

# HOUSING PRODUCTION PROGRAMS



FEDERAL		STATE
NATIONAL HOUSING TRUST FUND (NHTF)	HOME CHDO & HPI (HOME)	AFFORDABLE HOUSING TRUST FUND (AHTF)

# 3 FUNDING PROGRAMS

FOR PERMANENT HOUSING

# NATIONAL HOUSING TRUST FUND

**MAXIMUM AWARD**  
**\$1,000,000**

*\*includes Maximum Per Unit Subsidy Limit*

For the acquisition, construction or rehabilitation of up to **four (4) rental units** for very low-income special needs households (**<30% of AMI**), which are paired with **Project Based Vouchers**.

# NHTF SPECIAL NEEDS

Additional points provided for housing **special needs** populations, which includes:

- HH with **mental illness**
- HH with **physical** or **developmental disabilities**
- HH who are **victims of domestic violence**
- Youth **aging out** of foster care, runaway or homeless youth
- Individuals/families who are **homeless**
- **Disabled** and **homeless veterans**
- HH with **HIV/AIDS**
- HH who are **reentry** after incarceration in a correctional facility

UNIT SIZE				
STUDIO	1-BDR	2-BDR	3-BDR	4-BDR
\$250,000	\$350,000	\$430,000	\$500,000	\$570,000

# MAXIMUM PER UNIT SUBSIDY

FOR NHTF

- **Condominiums/Homeowner Associations/Congregate/Shared Housing, Mobile Homes or Single Room Occupancy (SRO)**
- **Mixed use or mixed income projects**
- **Acquisition of vacant land without development**
- **Currently occupied rental units**
- **Homeownership projects**
- **Projects that are currently or anticipate receiving other DCA-HPU or NJHMFA funding**

# **NHTF INELIGIBLE PROJECT TYPES**

# HOME CHDO & HPI

**MAXIMUM AWARD**  
**Maximum Per**  
**Unit Subsidy Limit**  
\*based on bedroom size & project funding gap

For the creation of up to **eleven (11) ownership or rental units** for low- and moderate-income households (**<80% of AMI**).

HOME Maximum Per Unit Subsidy Limits

+ Reasonable Cost Criteria

+ Gap

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**ELIGIBLE AWARD**

## BH REASONABLE COST CRITERIA

ELIGIBLE PROJECT COST	COST
SINGLE FAMILY DETACHED	\$105 PER SF + \$30 SF PER FULL BASEMENT
TOWNHOUSE/ROWHOUSE/SEMI-DETACHED	\$117 PER SF + \$30 SF PER FULL BASEMENT
1 TO 3 STORY MULTI-FAMILY (NON-ELEVATOR)	\$138 PER SF
2 TO 6 STORY MULTI-FAMILY (ELEVATOR)	\$143 PER SF
7+ STORY MULTIFAMILY	\$182 PER SF

*\*Parking Garage permits \$15,000 for each parking space not to exceed 1 space per LMI unit (exclusive use and no charge to tenant)*

# MAXIMUM PER UNIT SUBSIDY

FOR HOME



UNIT SIZE				
STUDIO	1-BDR	2-BDR	3-BDR	4-BDR
\$153,314	\$175,752	\$213,717	\$276,482	\$303,489

# MAXIMUM PER UNIT SUBSIDY

FOR HOME (2021)

- Project reserve accounts
- Development, operations or modernization of public housing
- Previously funded HOME projects and income deed restricted properties
- Projects that are currently or anticipate receiving other DCA-HPU or NJHMFA funding
- Project or tenant based rental assistance
- Pay delinquent taxes, fees or charges
- Acquisition of vacant land without development

# HOME INELIGIBLE PROJECT TYPES

# CHOICE LIMITING ACTIVITIES

FOR NHTF & HOME

Applicants **cannot engage** in any CLA prior to environmental clearances and issuance of a NTP:

- Land **acquisition**
- Closing on **loans**
- Signing a **construction contract**
- Any **construction** activity

# 1 LEGAL STATUS

- Purpose = provide decent housing that is affordable to LMI persons
- No individual benefit
- Clearly defined Service Area
- Non-profit

# 2 ORGANIZATIONAL STRUCTURE

- At least 1/3 represents LI community
- No more than 1/3 can be public officials or PJ/State recipient
- Maximum limits on for-profit representation if sponsored by for-profit

# 3 CAPACITY & EXPERIENCE

- Minimum 1-year experience serving community
- Demonstrate capacity in similar projects
- Financial standards

# CHDO

A Community Housing Development Organization (CHDO) is a private, **non-profit**, community-based service organization that has obtained staff with the capacity to **develop affordable housing in the community**

# AFFORDABLE HOUSING TRUST FUND

MAXIMUM AWARD  
**\$6,000,000**

\*based on BH Regulations & project funding gap

For the creation of up to **twenty-five (25) ownership or rental units** for low- and moderate-income households (**<80% of AMI**).

