

SECTION 8 AND AFFORDABLE HOUSING

OVERVIEW

Section 8/Housing Choice Vouchers pay a housing subsidy to the landlord directly. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. *CGP&H does not administer these vouchers and our staff is not trained to answer additional questions.*

The housing voucher tenant must pay 30 percent of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the **Fair Market Rent (FMR)** determined by HUD, the tenant is required to pay the additional amount. Market rate rents often exceed the FMR set by HUD. The affordable rents, however, are typically under the FMR. Therefore, tenants with vouchers renting a deed restricted affordable unit typically only pay 30 percent of its monthly adjusted gross income for rent and utilities.

NEW JERSEY LAW

- It is illegal for a landlord to refuse to accept vouchers as a method of rental payment.
- Landlords may screen voucher recipients with the same credit standards as unsubsidized tenants but landlords must calculate any minimum income requirement, financial standard, or income standard based only on the portion of the rent to be paid by the tenant, rather than the entire rental amount. More details are available here: <https://www.nj.gov/oag/newsreleases20/2020-AG-Fair-Housing-Letter-Updates.pdf>

ENFORCEMENT

If a tenant believes that the landlord is violating the law, they can file a complaint with the New Jersey Division on Civil Rights here: <https://bias.njcivilrights.gov/en-US/>

HOW CAN A TENANT APPLY FOR A VOUCHER?

The State of New Jersey as well as many local governments administer voucher programs. More information about how to join waiting lists is available here: https://www.hud.gov/topics/housing_choice_voucher_program_section_8

WHERE CAN A LANDLORD FIND OUT MORE ABOUT THE PROGRAM AND LANDLORD REQUIREMENTS?

All questions about the program should be referred to the applicant. The applicant may be able to provide a copy of their voucher paperwork. The landlord must allow a reasonable amount of time for the Section 8 paperwork to be transferred. Typically, the certified tenant will provide the landlord Section 8 paperwork that must be completed by the landlord. CGP&H is unable to assist with this process.