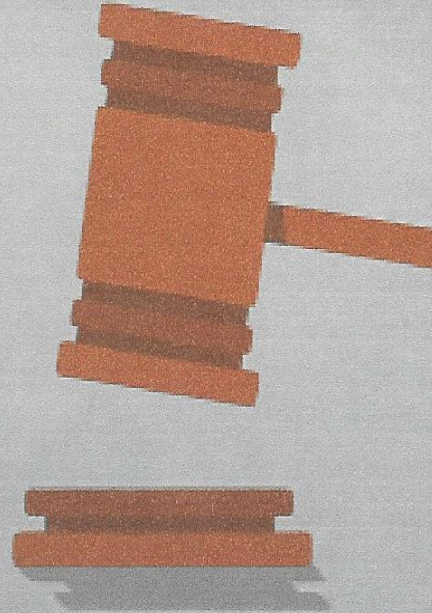
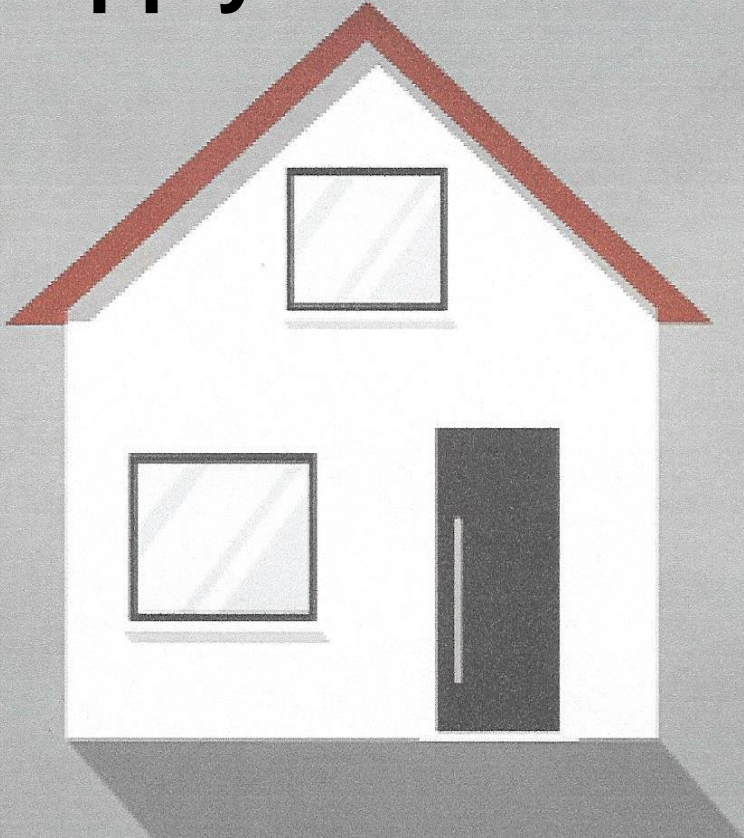


Viewer's Choice: How to Apply for Rental Assistance



TENANT RIGHTS TRAINING SERIES

**August 13,
2020
6:30 pm**

Event 03

Tenant Rights Training Series

VIEWER'S CHOICE HOW TO APPLY FOR RENTAL ASSISTANCE

What's Required and How to Properly Apply for Rental Assistance. How to ask for a continuance in an eviction while waiting for a determination.

STATISTICS

As of July 30, Across New Hampshire

4,701 people have “inquired” into the housing program

4,523 have been sent an application

1,385 people had submitted applications

139 applications had been approved

Numbers from the Department of Health and Human Services.

Instead, the governor expanded the delay period before an eviction order can be filed at court against the tenant. Where usually it is 7 days after a Demand for Rent notice, the Cares Act Compliance now gives the tenant 30 days. For Eviction Warnings/Demands for Rent served at the beginning of the month, that 30 days is now up.

As of July 1, 2020, per NH Emergency Order #51

For every eviction notice issued by the owner of restricted or non-restricted property that is based in whole or in part on nonpayment of rent that became due and payable between **March 17, 2020** and the **date of this Order**, ***the minimum 7 day notice period required in RSA 540:3 is hereby extended to 30 days.*** Therefore, every such eviction notice shall provide that the tenant must vacate the premises no less than 30 days from the date of service of the eviction notice. For purposes of this Order, the terms "restricted property" and "non-restricted property" shall have the meanings assigned to those terms in RSA 540: 1-a.

This Paragraph shall not apply to eviction notices issued before March 17, 2020.

CARES ACT COMPLIANCE

Applies to all properties with a federally backed mortgage. The landlord must complete an Affidavit of Compliance with CARES Act and have provided 30 days' notice prior to filing an eviction action on all covered properties.

Enacted March 27, 2020, landlords are required to submit a [CARES Act Affidavit](#) approved by the Circuit Court prior to requesting a Landlord Tenant Writ if a basis for the eviction is non-payment of rent.