# AHTF FUNDING CATEGORIES

FUND CATEGORY	MAXIMUM AWARD	MAXIMUM UNITS	ALLOCATION OF FUNDS
Municipal Settlement Fund (MSF)	\$6,000,000	25	50%
Neighborhood Partnership Fund (NPF)	\$6,000,000	25	40%
Innovation Fund (IF)	\$2,000,000	Housing/Non-Housing	10%

- Required affordable portion of an inclusionary project
- Conversion of public housing to homeownership
- Projects funded by other sources
- Projects is receiving funding from DCA-HPU or NJHMFA
- Projects containing more than 25 units
- Projects with affordability controls less than 20 years

# AHTF INELIGIBLE PROJECT TYPES

# BALANCED HOUSING & UHAC

FOR AHTF & HOME

## Gap Financing

Capacity/Experience of Developer/Housing Sponsor

Environmental Constraints

Reasonable Cost Criteria – Square Footage (BH)

Developer Fee limited to **8%**

Soft Cost limited to **28%**

Debt Coverage Ratio (DCR) is minimum **1.20** (Rentals)

Unit Pricing per UHAC (N.J.A.C. 5:80-26.1 et seq.)

50/50 Low-Mod Split

Affordability averages (52% for rental & 55% for homeownership) & Bedroom Distribution

Affirmative Marketing/NJHAS AA required

NJHMFA Housing Resource Center must be utilized

## Minimum Unit & Bedroom Size:

UNIT TYPE	MINIMUM UNIT SIZE	MINIMUM BDR SIZE
STUDIO	500 SF	-
1 BEDROOM	600 SF	150 SF
2 BEDROOM	750 SF	150 SF & 100 SF
3 BEDROOM	950 SF	150 SF & 100 SF
4 BEDROOM	1,150 SF	150 SF & 100 SF

## Additional Requirements:

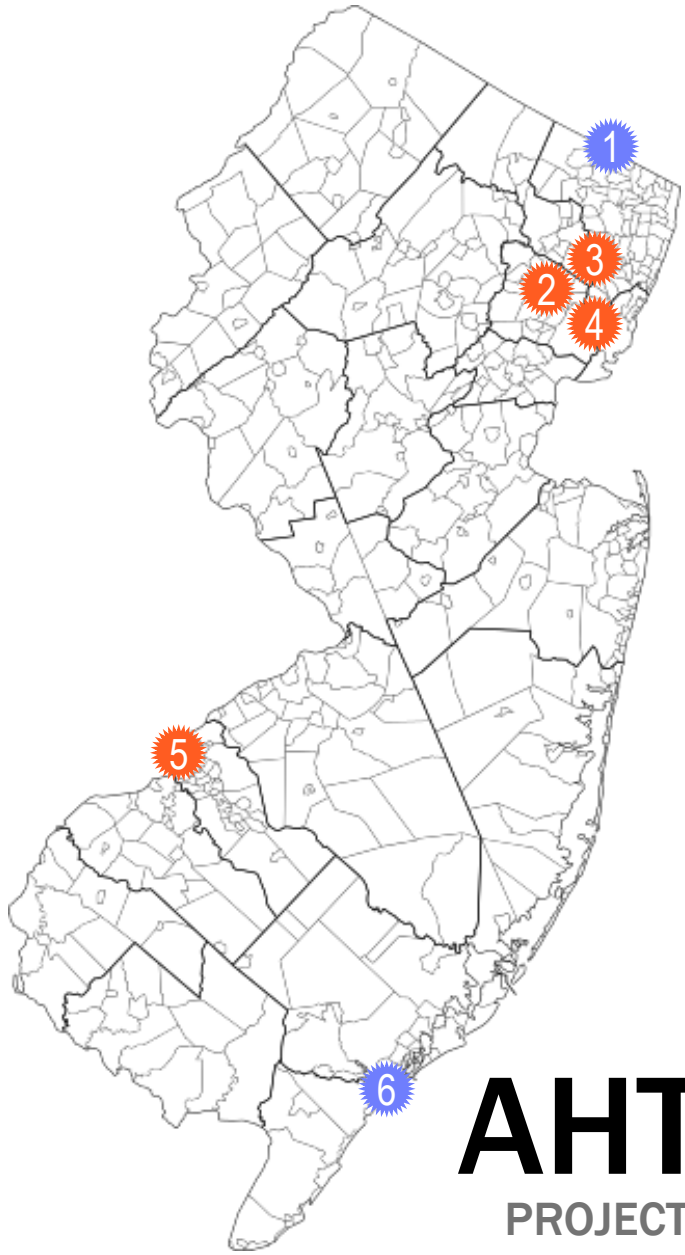
Balanced Housing Green Building Requirements

