



NJ NATIONAL HOUSING TRUST FUND

COSCDA PROGRAM MANAGERS CONFERENCE



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 extremely low-income special needs households (**<30% of AMI**), which are paired with **Project Based Vouchers**.

NHTF SPECIAL NEEDS

FOR PERMANENT SUPPORTIVE HOUSING

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**
- HH who are **disabled** and **homeless veterans**
- HH with **HIV/AIDS**
- HH who are **reentry** after incarceration in a correctional facility

UNIT SIZE

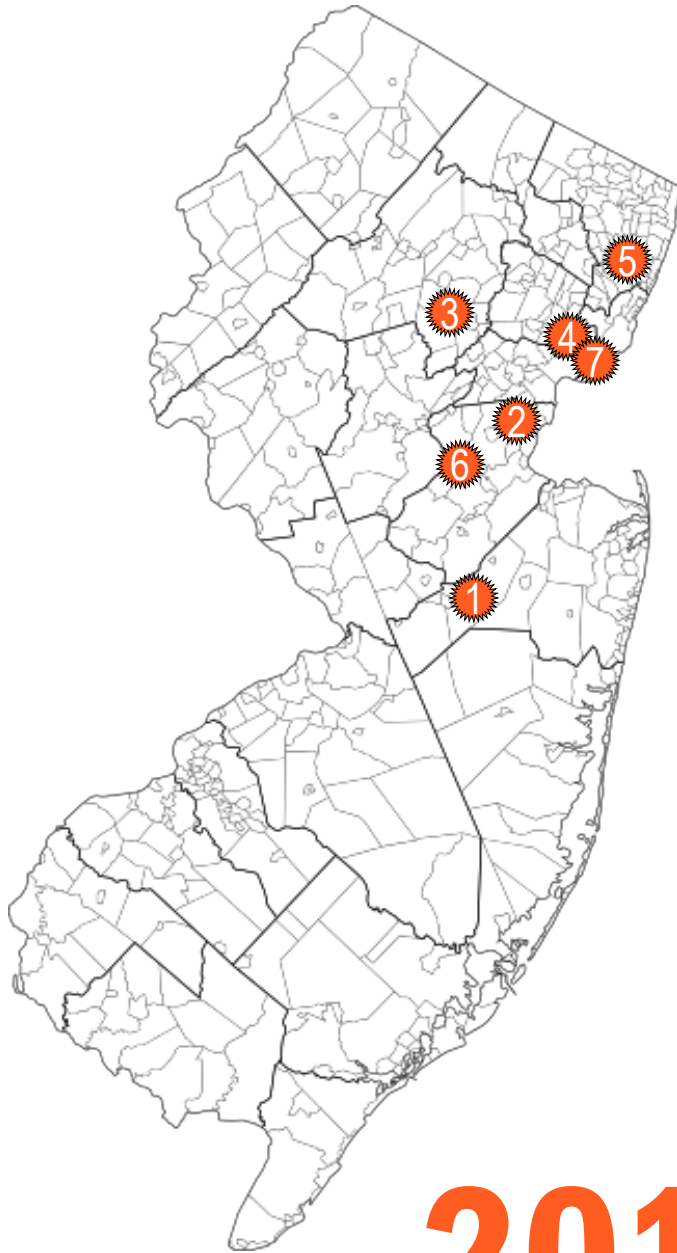
STUDIO	1-BDR	2-BDR	3-BDR	4-BDR
\$250,000	\$350,000	\$430,000	\$500,000	\$570,000

