ATTENTION LANDLORDS AND PROPERTY OWNERS:

COVID-19 Emergency Rental Assistance Phase II
Enrollment Opens March 22

CVERAP Phase II

The COVID-19 Emergency Rental Assistance Program (CVERAP) Phase II provides temporary rental assistance to low- and moderate-income households affected by the COVID-19 pandemic.
Once assistance is approved and you, as the property owner, provide the required documents, DCA will make payments directly to you.

> ### State of New Jersey Department of Community Affairs CVERAP Phase II
> The enrollment period starts **Monday, March 22, 2021, 9 a.m. EST**. Applications will be accepted until enough have been received to ensure distribution of all funds.
> Apply at DCA's online portal: https://njdca.onlinepha.com.

Household eligibility for CVERAP

Your tenants must fulfill all following requirements:

- They 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

- They are at risk of experiencing homelessness or housing instability

- Their household income is at or below 80 percent of the area median

- They are 18 years of age or older (or an emancipated minor) and a New Jersey resident

- They currently rent a unit in New Jersey

- They *aren't* currently receiving a subsidy from another rental assistance program or living in public housing

Your tenants may be eligible for up to twelve months of emergency rental assistance to help pay for past rent owed and future rent.
If tenants have already received ERAP funding, need additional rent support, and have not yet received the maximum twelve months of emergency rental assistance (including Phase I ERAP), they can apply for additional funding; income and COVID-19 impact will be recertified at minimum every three months.

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Interested in applying on behalf of your tenant(s)?

- Apply at DCA's online portal: https://njdca.onlinepha.com.

- You will need your tenant's signature; electronic signatures are acceptable.

- Applications are online only. You can use a computer, laptop, smartphone, or tablet.

- Only one application per household will be accepted. Duplicates will be rejected.

- You must provide an email address. If you don't have one, the application process will allow you to create one.

- You must also provide names, birthdates, and income information for everyone in the household; landlord information; any current or previous housing assistance received; evidence that the tenant fulfills the eligibility requirements below; a lease agreement; and proof of rent owed.

What happens if the tenant doesn't have a lease?
As the property owner, you can submit a written statement verifying the monthly rent amount.

Documentation required by landlord

If your tenant's application is chosen in the lottery, please be ready to provide all of the following:

- Name, address, social security number, tax identification number or social security number, as applicable, for landlord

- Completed W-9 tax form

- Proof of ownership (deed, most recent real estate tax bill, or current property insurance policy). The agency may also verify property ownership with a local municipal Assessor's Office or with the Registry of Deeds. If this option is used, the agency must maintain a printed copy of such verification in the applicant file.

In order for the NJDCA to make a CVERAP payment to you, the property owner, on behalf of an applicant family, you or your agent must have these documents.

Need help?

The Department of Community Affairs will extend reasonable accommodations to disabled individuals, and person who have limited English proficiency on a case-by-case basis and will take into consideration the disability and the need(s) of the individual(s) or those households without internet access. Please contact DCA's Applicant Service at 609-490-4550 for assistance.

Visit DCA's online CVERAP portal at https://njdca.onlinepha.com.