Automatic Fire Suppression

Energy Star Certification

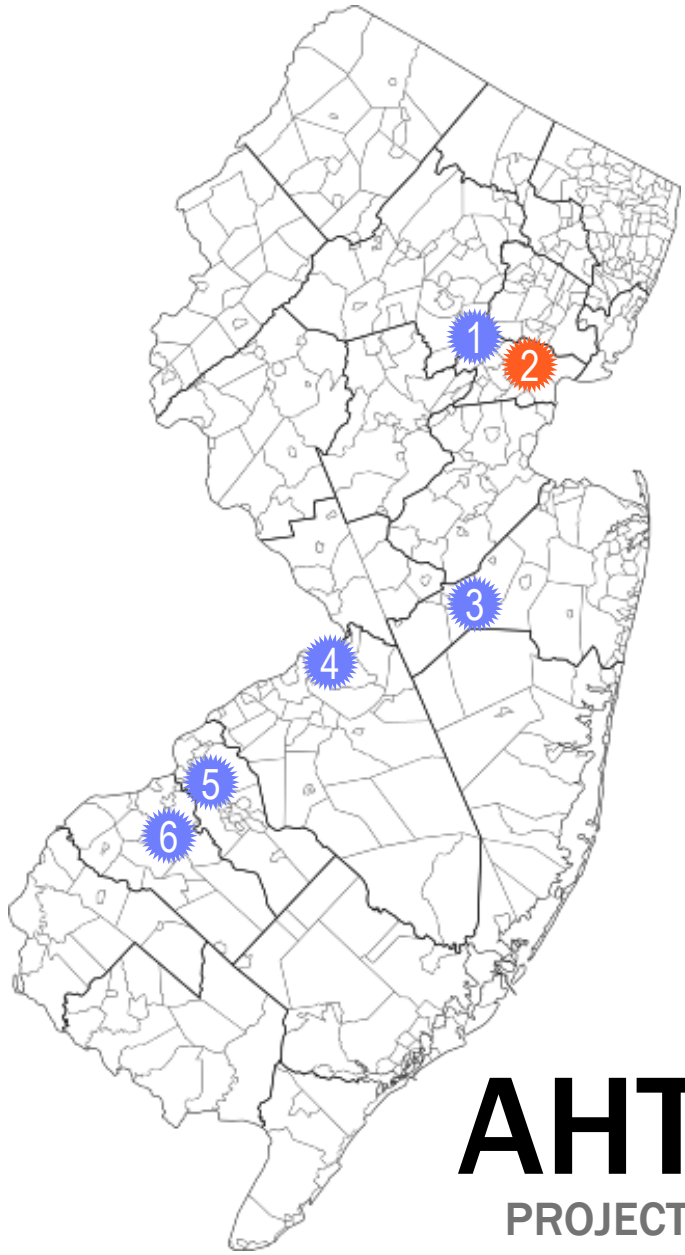
Central Air Conditioning





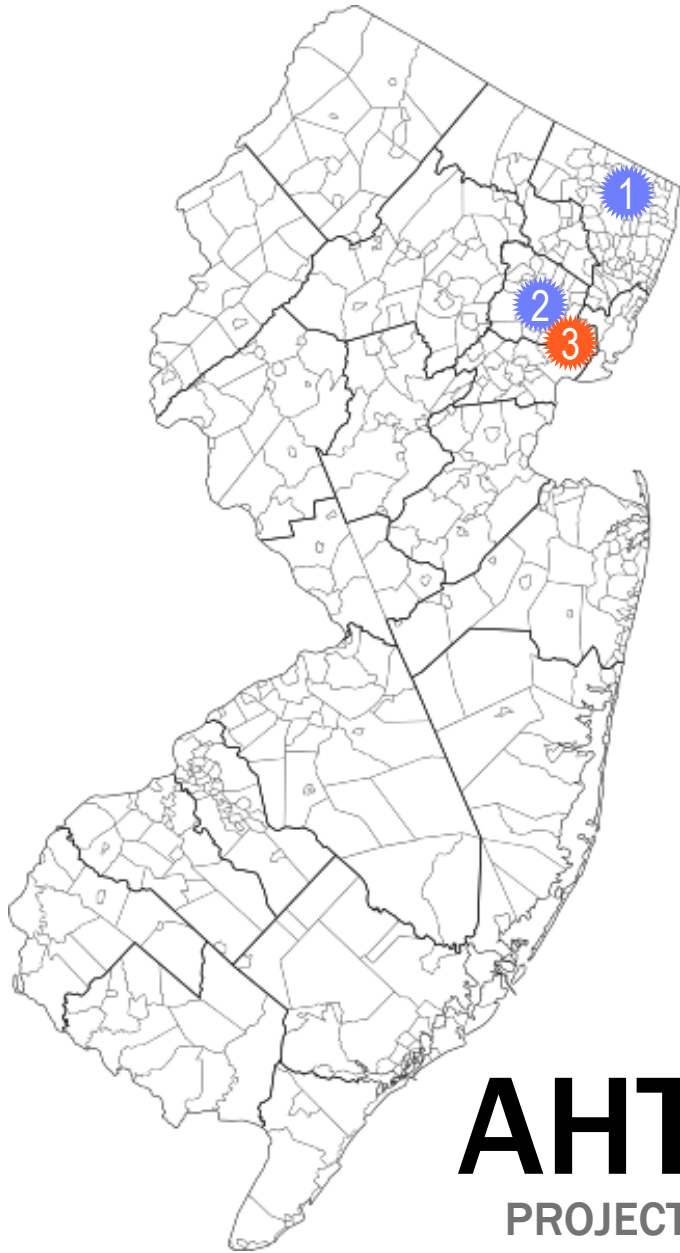
**AHTF**  
PROJECTS

- 1. Montvale Family Apartments**  
25 Rental Units in Montvale, NJ
- 2. Paterson Habitat for Humanity**  
13 Homeownership Units in Paterson, NJ
- 3. Wayne Avenue Apartments**  
4 Rental Units in Paterson, NJ
- 4. Mill Street Apartments**  
3 Rental Units in Paterson, NJ
- 5. Parkside Homes**  
10 Homeownership Units in Camden, NJ
- 6. Ocean City Scattered Site**  
10 Rental Units in Ocean City, NJ



**AHTF**  
PROJECTS

- 1. Morris County Habitat for Humanity**  
12 Homeownership Units in Summit, NJ
- 2. 170-178 First Street Urban Renewal**  
24 Senior Rental Units in Elizabeth, NJ
- 3. Allen House 2**  
10 Senior Rental Units in Millstone, NJ
- 4. Burlington/Mercer Habitat**  
10 Homeownership Units in Bordentown, NJ
- 5. Elizabeth Place**  
20 Rental Units in Haddonfield, NJ
- 6. Rowan College Special Needs**  
24 Special Needs Rental Units in Deptford, NJ



**AHTF**  
PROJECTS

## 1. Lake Tappan Commons

25 Rental Units in River Vale, NJ

## 2. Tompkins Street Apartments

17 Rental Units in West Orange, NJ

## 3. East Orange Homeownership

6 Homeownership/Rental Units in East Orange, NJ

# LOAN TERMS

ALL 3 PROGRAMS

