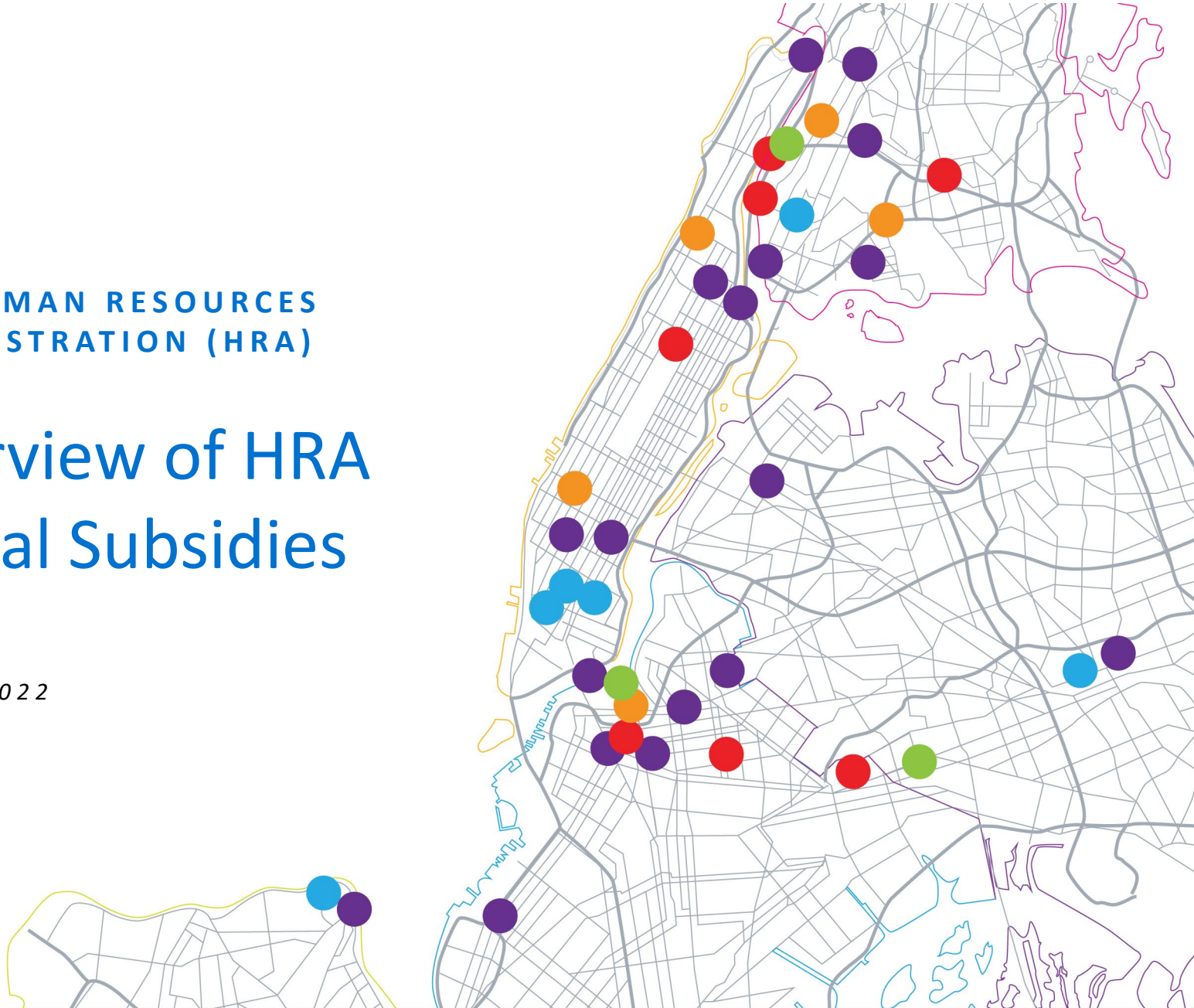


NYC HUMAN RESOURCES
ADMINISTRATION (HRA)

Overview of HRA Rental Subsidies

August 2022



THE HUMAN RESOURCES ADMINISTRATION

The New York City Human Resources Administration (HRA) is dedicated to fighting poverty and income inequality by providing City residents in need with essential benefits such as Cash Assistance, food assistance, and Emergency Rental Assistance.

