



A Guide to

# **Affordable Housing Funding Sources**

October 2008

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# Introduction

The purpose of this document is to provide a resource that outlines the affordable housing funding sources available at the Federal, State and Local levels as well as private sources. The programs listed in this document have been separated by production and non-production programs and then further organized by level of funding and responsible agency. Each program inventoried includes a brief description and a reference resource where the reader may find more information.

Appendix A is a matrix that tallies the funding sources together in order to illustrate the potential funding available to New Jersey entities to provide affordable housing in a 10 year period. This matrix does not include all of the programs listed in this document. For some of the Federal programs it is difficult to estimate how much money is allocated to New Jersey.

Inclusion in this document does not present an endorsement of the programs offered by these organizations, and COAH is not responsible for the accuracy of the information presented. All information included in this guide was obtained from current publications distributed by the listed funding organization, or materials found on the organization's web site. This is a working document and will be updated as information becomes available the funding amounts in the chart are present estimates and they will be updated online periodically as more recent information becomes available.

It is important to note that it is possible and encouraged to combine the funding sources listed within this document. For example the Low-income Housing Tax Credit can be combined with NJ Affordable Housing Trust fund monies as well as the USDA's Farm Labor Housing Program. The reader is encouraged to contact the individual funding agencies for more specific information on combining financial resources.



# Production Programs

## *Local Level Funding Sources*

### **Municipalities under COAH's Jurisdiction**

#### **Local Development Fee Ordinances**

Municipalities under COAH's jurisdiction may adopt local development fee ordinances. Local development fee ordinances may collect residential and non-residential development fees. Fees for residential development fees shall be a maximum of one and one half percent of the equalized assessed value. Non residential development fees may not exceed the state mandated two and one half percent.

Applicant Eligibility: Municipalities under COAH's jurisdiction.

For more information: <http://www.nj.gov/dca/coah/>

#### **Local Payment-in-lieu fees**

A municipality may, as an option to the on-site construction of affordable housing otherwise required by ordinance, provide for a payment in lieu of construction. The amount of payments in lieu of constructing affordable units on site shall be established by ordinance and consistent with COAH regulations.

Applicant Eligibility: Municipalities under COAH's jurisdiction.

For more information: <http://www.nj.gov/dca/coah/>

## *State Level Funding Sources*

### **NJ Department of Community Affairs**

#### **Urban Housing Assistance Fund**

Established through the Housing Rehabilitation and Assistance Program Act within the DCA, this program assists Urban Aid municipalities in the provision of housing through rehabilitation of existing buildings or the construction of new affordable housing. Money in this fund may be used by a municipality to provide assistance to a household with an income up to 120 percent of median household income for the housing region. The first \$20,000,000 collected from the statewide non residential development fee each year shall be deposited into the fund.

Applicant Eligibility: Urban Aid Municipalities



## **New Jersey Affordable Housing Trust Fund Balanced Housing Program**

Formerly known as the Neighborhood Preservation Non-lapsing Revolving Fund, the New Jersey Affordable Housing Trust Fund is a non-lapsing, revolving trust fund and acts as the repository for all State funds appropriated for affordable housing purposes. This includes the statewide nonresidential development fees, money reverting to the state from municipal affordable housing trust funds, or any other money earmarked by the Legislature for affordable housing purposes.

Applicant Eligibility: Municipalities that fall into one of the following categories:

1. It has received substantive certification from the Council on Affordable Housing;
2. It has entered into a judicially-approved compliance agreement to settle its fair share housing obligation;
3. It is subject to a court-ordered builder's remedy;
4. It has been designated as a receiving municipality under a regional contribution agreement and the project plan has been approved by the Council on Affordable Housing;
5. It has, at any time since Fiscal Year 1988, been eligible to receive State aid.

Applicant Eligibility: Priority is given to municipalities under COAH's jurisdiction.

