

TBRA PROGRAM ANNOUNCEMENT

The Tenant-Based Rental Assistance (TBRA) Program Policy has been updated. Please see below for a list of major updates that pertain to you and your continued participation in the TBRA Program:

- **Section 2.4:** updated to more accurately describe the pre-application and application processes, including the following:
 - Requiring a zero-income certification if any adult household member claims \$0 gross annual income.
 - Clarifying that dependent children under 26 years of age that are full-time students may not be required to show proof of income, as determined by the program.
 - Clarifying that adult household members without employment must provide documentation supporting their assets.
- **Sections 2.5 and 3.11:** updated to clarify that any tenant that the program reasonably suspects has defrauded or had intent to defraud the program will be removed from the program.
- **Section 2.5.3:** updated to identify other types of acceptable documentation confirming residency at the time of the storm.
- **Section 2.7:** updated the amount of rental assistance that will be provided by the program, as follows:
 - Tenants vouchered prior to October 2024 should receive payments not to exceed 130% of HUD's Fair Market Rent (FMR).
 - Tenants vouchered starting in October 2024 should receive payments not to exceed 100% of the HUD FMR. Units with rents in excess of 100% FMR may be approved so long as the total tenant portion of the rent does not exceed 40% of the tenant's household adjusted income.
 - Lastly, if eligible, security deposits are only payable once per tenant.
- **Section 2.10:** updated to clarify that the program will confirm tenants are not already receiving duplicative payments through other State Public Housing Authorities before disbursing TBRA funds.
- **Section 2.13:** updated to clarify that if any household member no longer resides within an eligible Ida-impacted county, then the household may no longer be eligible for assistance.
- **Sections 2.14 and 3.10:** updated to clarify:
 - Tenants are required to recertify their income every 90 days for zero-income households, and once annually for everyone else.
 - Within 30 days of any income change, tenants are required to report to the program any changes to their income when the amount of said change is a decrease or increase of at least 10% of the household's adjusted gross income.
 - Failure to recertify on time when the program requests it may result in the termination of assistance.
- **Section 3.3:** updated to clarify the program will not approve rental units if any owner of said rental unit is a close family member of any of the tenant's household members.
- **Section 3.12:** updated to more closely align with the appeals processes of other DRM Programs.
- **Section 3.13:** updated to more closely align with the voluntary and administrative withdrawals processes of other DRM Programs.

If you have any questions, please do not hesitate to contact our office at (609) 913-4252 or via email at DRM.TBRA@dca.nj.gov. We are available to provide further clarification or assistance and are committed to ensuring transparency throughout the application process.

Sincerely

Disaster Recovery and Mitigation