As the largest local social services agency in the country with over 7,000 staff, HRA helps more than 3 million New Yorkers annually through the administration of more than 12 major public assistance programs.

HRA is under the Department of Social Services (DSS), which also includes the Department of Homeless Services (DHS) that is charged with providing shelter and rehousing services for NYC.

HOMELESSNESS PREVENTION AND RENTAL ASSISTANCE

RENTAL ASSISTANCE PROGRAMS – HRA administers the CityFHEPS and State FHEPS rental subsidy programs that assist households with moving out of shelter into permanent housing or preserves housing in the community – Since CityFHEPS was created in the fall of 2018 over 22,000 households have enrolled in the program. There are currently over 9,000 households active in the FHEPS program.

EMERGENCY RENTAL ASSISTANCE: DSS/HRA has provided emergency rent arrears benefits to an average of 50,000 households each fiscal year from FY15-20, helping rent-burdened New Yorkers at risk of eviction stay in their homes. The number of rent arrears applications and cases dropped during the pandemic, as evictions were subject to the moratorium and over 130,000 New York City residents were found eligible for federally funded ERAP (Emergency Rental Assistance Program) funds to prevent eviction.

HOMEBASE – HRA contracts with non-profit providers for homelessness preventions services to assist households in the community to avoid shelter entry. Homebase serves over 28,000 households annually and helps households in the community enroll for rental assistance and provides as-needed aftercare for households on HRA subsidies.

OFFICE OF CIVIL JUSTICE – oversees the City’s civil legal services programs including Universal Access (free legal services, established by Local Law, provided to any City resident facing eviction, regardless of income or immigration status) By the end of 2021, over 574,000 New Yorkers had received free legal representation, advice, or assistance in eviction and other housing-related matters since 2014 through tenant legal services programs administered by DSS/HRA.

HRA Housing Subsidies

FHEPS/CityFHEPS Comparison Chart

Program	FHEPS	CityFHEPS
Household Types	Families with at least one minor child	Any
Income Limit	Cash assistance eligibility	200% FPL at enrollment, 80% AMI on renewal
PA Eligibility	Must be ongoing	Must apply for at least a “single issue” status for upfront checks and arrears
Housing Standards	For moves, web-based pre-clearance check, then walkthrough by DHS or service provider	
Community Eligibility Criteria	Family with rent arrears and at least one minor child in receipt of Cash Assistance (CA). No CA sanction status. Family must be facing eviction or recently evicted	Includes all household types, must be facing eviction (or recently evicted) and have a DHS shelter history, Adult Projective Service (APS) case, veteran status, or rent controlled apartment.
Shelter Eligibility Criteria	Family with minor child, eligible for cash assistance and has been evicted in the past year or homeless due to domestic violence	Household must be working or have a disabled adult, or have veteran status or be engaged as an applicant who is living on the streets
Tenant Contribution	Household members not on public assistance must pay 30% of income	30% of income
Renewal	None—active PA required	Annual mail/email renewal application required
Length of Program	Ongoing	Five years plus extensions for good cause

HRA Housing Subsidies

Maximum Rent Levels		
Bedroom Size	Approx. Family Size	FHEPS/CityFHEPS
SRO	1	\$1,634
0	1 or 2	\$2,179
1	1 or 2	\$2,218
2	3 or 4	\$2,527
3	5 or 6	\$3,188
4	7 or 8	\$3,426

HRA Housing Subsidies

ROOM RENTALS– Single adults are also allowed to rent a room in a shared living space. No more than 3 unrelated adults can live in the apartment and all utilities must be included. HRA will pay up to \$800 a month.

UTILITY ALLOWANCE: A standard utility allowance must be subtracted from the maximum apartment rent if all utilities are not covered.

