restore their properties through rehabilitation, reconstruction, elevation and mitigation to rental property damaged by Superstorm Sandy. The LRRP program is intended to help existing owners restore their properties and receive reimbursement for eligible building expenses incurred by owners prior to the LRRP implementation but not paid for by other programs. New owners are also eligible for assistance.

The program will require owner approval of the use of a state-contracted inspector and state procured and assigned construction contractor. In limited circumstances, an owner may use a construction contractor outside of the pool of state procured and assigned contractors. The State will conduct environmental reviews, identify remediation needs and include storm mitigation systems as required through federal program reviews and approvals. Owners will execute a grant agreement with additional terms and conditions such as flood insurance, but will not record any lien for the amount of LRRP funds awarded. A five-year affordability restriction will be recorded for non-profit owners.

Who is eligible?

Existing rental property owners must have registered with FEMA. Applicants to the LRRP program must agree to rent their property to residents with incomes at or less than 80% of median income. Properties that have mold remediation needs, that are less than 8 units, or that are targeted for special needs populations will be prioritized. Applicants will be processed on a first-come, first-serve basis.

What will the program fund?

A minimum of 70 percent of the funds for the program is to assist rental properties located in one of the nine counties most impacted by Sandy. Properties must have sustained damages from Superstorm Sandy. Awards are limited to \$50,000 per unit (based on the cost of improvements). Funding can be used for eligible costs of rehabilitation, reconstruction, demolition (incidental to reconstruction), environmental remediation, elevation and storm mitigation as determined by the New Jersey Department of Community Affairs and its contractors.



How do I apply?

The application can be accessed online at <http://www.renewjerseystronger.org/>. Interested rental property owners can also apply at Housing Recovery Centers located in each of the nine most impacted counties or by calling the reNew Jersey Stronger call center at 1-855-SANDYHM. Applicants will be assigned a housing advisor to direct and assist applicants through the LRRP approval, construction and funding process.

Neighborhood Enhancement Program – Application Checklist

For owners seeking LRRP program funding assistance, the following documents will be required. Housing advisors and LRRP contractors will help as needed with the application, but the rental property owner's ability to prepare any of the following documentation will assist in expediting processing:

- Proof of Storm Damage (Local flood plain manager determination of damage letter, FEMA assessment data, insurance claim and determination documentation)
- Verification of registration with FEMA (registration ID number, application or response letter)

- Verification of ownership as of October 29, 2012 or Evidence of Site Control of Property. (A copy of a deed or support documentation such as income tax returns, credit check, or utility bills specific to the property address and in the name of the applicant which were active as of the applicable above-referenced date). If a new owner, a copy of a deed or a valid option to purchase agreement.

- Copy of Leases. If any rental housing unit is currently occupied, a copy of the lease must be submitted.
- Documentation of Ownership will be verified by a title report, but additional information can assist with processing (such as deed, tax record, insurance certificate).
- Pre-Storm Home Value documentation (for owner-occupants only) may include one of the following:
 - Most recent property tax bill (full cash or market value);
 - Recent appraisal (within 6 months prior to storm);
 - Insurance endorsement stating property value excluding contents; and
 - Real Estate “broker’s opinion” (within 6 months prior to storm).



- Disability. If one or more members of a household have a documented disability that affects the design of the rental unit receiving assistance.

Sources of duplication of benefits compensation, including sources of funding assistance provided for structural damage and loss related to the disaster. The following sources are excluded from the award amount for the homeowner's unit and must be verified. Examples of awards may include but are not limited to:

- FEMA payments for structural damage
 - USDA loans and/or SBA loans
 - National Flood Insurance Program (NFIP) Insurance Payments
 - Red Cross
 - All private insurance settlement amounts for loss to structures are considered in the award calculation. Private insurance payments for contents or other expenses are not considered.