For more information: <http://www.state.nj.us/dca/dh/bh/index.shtml>

## **Deep Subsidy Program**

Balanced Housing Deep Subsidy Program provides developers with capital above the Balanced Housing per unit subsidy to buy down the cost of producing additional rental and for-sale units for low-income individuals and families. The target population is at an income level less than 30% of area median income. The goal of the program is to increase the number of units built for lower income families.

For more information: <http://www.state.nj.us/dca/dh/bh/dsubsidy.shtml>

## **Municipal Land Acquisition Program (MLA)**

A program implemented by DCA through the Balanced Housing Program. Provides funds to eligible municipalities for acquisition of land and/or property for the construction of affordable housing. Affordable housing may be developed and/or owned by the municipality or by an agent of the municipality or the municipality may select a developer to build the affordable housing. The MLA program provides up to \$6 million to eligible municipalities for acquisition of land and/or property for the construction of affordable housing. The program is a valuable tool for municipalities to meet their affordable housing obligations before suitable land is lost to market rate development.

Form more information: <http://www.state.nj.us/dca/dh/bh/index.shtml>



## **Small Cities Community Development Block Grant**

Provide funds for economic development, housing rehabilitation, community revitalization and public facilities designated to benefit people of low and moderate-income or to address recent local needs for which no other source of funding is available.

Applicant Eligibility: Non-entitlement counties and municipalities

For more information: <http://www.state.nj.us/dca/dcr/sccdbg/index.shtml>

## **HOME–Housing Production Investment Fund**

Provides non-interest and interest bearing deferred loans and grants to for-profit and nonprofit developers for the purpose of creating affordable housing throughout the State. The program is administered in accordance with the Balanced Housing Program rules and regulations and the federal HOME regulations.

Applicant Eligibility: Funds are targeted to (1) Applications to the Balanced Housing Program that are feasible, but for which state funds are not available; (2) Applications from developers in municipalities where there is a demonstrated need for affordable housing, but are not eligible for Balanced Housing funds; and (3) Areas where there is demonstrated need for affordable housing and other sources of federal funds, such as HOME and Community Development Block Grants, are not available from the local jurisdiction.

For more information: <http://www.state.nj.us/dca/dh/homehpf/index.shtml>

## **HOME - CHDO Production Program**

Provides non-interest bearing, interest bearing and deferred loans, and grants to Certified State Community Housing Development Organizations for the purpose of creating affordable housing for low and moderate-income households throughout the state. The program is administered in accordance with the Balanced Housing Program rules and regulations and the federal HOME regulations.

Applicant Eligibility: Funds are targeted to (1) Applications to the Balanced Housing Program that are feasible, but for which state funds are not available; (2) Applications from developers in municipalities where there is a demonstrated need for affordable housing, but are not eligible for Balanced Housing funds; and (3) Areas where there is demonstrated need for affordable housing and other sources of federal funds, such as HOME and Community Development Block Grants, are not available from the local jurisdiction.

For more information: <http://www.state.nj.us/dca/dh/homechdo/index.shtml>



## **State Rental Assistance Program (SRAP)**

Assists in making safe and quality housing in the private rental market affordable to very low-income families by reducing housing costs through direct rent subsidy payments to landlords. Provides tenant-based and project-based assistance. Preferences have been set aside for the elderly aged 65 and above and for NJ Department of Human Services homeless referrals.

Applicant Eligibility: Very low-income households. The statewide program is available to residents in all New Jersey counties.

For more information: <http://www.state.nj.us/dca/dh/srap/index.shtml>

## **Neighborhood Revitalization Tax Credit Program**

The Neighborhood Revitalization Tax Credit Program (NRTC) provides business entities a 50% tax credit for funds provided to nonprofit entities carrying out comprehensive revitalization plans. Nonprofit entities must use at least 60% of the tax credit funds for housing and economic development; the remaining funds may be used for supportive services.