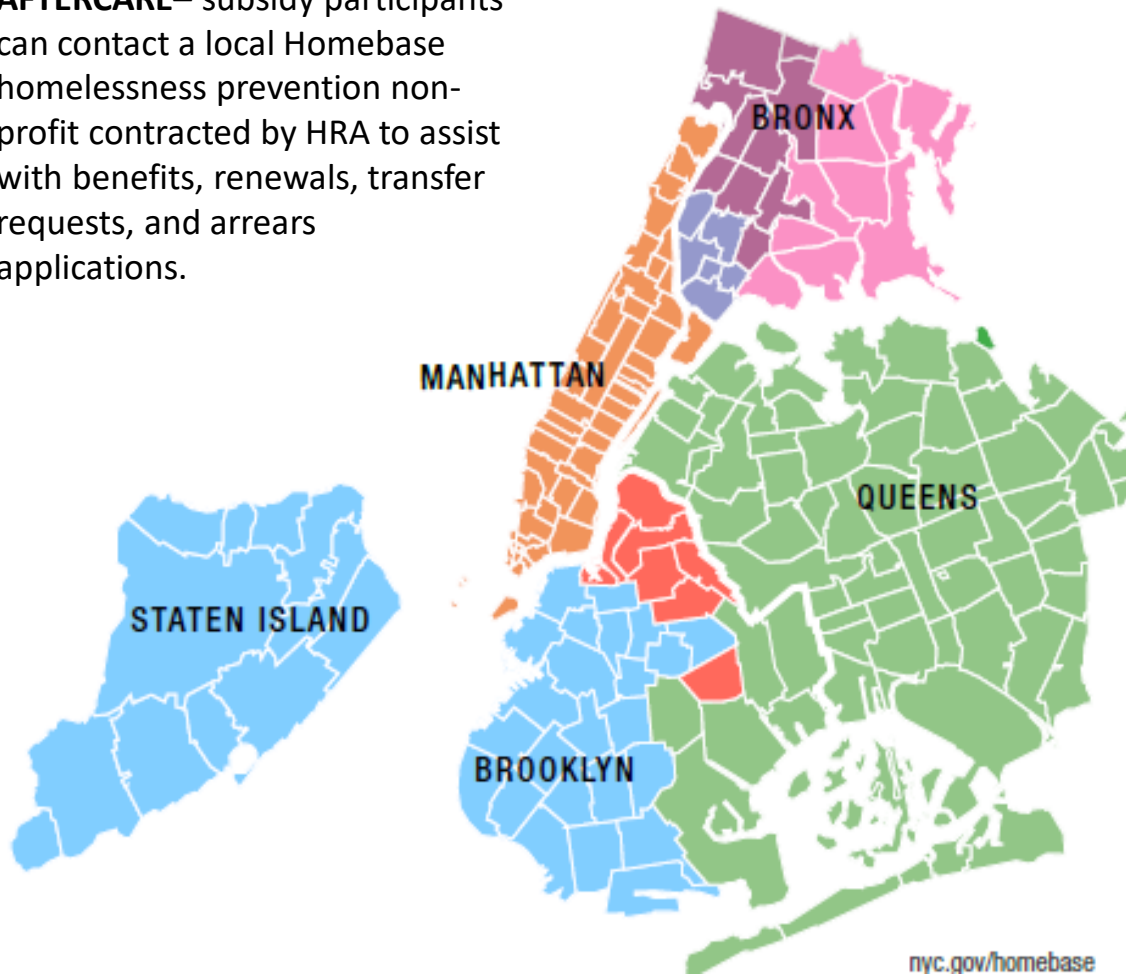
RENT REASONABLENESS – DSS uses an online tool to ensure that landlords are charging a rent that is reasonable for the neighborhood and not overcharging the tenant and the City.

LANDLORD INCENTIVES– HRA offers several incentives to landlords and brokers:

- One month of rent as a “unit hold” to help defray processing time
- 15% of annual rent as an enhanced broker’s fee
- Four months of subsidy rent up front at move in
- Special Supplemental Assistance Fund (CityFHEPS only) that provides up to \$3,000 for any additional repair costs or unpaid rent after the tenant has left the apartment.

HRA Housing Subsidies

AFTERCARE— subsidy participants can contact a local Homebase homelessness prevention non-profit contracted by HRA to assist with benefits, renewals, transfer requests, and arrears applications.



HRA Housing Subsidies

Additional Information

Most CityFHEPS documents are online here: <https://www1.nyc.gov/site/hra/help/cityfheps-documents.page>

Additional FHEPS information can be found here: <https://www1.nyc.gov/site/hra/help/fheps.page>