

Small Rental Repair Program



The Small Rental Repair Program (SRRP) will provide zero-interest forgivable loans to owners of rental properties damaged by Hurricane Ida. The loans can be used to repair, rebuild, and/or elevate their properties.

The New Jersey Department of Community Affairs (DCA) is using Community Development Block Grant–Disaster Recovery (CDBG-DR) funds from the U.S. Department of Housing and Urban Development (HUD) to fund the program.

TYPES OF ASSISTANCE

Multiple types of assistance are available to rental property owners participating in SRRP. The type of assistance provided will be determined on a case-by-case basis.

Rental property owners may qualify for assistance to repair the property and/or elevate it. The program may provide additional assistance to make properties more resilient to future storms by strengthening the structure and utilities of the property and improving drainage to prevent future flooding. Rental property owners also may receive assistance to add ramps, lifts, or roll-in shower stalls to make their units accessible for tenants with disabilities.

Eligibility Requirements

To be eligible for the program, the owner and property must meet certain requirements.



Rental Property Owners Must:

- Own the property and have the legal authority to make decisions for the property or have an option to purchase the rental property during the time of application.

Note: Priority may be given to rental property owners who owned the property continuously from the time of the storm until the time of application for assistance.



The Property Must:

- Have had at least one foot of flooding or \$8,000 in damages from Hurricane Ida, as determined by FEMA or a program damage assessment.
- Be located in one of the following disaster-declared counties: Bergen, Essex, Gloucester, Hudson, Hunterdon, Mercer, Middlesex, Morris, Passaic, Somerset, Union, and Warren.
- Have one to seven units and be designated as long-term rental housing.
- Have National Flood Insurance Program (NFIP) coverage at the time of the storm if the property is in a Special Flood Hazard Area with a household income of greater than 120% of the area median income (AMI) or have previously received federal disaster recovery funds.

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RENTAL REQUIREMENTS

Upon completion of the project, rental property owners are required to meet the following rental requirements:

- Rent units to low- to moderate-income households, which are households earning at or below 80% of AMI.
- Provide affordable rental rates. Rent and utilities cannot exceed 30% of the renter's income. DCA will publish affordable rental rates each year.
- Provide affordable housing for a specified period of time. The number of years that the rental property owner is required to provide affordable rental housing will be determined based on the amount of the award.

Renter Relocation Assistance: If a renter is living in a property that is participating in the program, assistance is available to relocate the household. The participating property owner must follow federal Uniform Relocation Assistance requirements for notices and applicable services, which will be more fully described in Housing Counseling & Legal Services. Relocation is anticipated to be primarily temporary relocation, meaning that renters may return to the property after the construction activities are complete.



HOUSING COUNSELING & LEGAL SERVICES

Housing counseling and legal services are available for rental property owners and tenants impacted by Hurricane Ida. However, these services are required for SRRP applicants and their tenants who meet the following criteria:

- Tenants who need to be temporarily relocated during the rehabilitation process.
- Applicants to multiple recovery, elevation, or buyout programs.
- Applicants who are going through a property foreclosure process.

HOW TO APPLY

There are multiple ways for landlords to complete a program application.



Online

www.nj.gov/idaprograms



In Person

Call (609) 292-3750 to schedule an appointment



By Phone

Call (609) 292-3750 to schedule an appointment

LEARN MORE

For more information about New Jersey's disaster recovery and mitigation efforts, visit www.nj.gov/idaprograms.



DIVISION OF
Disaster Recovery
& Mitigation