Applicant Eligibility: Nonprofit organizations located in municipalities that are eligible to receive aid under the “Special Municipal Aid Act” or “Abbott Districts.”

For more information: <http://www.state.nj.us/dca/dcr/nrtc/index.shtml>

## **NJ Housing and Mortgage Finance Agency**

### **CHOICE - Choices in Home Ownership Incentives Created for Everyone**

Provides a menu of home ownership production options that can be mixed and matched to meet local conditions and goals, allowing for a mix of income opportunities within a neighborhood or municipality. Subsidies are provided for the affordable housing units and emerging market units. The purchasers of the homes may be eligible for homebuyer below market interest-rate loans and closing cost/down payment assistance.

Applicant Eligibility: Developers

For more information: <http://www.nj.gov/dca/hmfa/biz/devel/choice/guidelines.pdf>

### **Home Express Program**

Streamlined approach to developers applying for both federal Low Income Tax Credits and DCA Balanced Housing Program funds. Prior to the implementation of Home Express, municipalities had to apply to DCA for Balanced Housing funds on behalf of the developer, with the developer applying directly to the HMFA for tax credits and bond financing. Developers can now make one application to HMFA for all three funding sources.

Applicant Eligibility: Nonprofit and for-profit developers.

For more information: <http://www.state.nj.us/dca/hmfa/biz/devel/multi/express.html>



## **Small Rental Project Loan Program (5-25 Program)**

First mortgage and subsidy financing for the acquisition, preservation and rehabilitation of existing or new construction multi-family housing projects. The 5-25 Program is designed to assist in the preservation and development of small projects by providing financing for rental housing projects between 5 and 25 units. In addition to first mortgage financing, per unit subsidies of up to \$50,000 are available.

Applicant Eligibility: Nonprofit and for-profit developers.

For more information: <http://www.state.nj.us/dca/hmfa/biz/devel/multi/small.html>

## **Housing Preservation Program**

Provides funding for the preservation of affordable housing units in HMFA-financed projects, other affordable units which would be lost to the market, and existing affordable units in need of substantial repair. The program provides for the acquisition, rehabilitation and repair of existing units including the refinancing of an existing mortgage.

Applicant Eligibility: Nonprofit and for-profit developers.

For more information: <http://www.state.nj.us/dca/hmfa/biz/devel/multi/guidelines.html>

## **Low-Income Housing Tax Credits**

Federal Low-Income Housing Tax Credits provide a dollar-for-dollar reduction in federal tax liability and act as a catalyst to attract private investment into the affordable housing market. The additional capital mitigates the debt burden incurred in the construction and rehabilitation development process. Per capita tax credits are available through competitive rounds each year. State regulations and the Internal Revenue Code impose minimum construction/rehabilitation requirements. Once credits are allocated, the project must maintain continuous compliance with the program for a minimum of 15 years. Affordability restrictions on rent and income are imposed for a minimum of 15 years.

Applicant Eligibility: Developers of affordable housing.

For more information: <http://www.nj.gov/dca/hmfa/biz/devel/lowinc/>



## **Special Needs Housing Trust Fund**

The Special Needs Housing Trust Fund, pursuant to the Special Needs Housing Trust Fund Act, P.L. 2005, c. 163, provides capital financing to create permanent supportive housing and community residences for individuals with special needs, with priority given to individuals with mental illness. Administered through HMFA, this special, non-lapsing revolving fund is designed to develop special needs housing and residential opportunities as alternatives to institutionalization or homelessness for those who would benefit from these programs and to ensure the long-term viability of such housing. The Trust Fund provides capital financing in the form of loans, grants, and other financial vehicles and investments to eligible nonprofit and for-profit developers as well as government entities at the state, county and municipal levels, for special needs housing projects costs, including the acquisition of land, building(s), rehabilitation, new construction, or conversion of building(s) as permanent or trans-permanent rental apartments/units and community residences for people with special needs. Funding for rent and operating subsidies and supportive services is not available through the Trust Fund.

