

Family Homelessness & Eviction Prevention Supplement (FHEPS) Fact Sheet

What is FHEPS?

FHEPS is a rent supplement for families who receive Cash Assistance (CA) **and** who have been evicted or are facing eviction, or who lost their housing due to domestic violence. Families who have lost their housing because of health or safety issues or as a result of certain court decisions may also get FHEPS.

FHEPS can be used to remain in your home, to move within New York City, or to move out of shelter if you have already lost your home.

If you qualify for FHEPS, part of your rent is covered by a FHEPS supplement paid directly to your landlord. The FHEPS payment is in addition to the shelter allowance you get for your CA case.

If you or someone you share your apartment or house with has income, you may have to pay part of the rent yourself.

How do I know if I qualify for FHEPS?

To qualify for FHEPS your family must include a child under 18 years of age, a child under 19 years of age who is enrolled full-time in high school or a vocational or technical program, or a pregnant woman **AND** you must either have an active CA case **OR**, if you are in shelter, qualify for CA once you leave shelter. You must also meet **ONE** of the following requirements:

- You are in HRA shelter.
- You are in DHS shelter and eligible for HRA shelter.
- You are in a DHS shelter and were evicted* in NYC sometime in the year before you entered shelter.
- You are currently in the process of being evicted in NYC or were evicted* in NYC within the last 12 months.

****Evicted can mean:***

- *An eviction proceeding against you or the person on the lease for your home.*
- *A foreclosure action for your building or home.*
- *A determination by a City agency that you must leave your building or home because of health and/or safety reasons.*

How long can I get FHEPS?

Eligible families can get FHEPS for up to five years. You can apply for an extension of FHEPS if you still need help. Your household must meet all eligibility requirements and prove that you have good cause for needing an extension.

How do I know what FHEPS is going to pay my landlord and how much I will have to pay?

The amount of a household's FHEPS rent supplement will depend on your household's income and the number of people in your household. The amount is decided when your FHEPS application is approved.

Many families will have their entire rent covered by FHEPS and their CA shelter allowance. However, there are two important exceptions when you or a household member may be required to pay a portion of your rent:

- If someone in your household receives CA and has income, such as from a job.
- If your household includes someone who is not required to be on your CA case, such as someone who receives SSI.

You must pay your landlord the difference between what HRA pays and the amount of your rent.

How do I know what size apartment I should look for?

FHEPS is based on a Maximum Rent and not an apartment size. The Maximum Rent amount will generally be the amounts on the chart below (some exceptions apply):

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 families who are using FHEPS to move to a new apartment. The maximum available rent may be lower for families who are using FHEPS to keep their apartment.</i>						

Please note that landlords are not allowed to charge any fees other than what is legally stated in the lease. You should not agree to any side deals and should immediately call HRA at **311** or **929-221-0043** to tell us about any such requests.

You must be able to remain in the home you find for at least 12 months. An agreement or a lease in writing that says you can live in the home for 12 more months is required when you apply. All leases are between you and your landlord. The City is not a party to the lease.

Can I stay in the apartment I live in if I owe unpaid rent?

In order to receive payments for unpaid rent, which is also sometimes called “rent arrears,” you must be able to stay in your apartment for at least 12 more months and have a lease or agreement in writing from your landlord.

A FHEPS payment of up to \$9,000 may be issued on behalf of an eligible family to pay the family’s portion of unpaid rent for any period of time when the family lived in the apartment. Your family did not have to be the tenants of record when the rent was first due. If a request is made for a payment that is greater than \$9,000, it will be considered on a case-by-case basis.

What else do I need to know about FHEPS?

HRA needs to know about changes on your case. Changes **may increase or lower** your FHEPS rent supplement.

You **must** let HRA know if **any** of the following changes happen:

- Your rent changes.
- The landlord or the person that you pay rent to changes.
- The number of people on your CA case changes (for example, if there is a new baby in the household).
- The income of the people living in the apartment changes.

Also, if a household member does not do something HRA asks and they are sanctioned, the amount of your FHEPS supplement may change.**

***When a household member is sanctioned, the household’s CA grant and shelter allowance will be lower. If a sanction happens, your FHEPS supplement will also be lower. You will have to pay the amount that the shelter allowance and FHEPS supplement are lowered by directly to your landlord for as long as the sanction is in place.*

The FHEPS rent supplement amount **will stop** if **either** of the following happens:

- Your family no longer has a CA case.
- Your family no longer has 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.

You must report any of these changes to HRA within 10 days. These changes may change the amount of your shelter allowance, FHEPS benefit, or FHEPS eligibility.

I think I qualify for FHEPS, what do I do next?

If you are not in a shelter and you are at risk of eviction or homelessness, you can call **311** to find a FHEPS provider.

If you are in a shelter, your FHEPS provider or shelter housing specialist/case manager will explain FHEPS in more detail and will help you in your search for an apartment.

Families in shelter who are approved for FHEPS may be eligible to receive a furniture allowance. You should work with your case manager to arrange for moving assistance. Landlords will receive one month full rent and an additional three months' rent supplement up-front. Landlords also receive a security voucher.

I have a FHEPS apartment already, but I need help. Who can I call?

Families who are at risk of eviction or have left a DHS shelter and need support may call **311** or **929-221-0043** to find their local Homebase homelessness prevention office.

Families who have left an HRA shelter should call **929-221-7270** to be connected to their local community-based nonresidential program.

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.