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 or NJHMFA funding**

NHTF INELIGIBLE PROJECT TYPES



2016

1. Millstone Place

4 Rental Units in Millstone, NJ

2. Homes for Reentry

3 Rental Units in Sayerville, NJ

3. 88 Martin Luther King

4 Rental Units in Morristown, NJ

4. Fairmount Heights Project

3 Rental Units in Newark, NJ

5. Lenox Ave Reentry

2 Rental Units in Lodi, NJ

6. RCHP Highland Park

4 Rental Units in Highland Park, NJ

7. LUA Homes

2 Rental Units in Newark, NJ

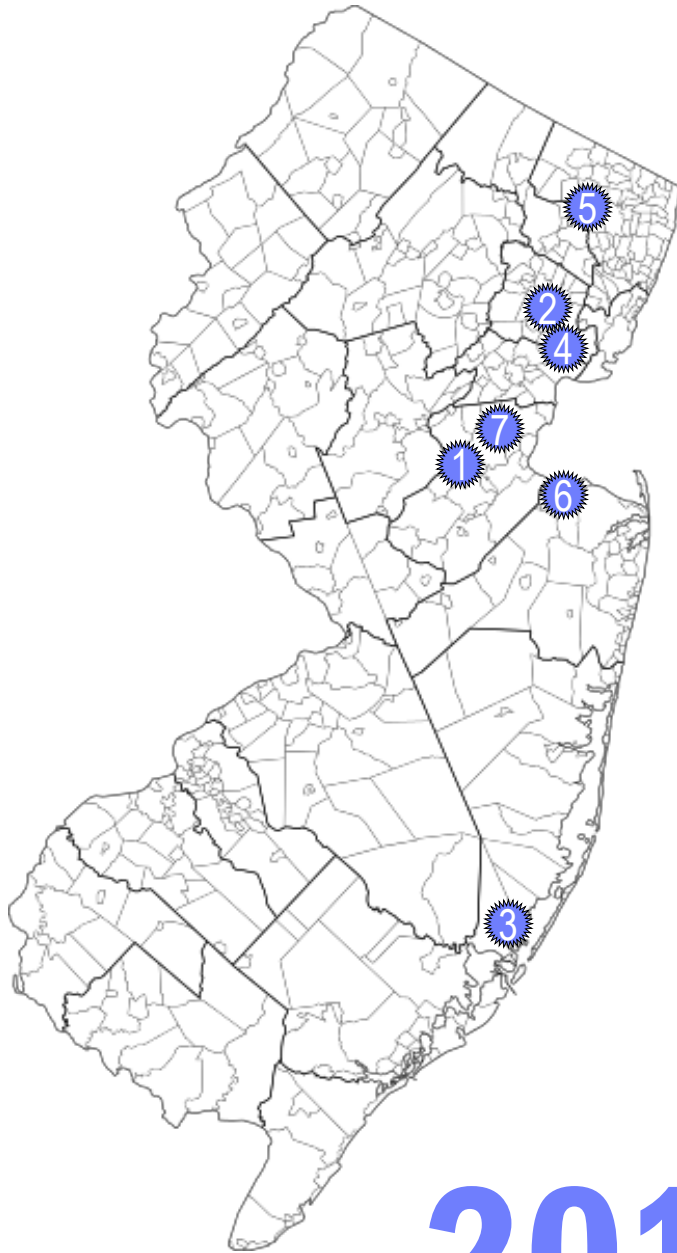


2016

22 Units Funded

- 12 Units for Homeless
- 8 Units for Reentry
- 2 Units for Victims of Domestic Violence