Applicant Eligibility: Developers of supportive housing

For more information: <http://www.state.nj.us/dca/hmfa/biz/devel/specneed/trust.html>

## **Special Needs Revolving Loan Program**

This low-interest financing program is designed to provide financing for projects intended to serve populations eligible for established HMFA special needs programs as well as newly emerging special needs populations identified by State agencies.

Applicant Eligibility: For-profit and nonprofit organizations developing housing for individuals and families with special needs.

For more information: <http://www.state.nj.us/dca/hmfa/biz/devel/specneed/guidelines.pdf>

## **Transitional and Permanent Housing Loan Program for Aging out Youth**

Provides low-interest financing to organizations and public entities developing service enriched transitional and permanent housing opportunities for youth aging out of foster care, homeless youth and youth leaving the Juvenile Justice System.

Applicant Eligibility: For-profit and nonprofit organizations and public entities

For more information: <http://www.nj.gov/dca/hmfa/biz/devel/specneed/programs.html#1>



## ***Federal Level Funding Sources***

### **The Housing and Economic Recovery Act of 2008**

**Public Law No: 110-289**

#### **National Housing Trust Fund**

It is a permanent program with a dedicated source of funding not subject to the annual appropriations process. Funds for the Housing Trust Fund will come from annual contributions made by Fannie Mae and Freddie Mac. The amount will be based on a percentage of each company's annual new business. However, 25% of the funds each year must first go to a reserve fund at the Treasury to offset scoring problems. The remaining 75% of the funds will be divided between the Housing Trust Fund, which gets 65%, and a new Capital Magnet Fund that gets 35%. For the first three years, a percentage of the funds (100% in FY09, 50% in FY10, and 25% in FY11) will be diverted to a reserve fund to cover losses that the FHA might incur refinancing troubled mortgages through the new HOPE for Homeowners program.

At least 90% of the funds must be used for the production, preservation, rehabilitation, or operation of rental housing. Up to 10% can be used for the following homeownership activities for first-time homebuyers: production, preservation, and rehabilitation; down payment assistance, closing cost assistance, and assistance for interest rate buy-downs. At least 75% of the funds for rental housing must benefit extremely low income households and all funds must benefit very low income households.

The Trust Funds will be administered by HUD, which will provide grants to states, which will designate a state housing finance agency, housing and community development entity, a tribal designated housing entity, or any other qualified agency to receive the grants.

Eligible recipients of grants from the states are organizations and agencies (for-profit and non-profit) that demonstrate 1) the experience and capacity to produce the kind of housing the program calls for, 2) the financial capacity to undertake the eligible activity, and 3) familiarity with federal, state, and local housing programs.

#### **Capital Magnet Fund**

This will be an account within the Community Development Financial Institutions Fund at the Department of Treasury, which is also allowed to receive additional funding from other sources. Eligible recipients are Treasury-certified Community Development Financial Institutions or non-profits that have at least one of their purposes as the development or management of affordable housing.

Eligible recipients can apply for a competitive grant through the Treasury to help develop, preserve, purchase, and rehabilitate affordable housing for mostly extremely low, very low, and low income families. Grant funds may also be used for economic development or community service facilities in conjunction with affordable housing to help stabilize a low-income or rural area.

The CMF may also be used to provide loan loss reserves, to capitalize a revolving loan fund or an affordable housing fund, or for risk-sharing loans.



## Emergency Assistance for Abandoned and Foreclosed Homes

### Neighborhood Stabilization Program Grants

The Housing Recovery Act authorizes the use of up to \$3.92 billion in funds appropriated in fiscal year 2008 for neighborhood stabilization to help states and localities purchase and/or rehabilitate abandoned or foreclosed properties.

