



The New Jersey COVID-19 Emergency Rental Assistance Program (CVERAP)

The NJ Department of Community Affairs (DCA) recently released more information on the COVID-19 Emergency Rental Assistance Program (CVERAP), which was previously announced by Governor Phil Murphy on Friday, May 29. The program will be open to low- and moderate-income households facing a substantial loss of income or job loss due to COVID-19.

The program will assist tenants in need who make less than 80 percent of the Area Median Income (AMI). The program will be administered through a randomized lottery process and selected applicants in this category may be eligible for a maximum of up to six months of emergency rental assistance, with a review at the three-month period to see if they are still in need of assistance.

Separately, DCA is allocating 20 percent of total program funding for those who are considered “very low-income,” which includes those who make less than 30 percent of AMI. Very low-income individuals and families will be eligible for up to 12 months of rental assistance. These households will be selected by DCA through the Coordinated Entry process in each county’s Homeless Management Information System.

The enrollment period to submit a pre-application is **Monday, July 6, 2020, at 9:00AM until Friday, July 17, 2020, at 5:00PM**. If an applicant’s pre-application is selected through the lottery process, their application will be placed on a list and DCA staff will contact them to complete a full application. Once assistance is approved and the landlord provides the required documents, DCA will make payments directly to the landlord. ***It is important to note that completion of the pre-application does not guarantee placement in the CVERAP.***

For more information on the COVID-19 Emergency Rental Assistance Program, please visit: <https://www.nj.gov/dca/divisions/dhcr/offices/cverap.html>.

A Frequently Asked Questions (FAQ) provided by the DCA can be found by visiting: www.nj.gov/dca/divisions/dhcr/offices/docs/FAQs_CVERAP.pdf.

The following document can be shared with your property staff and residents regarding the program criteria and application process.

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Program Eligibility

Applicants selected for the program must meet the following requirements:

- Be a resident of New Jersey and renting a unit in New Jersey.
- Rent must be current as of March 2020. The program will not assist with arrears.
- Maximum income up to 80 percent of area median income (AMI). For information on income requirements visit, <https://www.nj.gov/dca/divisions/dhcr/offices/cverap.html>.
- Must provide documentation of a substantial loss of income due to the COVID-19 pandemic. Examples include:
 - Layoff (need documentation from employer or unemployment);
 - Reduced work hours (letter from employer and paystubs); or
 - Unpaid leave to take care of children due to school and daycare closures (letter from employer, school and/or daycare).
- Have a lack of assets and savings to pay rent.
- Will pay a minimum of 30 percent of their income towards the rent.

Information on the Application Process

- CVERAP pre-applications will only be accepted online, beginning on **July 6, 2020 at 9:00AM** at <https://www.waitlistcheck.com/NJ559-2809>. Completion of the pre-application does not guarantee placement in the CVERAP.
- Residents without internet access can call the DCA Customer Service number at 609-292-4080, option #1, starting Monday, July 6, 2020, at 9:00AM.
- To fill out the CVERAP pre-application, renters will need to provide information about their household, including names, dates of birth and sources of income for every member in the household. Applicants will also need an e-mail address to submit a pre-application.
- Pre-applications submitted on-time will be entered into a computerized lottery, where a limited number will be selected. Every application submitted has the same chance of being selected during the lottery.
- Pre-applications selected through the lottery process will be placed on a list. DCA staff will reach out to those selected to complete a full application, at which time household documentation, including income and proof of loss of income due to COVID-19, will need to be provided.
- Status information will be available at: <https://www.WaitlistCheck.com> by **July 21, 2020**. Selected applicants will have an **Active** status, while those not selected will be **Inactive**.

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<https://www.nj.gov/dca/divisions/dhcr/offices/cverap.html>.

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Questions regarding the program can be directed to COVID.Rental.Assistance@dca.nj.gov.