Photo: CARING Residential, Hamilton, NJ



2017

1. RCHP Highland Park

4 Rental Units in Highland Park, NJ

2. Sierra House

2 Rental Units in East Orange, NJ

3. O.C.E.A.N. at Tuckers Walk

4 Rental Units in Tuckerton, NJ

4. HQM Housing for the Homeless

4 Rental Units in Newark, NJ

5. Kenmore Place

2 Rental Units in Glen Rock, NJ

6. River Street Expansion

4 Rental Units in Red Bank, NJ

7. Triple C Beatrice Parkway

2 Rental Units in Edison, NJ

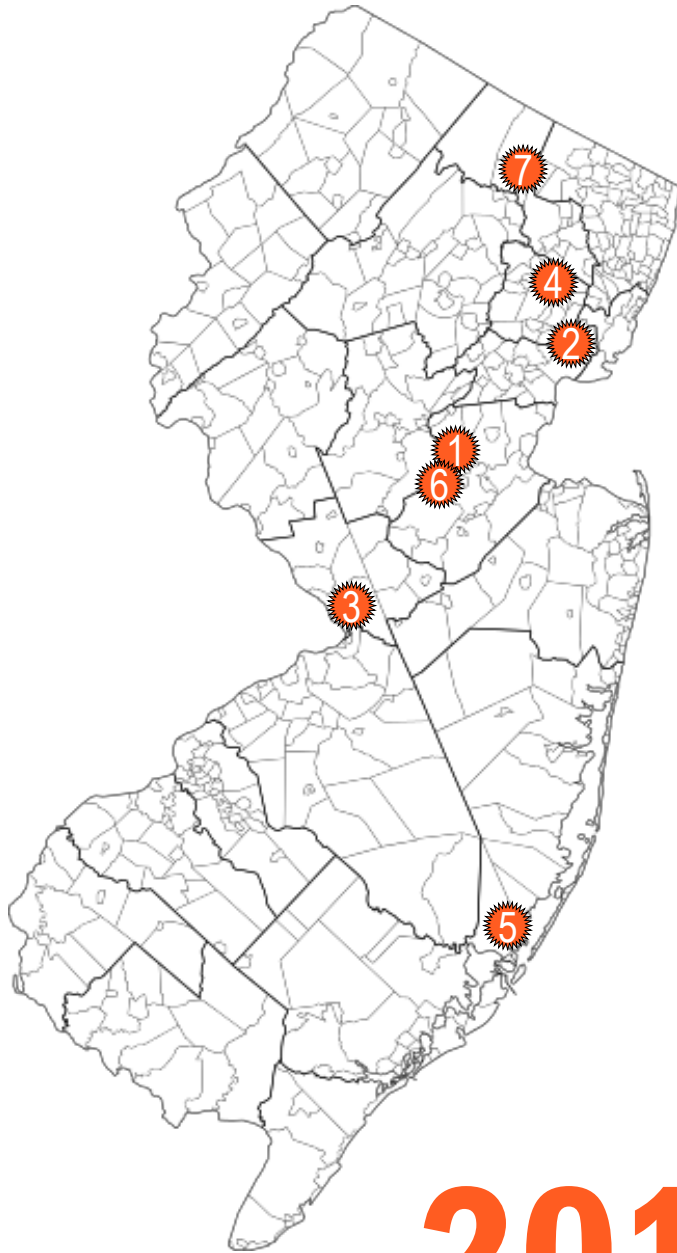


2017

22 Units Funded

- 14 Units for Homeless
- 6 Units for HH with Developmental Disabilities
- 2 Units for At-risk Homeless/Disabled Veterans