- **Rental Project:** Funds are provided as a soft second loan at 1% compounded annually with a term to match the affordability restriction period. Repayment terms are based on 50% of cash flow (0% during construction)
- **For Sale:** Construction financing at 0% (Repayment Mortgage for Homeowner)
- **AHTF Innovation Category – Non-Housing:** Grant or other arrangements

# REVIEW CRITERIA

ALL 3 PROGRAMS

REVIEW CRITERIA	FEDERAL		STATE
	NHTF	HOME	AHTF
MAX UNITS	4	11	25
MAX SUBSIDY	\$1,000,000	Maximum Per Unit Subsidy + RCC + Gap	\$6,000,000
POPULATION SERVED	< 30% AMI Special Needs	< 80% AMI	< 80% AMI
MIN AFFORDABILITY PERIOD	30 Years	Varies Based on Construction Type, Award and Location	MSF = 30 Years NPF = 20 Years
ERR	X	X	X
CHOICE LIMITED ACTIVITY	X	X	-
REGULATIONS	HUD	HUD/UHAC (whichever is more restrictive)	UHAC
LOW/MOD SPLIT	-	X	X
BEDROOM DISTRIBUTION	-	X	X
AFFORDABILITY AVERAGE	-	RENT = 52% OWN = 55%	RENT = 52% OWN = 55%
MAX RENT PRICING	-	RENT = 60% AMI OWN = 70% AMI	RENT = 60% AMI OWN = 70% AMI
ENERGY STAR	X	X	X
CENTRAL AIR	X	X	X
GREEN BUILDING STANDARDS	X	X	X
AFFIRMATIVE MARKETING	X	X	X
NJHAS AA	-	X	X
DEVELOPER FEE MAX	5%	8%	8%
SOFT COSTS MAX	28%	28%	28%
DEBT COVERAGE RATIO	1.2	1.2	1.2

# TEAM

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**THANK YOU**

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