

PUBLIC NOTICE

The COVID-19 Emergency Rental Assistance Program **Phase II** (CVERAP Phase II) will be opening on March 22, 2021, for pre-applications. CVERAP Phase II will provide assistance for rental arrears and temporary assistance for future rent to low- and moderate-income households that have had a substantial reduction in income, have qualified for unemployment benefits, incurred significant costs, or experienced a financial hardship due, directly or indirectly, to the COVID-19 pandemic. Nan McKay & Associates has been authorized by the New Jersey Department of Community Affairs to assist in the administration of the COVID-19 Emergency Rental Assistance Program Phase II and to communicate with applicants and landlords.

Emergency Rental Assistance for Arrears: Applicants may be eligible for up to a maximum of twelve months of emergency rental assistance to help pay for rent arrears and future rent to the extent that funds are available. Families that have already received CVERAP funding through Phase I of the program, that need additional rent support, and have not yet received the maximum twelve months of emergency rental assistance can apply for additional funding.

Emergency Rental Assistance for Current and Future Rents: Financial assistance is limited to three months based on application submitted, except that the household may receive additional assistance for additional months subject to the availability of remaining funds and eligibility, not to exceed 12 months (plus an additional three months if necessary to ensure further assistance is needed to ensure housing stability).

Eligibility Criteria- Selected households must meet the following criteria to qualify for assistance and determined to be eligible:

- Qualify for unemployment or have experienced a reduction in household income, incurred significant costs, or experienced a financial hardship due, directly or indirectly, to the COVID-19 outbreak;
- Demonstrate a risk of experiencing homelessness or housing instability;
- Have a household income at or below 80 percent of the area median income (please see income limits below);
- Have a lack of assets and savings to pay arrears or rent;
- Be a New Jersey resident; and
- Obligated to pay rent on a residential dwelling.

The program will only pay for rent arrears incurred after March 13, 2020.

Property managers or owners of a residential dwelling may apply for assistance on behalf of a tenant. The landlord must:

- Obtain the signature of the tenant on the application, which may be documented electronically; and
- Must provide documentation of the application to the tenant to notify the tenant that the application has been submitted.

CVERAP Phase II applications can be submitted ONLINE starting on **March 22nd at 9:00 a.m. during the open enrollment period** using a personal computer, laptop, smartphone, or tablet at <https://njdca.onlinepha.com>. The application will not be accessible at this link before **March 22nd at 9:00 a.m.**

A computerized selection (lottery) process will be used to select residents who have been impacted by COVID-19 for eligibility determination. Every application submitted during the open enrollment period has the same chance of being selected during the lottery process. Paper CVERAP Phase II applications **will not** be distributed or accepted. **Only one CVERAP Phase II application per household will be accepted. Prospective rental stipend assistance will be subject to three-month recertifications. Duplicate CVERAP Phase II applications will be rejected.** The Department of Community Affairs will extend reasonable accommodations to disabled individuals and persons who have limited English proficiency on a case-by-case basis and will consider the disability and the need(s) of the individual(s) or those households without internet access. Please contact Customer Service at 609-490-4550 for assistance during the hours of 8:00 a.m. to 8:00 p.m., 7 days a week during the open enrollment period.

For more information on this upcoming opportunity go to <https://njdca.onlinepha.com> or you can call our Customer Service line at 609-490-4550.

The chart below shows the maximum income limits currently in effect for households of up to eight members. If you have a larger household, please contact Customer Service at 609-490-4550 to determine the maximum income limits for your household.

COVID-19 EMERGENCY RENTAL ASSISTANCE MAXIMUM INCOME LIMITS

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Atlantic	\$ 46,450	\$ 53,100	\$ 59,750	\$ 66,350	\$ 71,700	\$ 77,000	\$ 82,300	\$ 87,600
Bergen	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,500	\$ 84,800	\$ 91,100	\$ 97,350	\$103,650
Burlington	\$ 54,150	\$ 61,850	\$ 69,600	\$ 77,300	\$ 83,500	\$ 89,700	\$ 95,900	\$102,050
Camden	\$ 54,150	\$ 61,850	\$ 69,600	\$ 77,300	\$ 83,500	\$ 89,700	\$ 95,900	\$102,050
Cape May	\$ 48,100	\$ 54,950	\$ 61,800	\$ 68,650	\$ 74,150	\$ 79,650	\$ 85,150	\$ 90,650
Cumberland	\$ 41,100	\$ 47,000	\$ 52,850	\$ 58,700	\$ 63,400	\$ 68,100	\$ 72,800	\$ 77,500
Essex	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,500	\$ 84,800	\$ 91,100	\$ 97,350	\$103,650
Gloucester	\$ 54,150	\$ 61,850	\$ 69,600	\$ 77,300	\$ 83,500	\$ 89,700	\$ 95,900	\$102,050
Hudson	\$ 55,250	\$ 63,150	\$ 71,050	\$ 78,900	\$ 85,250	\$ 91,550	\$ 97,850	\$104,150
Hunterdon	\$ 57,800	\$ 66,050	\$ 74,300	\$ 82,550	\$ 89,200	\$ 95,800	\$102,400	\$109,000

Mercer	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,500	\$ 84,800	\$ 91,100	\$ 97,350	\$103,650
Middlesex	\$ 57,800	\$ 66,050	\$ 74,300	\$ 82,550	\$ 89,200	\$ 95,800	\$102,400	\$109,000
Monmouth	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,500	\$ 84,800	\$ 91,100	\$ 97,350	\$103,650
Morris	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,500	\$ 84,800	\$ 91,100	\$ 97,350	\$103,650
Ocean	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,500	\$ 84,800	\$ 91,100	\$ 97,350	\$103,650
Passaic	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,500	\$ 84,800	\$ 91,100	\$ 97,350	\$103,650
Salem	\$ 54,150	\$ 61,850	\$ 69,600	\$ 77,300	\$ 83,500	\$ 89,700	\$ 95,900	\$102,050
Somerset	\$ 57,800	\$ 66,050	\$ 74,300	\$ 82,550	\$ 89,200	\$ 95,800	\$102,400	\$109,000
Sussex	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,500	\$ 84,800	\$ 91,100	\$ 97,350	\$103,650
Union	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,500	\$ 84,800	\$ 91,100	\$ 97,350	\$103,650
Warren	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,500	\$ 84,800	\$ 91,100	\$ 97,350	\$103,650