"Covered Properties" Pursuant to Section 4024 of the CARES Act

A property which participates in, receives subsidies or benefit from, or has any tenant participating in or receiving subsidies or benefits from, any of the following programs:

Housing and Urban Development (HUD)

- Public Housing (42 U.S.C. § 1437d)
- Section 8 Housing Choice Voucher Program or Project-Based Housing (42 U.S.C. § 1437f)
- Section 202 Housing for the Elderly (12 U.S.C. § 1701q)
- Section 811 Housing for Persons with Disabilities (42 U.S.C. § 8013)
- Section 236 Multifamily Housing (12 U.S.C. § 1715z-1)
- Below Market Interest Rate (BMIR) Housing (12 U.S.C. § 17151(d))
- HOME (42 U.S.C. § 12741 et seq.)
- Housing Opportunities for Persons with AIDS (HOPWA) (42 U.S.C. § 12901, et seq.)
- Continuum of Care or Other McKinney-Vento Act Homelessness Programs (42 U.S.C. § 11360, et seq.)

Department of Agriculture

- Section 515 Rural Rental Housing (42 U.S.C. § 1485)
- Sections 514 and 516 Farm Labor Housing (42 U.S.C. §§ 1484, 1486)
- Section 533 Housing Preservation Grants (42 U.S.C. § 1490m)
- Section 538 Multifamily Rental housing (42 U.S.C. § 1490p-2)

Department of Treasury

- Low-Income Housing Tax Credit (LIHTC) (26 U.S.C. § 42)

Rural Housing Voucher Program

- Section 542 of the Housing Act of 1949 (42 USC § 1490r)

The CARES Act moratorium also applies to all properties with a federally backed mortgage or federally backed multi-family mortgage, meaning all mortgages owned, issued, or guaranteed by: Department of Housing and Urban Development (HUD)

- Department of Veteran Affairs
- Department of Agriculture
- Fannie Mae or Freddie Mac

CAPNH.ORG HOUSING RELIEF PROGRAM

The New Hampshire Housing Relief Program is designed to keep people from losing their housing and to secure or maintain permanent housing. The program has two components: one-time assistance grants; and a short-term rental assistance program.

Governor Chris Sununu has authorized the allocation and expenditure of \$35 million from the CARES Act Coronavirus Relief Fund (“flex funds”) to support families or individuals in need of housing assistance as a result of COVID-19. The Governor’s Office of Emergency Relief and Recovery (GOFERR) will provide the funds to the Department of Health and Human Services (DHHS) which will then make an initial disbursement of funds to New Hampshire’s 5 Community Action Program (CAP) agencies, with additional funding provided based on use and need.

ONE-TIME ASSISTANCE GRANTS

This grant program is targeted to those households who will be able to maintain their housing without assistance after the one-time assistance payment. The grant is not to exceed \$2,500, and is conditioned on COVID-19 related:

- ***LOSS OF HOUSHOLD INCOME***
- ***INCREASED HOUSEHOLD EXPENSES***

The grant is not to exceed \$2,500, and is conditioned on COVID-19 related loss of household income or increased household expenses. This grant program is targeted to those households who will be able to maintain their housing without assistance after the one-time assistance payment.

SHORT-TERM RENTAL ASSISTANCE PROGRAM

- ~ Past-due rent that was not paid due to a COVID-19 related inability to pay and ongoing rental assistance on a short term basis using progressive engagement. The rental assistance will decrease over time as households regain stability; or
- ~ First month's rent and ongoing short-term rental assistance to assist with initial costs to facilitate the transition of working households from shelters into permanent housing.
- ~ Both the one-time grants and the short-term rental assistance will be coupled with regional case management services to help connect households to appropriate services as defined by the household and the agency.

ELIGIBILITY

AT THE TIME OF THE APPLICATION YOU WILL BE ASKED TO PROVIDE SOME DOCUMENTATION TO PROVE ELIGIBILITY, WHICH MAY INCLUDE BUT IS NOT LIMITED TO, THE FOLLOWING:

- ~ Income documentation (There is no income limit to be eligible)
- ~ Non-income documentation (Food stamps, other benefits, etc.)
- ~ Lease agreement (Initial lease if now month-to-month)
- ~ Mortgage bill/foreclosure notice
- ~ Proof of loss of employment (furlough/layoff notice, etc.)
- ~ Utility bills including electric, gas, oil, internet
- ~ Items/statements documenting other COVID- related household expenses
- ~ Demand for Rent/Eviction notice; You do not need to be under an eviction notice to participate in the program

WHAT IS COVERED

Past-due rent from April 2020 forward.

Past-due housing/household related expenses that may impact an individual's/families' ability to remain housed.

Other housing related one-time expenses that if not paid impact the ability to maintain housing.

Program payments will be made directly to the landlord or provider, and this program will end by December 30, 2020.

Interested in our Services?

In order to serve you and your family more effectively and efficiently, please provide us with some basic information.