Photo: Sierra House, East Orange, NJ



2018

1. Triple C Supportive Housing

2 Rental Units in New Brunswick, NJ

2. LUA Homes at 3rd Avenue

2 Rental Units in Newark, NJ

3. Homes By TLC Project Home XVII

2 Rental Units in Hamilton, NJ

4. HOME Corp 7 Sylvan

2 Rental Units in Montclair, NJ

5. O.C.E.A.N. at Tuckers Walk Phase II

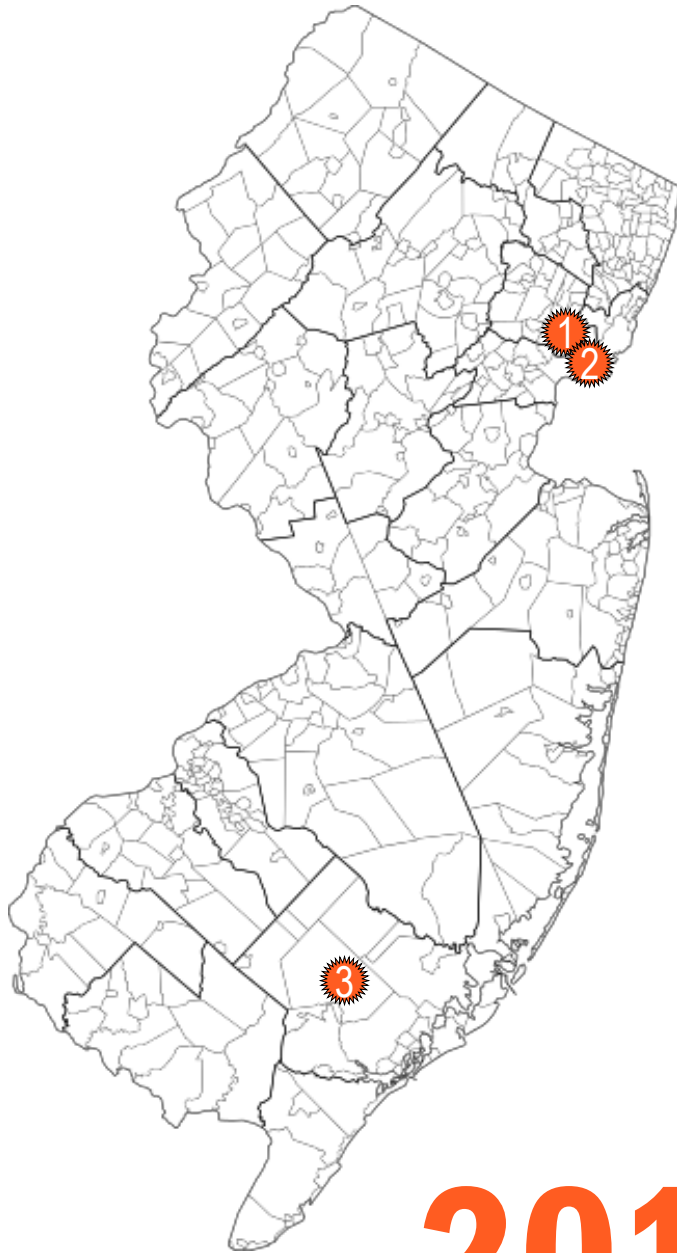
2 Rental Units in Tuckerton, NJ

6. RCHP Highland Park III

3 Rental Units in Highland Park, NJ

7. Nouvelle Wanaque

2 Rental Units in Newark, NJ



2018

1. MAR 71 Isabella Avenue

2 Rental Units in Newark, NJ

2. TAG 73 Isabella Avenue

2 Rental Units in Newark, NJ

3. CARING Residential Services

2 Rental Units in Hamilton, NJ

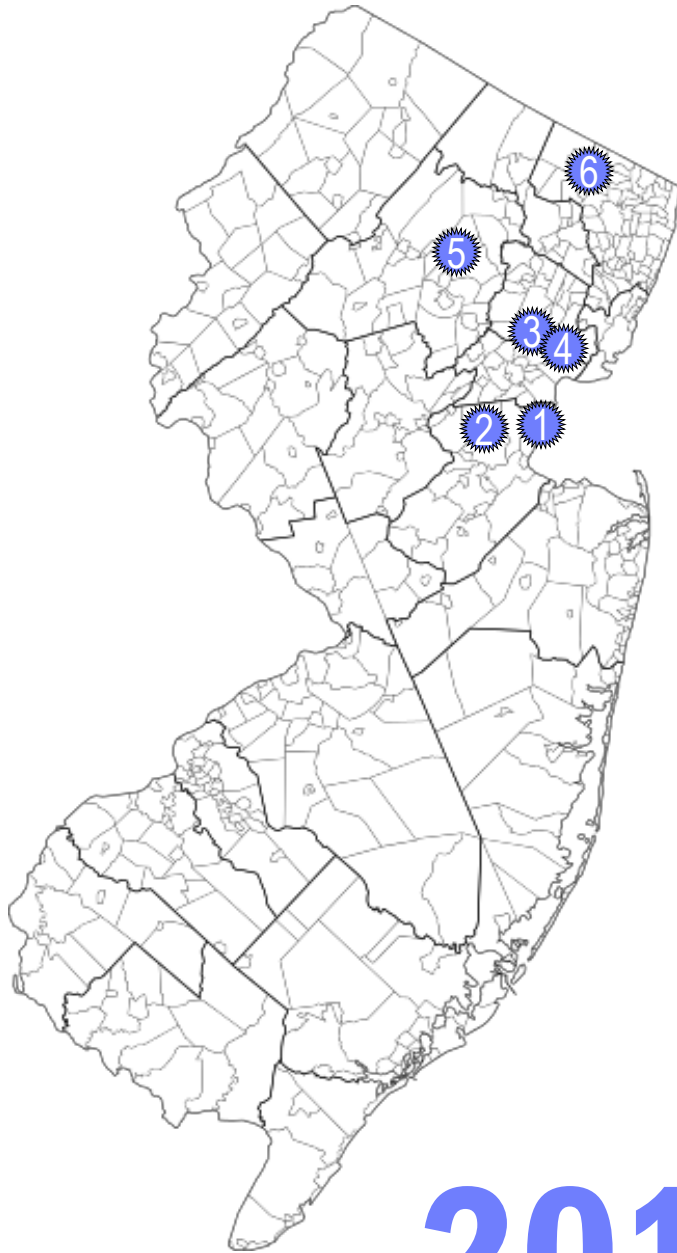


2018

21 Units Funded

- 7 Units for Homeless
- 6 Units for HH with Developmental Disabilities
- 2 Units for Victims of Domestic Violence
- 6 Units for Disabled Veterans

