

Family Homelessness & Eviction Prevention Supplement (FHEPS) Fact Sheet for Landlords

What is the Family Homelessness & Eviction Prevention Supplement (FHEPS)?

- FHEPS is a rent supplement for families who are moving from homeless shelters to stable housing, or who are in danger of losing their current housing.
- FHEPS helps ensure low-income NYC families can afford stable housing while landlords are compensated fairly.
- If you house a FHEPS tenant, you will receive rent payments directly from the New York City Human Resources Administration (HRA)
 - Part of the rent will be covered by the FHEPS supplement and part by the tenant's Cash Assistance shelter allowance.
 - If the tenant also has income, they will also pay a portion of their income as rent.

What are the two types of FHEPS?

The two types of FHEPS are:

- *FHEPS to Stay* – lets families stay in the home they currently live in. In addition to paying a rent supplement going forward, FHEPS to Stay can cover up to \$9,000 in rent arrears, and more in some cases.
- *FHEPS to Move* – lets families move to a different home if:
 - they have already lost their home.
 - they cannot stay in their current home.

What are the benefits to a landlord of having FHEPS tenants?

- Under FHEPS to Move, you will receive the first month's rent in full plus the next three months' rent supplement up front, as well as a security voucher.
- You will receive regular rent supplement payments from HRA **for up to five years**, and more if the tenant qualifies for an extension.
- If the family is leaving shelter (and only if the family is leaving shelter), the following will also be available:
 - A \$4,300 bonus.
 - A Unit Hold payment. A Unit Hold payment is an additional month's rent where a landlord agrees to accept a client and not lease the unit to anyone else during a 30-day period. Payment will not be made until lease signing or when the client moves in.
 - An enhanced broker fee of up to 15% of the annual rent.
- Under FHEPS to Stay, if you currently have a tenant with rent arrears who may be evicted, you can receive a payment of up to \$9,000 to cover the accrued rent arrears if they are approved for FHEPS.
 - Families do not have to be the tenants of record as long as they resided in the apartment when the arrears accrued.
 - Under some circumstances rent arrears payments may be issued for amounts greater than \$9,000 if it will keep a family in housing that will be stable and affordable going forward.
 - Decisions about payments greater than \$9,000 will be made on a case-by-case basis at the discretion of HRA and/or the State of New York.

What is the maximum rent for apartments FHEPS tenants can lease?

FHEPS Program Maximum Rent Chart						(as of October 2019)
Family Size	1	2	3	4	5	
Max Rent	\$1,265	\$1,323	\$1,580	\$1,580	\$2,040	
Family Size	6	7	8	9	10	
Max Rent	\$2,040	\$2,291	\$2,291	\$2,639	\$2,639	
<i>These maximum rents are available for FHEPS to Move cases. The tenant must be moving to a new apartment. The maximum available rent for FHEPS to Stay cases may be lower.</i>						

How much will I receive from the supplement?

The amount of a household's FHEPS rent supplement will depend on household income, the number of people in the household, and the current FHEPS program maximum rent and maximum FHEPS supplement amounts, which are indexed to the annual rent adjustments of the NYC Rent Guidelines Board. The amount of the household's FHEPS rent supplement is decided when the household's FHEPS application is approved by HRA.

The FHEPS rent supplement **may change** if:

- the number of people on a tenant's Cash Assistance case changes.
- the household's shelter allowance changes because of budgeting rules for Cash Assistance.
- the income of household members not on the Cash Assistance case changes.
- The NYC Rent Guidelines Board announces a rent adjustment to one-year lease renewals in rent-stabilized apartments.

The FHEPS rent supplement amount **will stop** if the tenant no longer has:

- a Cash Assistance case.
- a child under 18 years of age **OR** under 19 years of age who is a full-time student regularly attending a secondary school or the equivalent level of vocational or technical training.

In many but not all cases, once a household is enrolled in the FHEPS Rent Supplement Program, their entire rent will generally be paid to you through the shelter allowance on their household's Cash Assistance case and the FHEPS rent supplement amount.

How do I participate in the FHEPS program?

If you are a landlord or broker, please contact a Home Support Specialist with the Public Engagement Unit at **929-221-0047** or visit <http://nyc.gov/homesupportunit> to discuss how you can lease apartments with rental assistance programs.

Once I have a tenant in the FHEPS program, what resources are available if I need help?
HRA's Rental Assistance Call Center, reachable at 929-221-0043, can help both landlords and tenants with program information, payment inquiries, and aftercare referrals for tenants.

Are there any additional FHEPS requirements?

- In situations where the household leaves an apartment due to an eviction or move, you are required to notify HRA and return any overpayment.
- **Side Deals with Clients are Prohibited:** "Side deals," i.e., charging more than the rent amount set forth in the lease, is strictly prohibited. Your tenant will be responsible for paying any difference between the rent and the sum of the shelter allowance and the FHEPS supplement. You are not allowed to ask the tenant to pay you any more than this.

The information in this program description provides a general overview of the FHEPS rent supplement program. It is not intended to provide full details concerning the operation of the program.