Choose Language:

English Español

Household Information

Housing Status *

< Choose > ▼

Address1 *

Address2

Postal Code *

 -

City *

 ▼

State

Member Information - Please Add ALL Household Members before submitting form

Participant Info

First Name *

Last Name *

SSN (Full or Last 4)

 - -

DOB *

Estimated

Select Date of Birth



Contact Info

Gender *

< Choose > ▼

Race *

< Choose > ▼

Select a Race

Ethnicity *

< Choose > ▼

Disability *

< Choose > ▼

Health Insurance *

< Choose > ▼

Select a Health Insurance

Contact Info

Marital Status *

< Choose > ▼

Highest Level Education ⓘ

< Choose > ▼

Employment Status *

< Choose > ▼

Veteran Status *

< Choose > ▼

Primary Phone *

Email *

Add Another Household Member

Finish and Ready to Submit

We need information about all the people in your household. It will speed the application process if you provide it now. For Children: please provide your email address and phone number (not theirs). Thank you for helping us help you!

RSA 540:9-a ~ PAYMENT BY VOUCHER and APPLICATION of RENTS PAID by a MUNICIPALITY

I. Any rental payment or partial rental payment tendered by the tenant in the form of a written promise to pay on behalf of the tenant by the state, a county or a municipality of this state, or a payment by any organization which disburses federal or state funds, and any application by a municipality of amounts owed to it by a landlord pursuant to RSA 165:4-a, shall constitute payment by the tenant of the amount represented in the voucher, and of any amount applied by a municipality to delinquent balances of the landlord; provided, that this section shall not be construed to obligate a landlord to accept partial rental payments or payments tendered after the expiration of the eviction notice.

RSA 540:9-a ~ PAYMENT BY VOUCHER and APPLICATION of RENTS PAID by a MUNICIPALITY CONT . . .

II. In any eviction based on non-payment of rent, it shall be an *affirmative defense* that:

(a) The tenant tendered timely payment pursuant to paragraph I, and such payment was refused; or

(b) The tenant could have tendered timely payment pursuant to paragraph I had the landlord provided ordinary and reasonable verification of rental information requested by the agency.

Source. 1988, 100:2. 1992, 184:3. 2000, 48:1. 2006, 192:1, eff. Jan. 1, 2007. 2007, 153:1, eff. Aug. 17, 2007.

RULES FOR A CONTINUANCE - RULE 1.8-A

All motions for continuance shall be in writing, signed by the moving party stating the reasons therefor and stating that the opposing party does not desire a hearing on the motion, if such is the case.

No motion for continuance shall be granted without a hearing unless approval of the opposing party is obtained. The moving party shall have the burden of obtaining such approval. Agreement of the parties shall constitute a waiver of hearing on a motion to continue, the Court shall exercise its sound discretion in granting such continuances.

GROUNDS FOR A CONTINUANCE - Rule 1.8-B

A. Where a trial has been scheduled in one case prior to the scheduling of another matter in another Court, or elsewhere, where an attorney or party has a conflict in date and time, the case first scheduled shall not be subject to a continuance because of the subsequently scheduled matter which is in conflict as to time and date except as follows: **(a)** A subsequently scheduled case involving trial by jury in a Superior or Federal District Court, or argument before the Supreme Court. **(b)** Unusual circumstances causing the respective Courts to agree that an order of precedence other than the above shall take place.

B. Other grounds for continuance may be illness of a defendant, defense attorney, or prosecutor; want of material testimony, document, or other essential evidence; unavoidable absence of an essential witness; and such other exceptional grounds as the Court may deem to be in the interest of justice.

C. Grounds for a continuance shall be set forth in detail in the motion.

SELF-REPRESENTATION (PRO-SE)

Self-representation carries certain responsibilities and risks that pro se parties should be aware of before they file a case. Individuals who are considering representing themselves are encouraged to carefully review the risks associated with self-representation and to educate themselves regarding potential consequences. ***Even if you would like to represent yourself, it may help to talk to an attorney who can explain some of the risks applicable to your particular case.***

[PRO-SE GUIDE 2017](#)

IF YOU WOULD PREFER TO HAVE AN ATTORNEY REPRESENT YOU BUT YOU ARE UNABLE TO RETAIN ONE, YOU SHOULD CONSIDER CONTACTING THE FOLLOWING SERVICES FOR FREE OR LOW-COST LEGAL ASSISTANCE:

NH Modest Means Legal Program (603) 715-3290

Legal Advice and Referral Center (800) 639-5290 or (603) 224-3333

New Hampshire Legal Assistance (603) 224-4107

Disabilities Rights Center Inc. (603) 228-0432 or (800) 834-1721
(for disability-related cases)

NEED ASSISTANCE WITH RENT OR EMERGENCY HOUSING?

- ❑ **211 NH**
- ❑ **Local City Welfare Office Municipal Directory**
- ❑ **Catholic Charities NH Crisis Fund 603-624-4717**
- ❑ **The Front Door Agency (Greater Nashua Area) 603-886-2866**
- ❑ **<http://www.capnh.org/>**

FUTURE EVENTS

Event 04 August 27

<https://www.facebook.com/events/307981907010910/>

Event 05 September 10

<https://www.facebook.com/events/247545099567579/>

Event 06 September 24

<https://www.facebook.com/events/715311435919741/>