Photo: Nouvelle Disabled Veterans, Wanaque, NJ



2019

1. Coming Home Middlesex

2 Rental Units in Perth Amboy, NJ

2. Triple C Suttons Lane

2 Rental Units in Edison, NJ

3. BCUW/Madeline

2 Rental Units in South Orange, NJ

4. LUA Homes at West Kinney

2 Rental Units in Newark, NJ

5. GFM Mountain Lakes

3 Rental Units in Mountain Lakes, NJ

6. GFM Midland Park

4 Rental Units in Midland Park, NJ

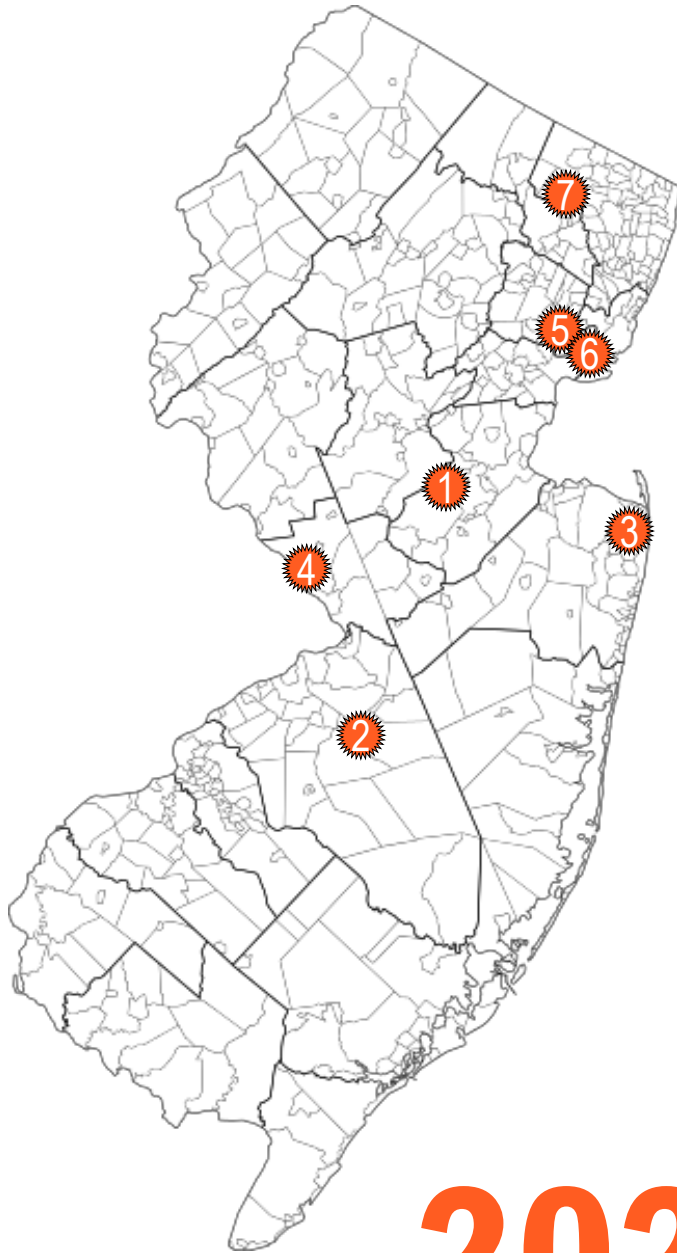


2019

15 Units Funded

- 2 Units for Homeless
- 5 Units for HH with Developmental Disabilities
- 2 Units for Victims of Domestic Violence
- 6 Units for Disabled Veterans

