



NATIONAL LOW INCOME HOUSING COALITION

NLIHC's Summary of New Jersey's Draft HTF Allocation Plan Summary

State Designated Entity: Department of Community Affairs (DCA)

\$3,733,566 HTF Allocation for 2016

Affordability

Does not address affordability. However, DCA will award project-based vouchers to HTF projects.

Length of Affordability

Only mentions minimum of 30 years.

Preference or Limits to Population Served

Targeted to projects in which 100% of the units will serve people with **special needs**.

100% of projects funded will be rental projects for extremely low income (ELI) with **special needs**.

Merit of Project

First year of HTF, will provide additional points to projects in which 100% of the units will serve **re-entry population**. (Does not indicate how many additional points.)

Additional points for nonprofit developers, applicants with experience in serving special needs populations, and applicants with experience developing affordable housing. (Does not indicate how many additional points.)

Four selection criteria, without indication of relative priority.

- Geographic diversity – Projects located in areas of **high opportunity**, with access to public transportation, employment opportunities, and other community amenities.
- Experience, capacity, and ability to obligate funds and complete activities in a timely fashion – Demonstrated experience in developing affordable housing, prior success in meeting project and financial benchmarks, and feasible and reasonable project timelines and budgets.
- Ability to meet the state's priority housing needs – Projects that have demonstrated experience in **servicing special needs populations** and have a **supportive services plan**. In the **first year** of the HTF program, **additional points** will be awarded to projects that will serve the **re-entry population**.
- Leverage – Projects may apply for up to 100% of development costs from the NHTF. Additional points will be awarded to projects that demonstrate leverage from non-NHTF sources.

Renter/Homeowner

100% of projects funded will be **rental** projects for extremely low income (ELI) with special needs.

New Construction/Rehabilitation/Preservation

Acquisition and rehabilitation or new construction.

Eligible projects will have no more than 4 HTF units.

Plan to Use HTF for Operating Cost Assistance

No indication

Grant or Loan

Zero-interest non-amortizing loan.

Geographic Distribution

One of four selection criteria (without indication of relative importance):

Geographic diversity – Projects located in areas of high opportunity, with access to public transportation, employment opportunities, and other community amenities.

Affirmatively Furthering Fair Housing

One of four selection criteria (without indication of relative importance):

Geographic diversity – Projects located in areas of high opportunity, with access to public transportation, employment opportunities, and other community amenities.

Eligible Recipients

Nonprofit and for-profit.

Additional points for nonprofit developers, applicants with experience in serving special needs populations, and applicants with experience developing affordable housing. (Does not indicate how many additional points.)

Leveraging

One of four selection criteria (without indication of relative importance):

Leverage – Projects may apply for up to 100% of development costs from the NHTF. Additional points will be awarded to projects that demonstrate leverage from non-NHTF sources.

Maximum Per-Unit Subsidy

\$250,000 for 1-bedroom, \$300,000 for 2-bedroom, \$350,000 for 3-bedroom, \$400,000 for 4-bedroom

Maximum HTF Per Project

\$700,000

Mixed Income/Close Ties to LIHTC Program

No indication

Use of Subgrantees

No indication

Applicant Capacity

One of four selection criteria (without indication of relative importance):

Experience, capacity, and ability to obligate funds and complete activities in a timely fashion – Demonstrated experience in developing affordable housing, prior success in meeting project and financial benchmarks, and feasible and reasonable project timelines and budgets.