Photo: LUA Homes at West Kinney, Newark, NJ



2020

1. Triple C Wood Avenue

2 Rental Units in North Brunswick, NJ

2. Salt & Light

4 Rental Units in Pemberton, NJ

3. HABCore, Inc. Dunlewy

2 Rental Units in Asbury Park, NJ

4. Homes By TLC Project Home XVIII

3 Rental Units in Ewing, NJ

5. LUA Homes at 61 Winthrop

2 Rental Units in Newark, NJ

6. LUA Homes at 63 Winthrop

4 Rental Units in Newark, NJ

7. Nouvelle Franklin Lakes

2 Rental Units in Franklin, NJ



2020

1. AHA 6 Novad Court

3 Rental Units in Millstone, NJ

2. Nouvelle Wayne Disabled Housing

4 Rental Units in Wayne, NJ

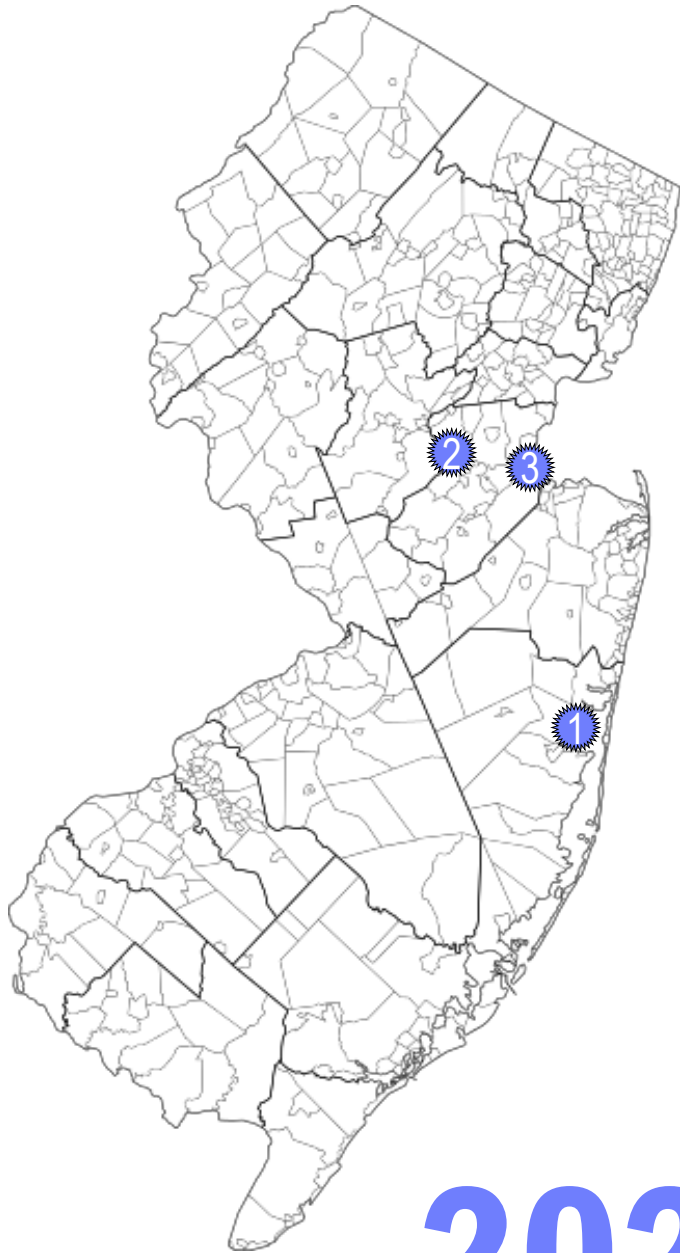


2020

21 Units Funded

- 7 Units for Homeless
- 6 Units for HH with Developmental Disabilities
- 2 Units for Victims of Domestic Violence
- 6 Units for Disabled Veterans

Photo: The Farm at Harding, Mendham, NJ



2021

1. Triple C Bayville

2 Rental Units in Berkeley, NJ

2. RCHP Highland Park IV

4 Rental Units in Highland Park, NJ

3. YMCA 118 State Street

4 Rental Units in Perth Amboy, NJ



2021

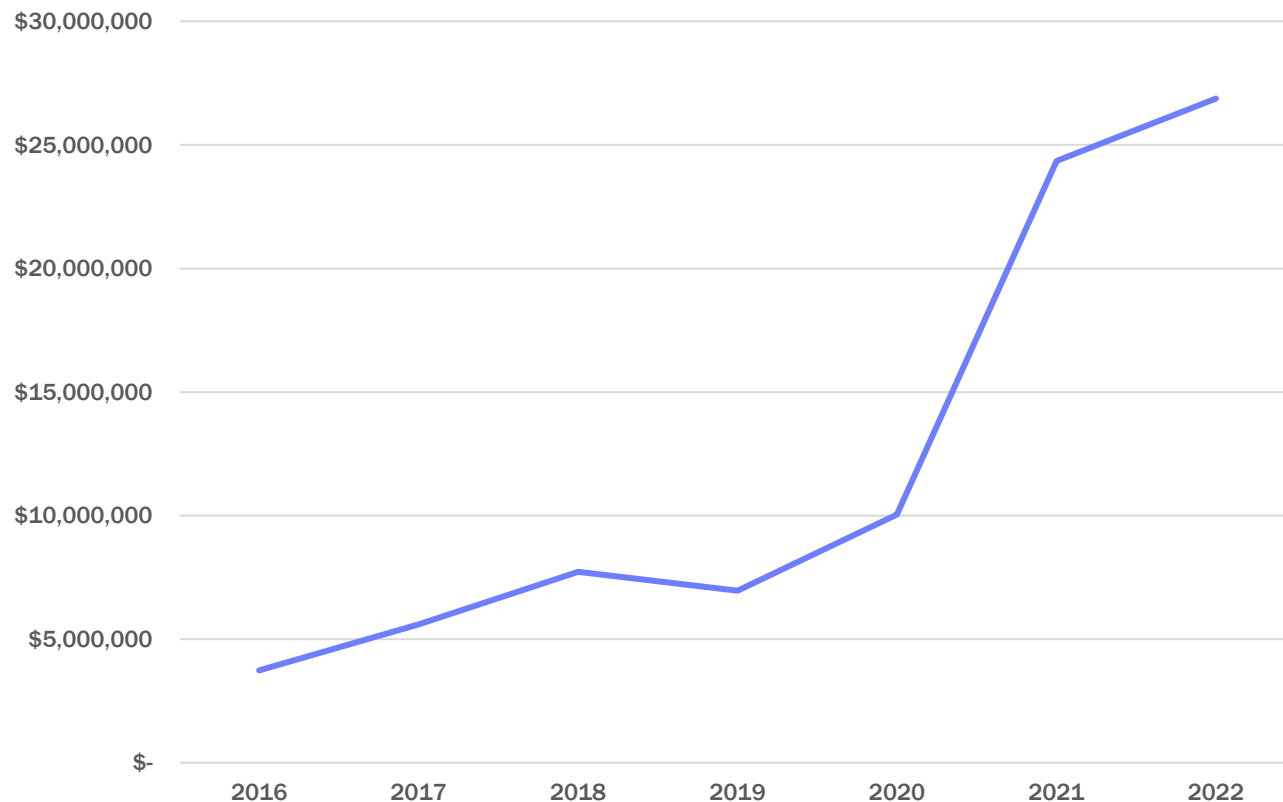
10 Units Funded

- 8 Units for Homeless
- 2 Units for HH with Developmental Disabilities

Photo: 118 State Street, Perth Amboy, NJ

INCREASED ALLOCATIONS

COMMITMENT & EXPENDITURE OF 2021 AND 2022 ALLOCATIONS



- **2021** Allocation to Commit: **\$19 Million** by September 2023
- **2022** Allocation to Commit: **\$24 Million** by September 2024

NHTF AMENDMENTS

PY 2021/PY 2022 SUBSTANTIAL AMENDMENT

- Increase unit count (maximum) to 8 units when using State Project Based Vouchers (PBVs)
- Provide capital-only funding when non-State PHAs issue PBVs for developments up to 25 units
- In order to qualify for the 9-to-25-unit projects, applicants must demonstrate PBV commitments by the issuing PHA or other equivalent entity throughout the affordability period (minimum 30 years) and shall comply with Davis-Bacon requirements
- Increase the maximum award to be calculated as the maximum per unit subsidy limits by bedroom MULTIPLIED the by the number of units. Therefore, instead of capping the total subsidy limit to \$1,000,000 (currently in place), applicants would be allowed to calculate total subsidy in the next slide

NHTF AMENDMENTS

PY 2021/PY 2022 SUBSTANTIAL AMENDMENT

Bedroom Size	STUDIO	1-BDR	2-BDR	3-BDR	4-BDR
Maximum Per Unit Subsidy	\$ 250,000	\$ 350,000	\$ 430,000	\$ 500,000	\$ 570,000
Maximum Project Subsidy (4-unit with State PBV)	\$1,000,000	\$1,400,000	\$1,720,000	\$2,000,000	\$2,280,000
Maximum Project Subsidy (8-unit with State PBV)	\$2,000,000	\$2,800,000	\$3,440,000	\$4,000,000	\$4,560,000
Maximum Project Subsidy (9-25-unit with non-State PBV)	\$2,250,000 - \$6,250,000	\$3,150,000 - \$8,750,000	\$3,870,000 - \$10,750,000	\$4,500,000 - \$12,500,000	\$5,130,000 - \$14,250,000

NHTF AMENDMENTS

PY 2021/PY 2022 SUBSTANTIAL AMENDMENT

- Permit **condominiums** in certain instances (SRO/Congregate units still not permitted)
- Increase **Developer Fee** up to **8%** consistent with DCA funding programs
- Add **extremely low-income senior citizens** to special needs populations
- Clarify **Environmental Provisions** vs. **ERR** requirements
- Allow ability to **Operationalize up to 1/3** of annual allocation

TEAM

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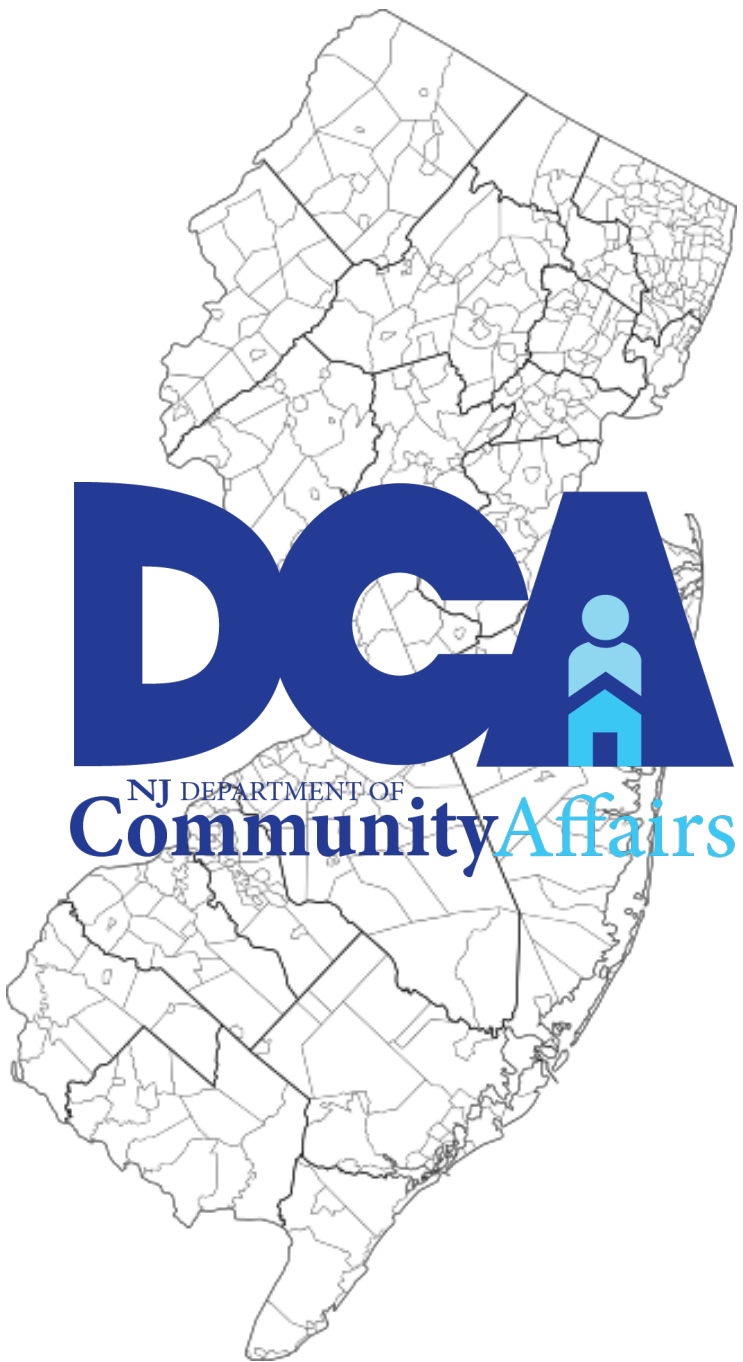
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THANK YOU

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