The funds will be allocated, by a formula, to states and local governments with the greatest need. Priority for allocation of funds will be given to those jurisdictions with the highest percentage of foreclosures, jurisdictions with the highest percentage of homes financed by a subprime loan, and jurisdictions identified as likely to face a significant rise in the rate of home foreclosure. No state may receive less than 0.5 percent of funds made available under this program.

These funds may be used to assist households with incomes up to 120 percent of area median income (MI), and 25 percent of the funds must be targeted to households with incomes at or below 30 percent of AMI. The legislation requires that all properties sold, rented, or redeveloped using these funds be made affordable for the maximum feasible term and to the greatest extent practicable.

Sources: [http://www.nlihc.org/detail/article.cfm?article\\_id=5393](http://www.nlihc.org/detail/article.cfm?article_id=5393)  
<http://www.ballardspahr.com/press/article.asp?ID=2133>

For more information: [http://frwebgate.access.gpo.gov/cgi-bin/getdoc.cgi?dbname=110\\_cong\\_bills&docid=f:h3221enr.txt.pdf](http://frwebgate.access.gpo.gov/cgi-bin/getdoc.cgi?dbname=110_cong_bills&docid=f:h3221enr.txt.pdf)  
<http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/>



## US Department of Housing and Urban Development

### The HOME Program: HOME Investment Partnerships

HOME provides formula grants to States and localities that communities use-often in partnership with local nonprofit groups-to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Applicant Eligibility: States, cities, urban counties, and consortia (contiguous units of local governments with a binding agreement).

For more information: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/>

### Community Development Block Grants (Entitlement Communities)

The program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. Entitlement communities develop their own programs and funding priorities. However, grantees must give maximum feasible priority to activities which benefit low- and moderate-income persons.

Grantee Eligibility: Metropolitan cities and urban counties are entitled to receive annual grants. Metropolitan cities are principal cities of Metropolitan Areas (MAs) or other cities within MAs that have populations of at least 50,000. Urban counties are within MAs and have a population of 200,000 or more (excluding the population of metropolitan cities within their boundaries).

For more information:

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/entitlement/index.cfm>

### Community Development Block Grants (Section 108 Loan Guarantee)

HUD offers communities a source of financing for housing rehabilitation, economic development, and large-scale physical development projects. As with the CDBG program, all projects and activities must meet CDBG's primary objective (use of 70 percent of funds must benefit low- and moderate-income persons) and one of the following three national objectives: (a) principally benefit low- and moderate-income persons, (b) assist in eliminating or preventing slums or blight, or (c) assist with community development needs having a particular urgency. The applicant pledges its current and future CDBG funds as the principal security for the loan guarantee.

Applicant Eligibility: Metropolitan cities and urban counties that receive entitlement grants may apply directly to HUD for loan guarantee assistance. Non-entitlement communities under the state CDBG program may also apply, but must have a pledge of their state's CDBG funds from the appropriate agency. Non-entitlement communities in Hawaii may also apply directly to HUD



for loan guarantee assistance. The public entity applicant may issue the Section 108-guaranteed obligation itself, or it may designate a local public agency with the necessary legal authority to do so.

For more information:

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/108/index.cfm>

### **Revitalization of Severely Distressed Public Housing (HOPE VI)**

Any public housing authority (PHA) that operates public housing units is eligible to apply for HOPE VI grants. HOPE VI permits expenditures for the capital costs of demolition, construction, rehabilitation and other physical improvements, development of replacement housing, and community & supportive services. It encourages PHAs to seek new partnerships with private entities to create mixed-finance and mixed-income affordable housing that is radically different from traditional public housing "projects."

PHAs administer the program, and can use the grants in conjunction with modernization funds or other HUD funds, as well as municipal and State contributions, public and private loans, and low-income tax credit equity.

Applicant Eligibility: Public housing agencies and, for Main Street Grants only, "smaller communities" as defined in Section 24(n).

For more information: <http://www.hud.gov/offices/pih/programs/ph/hope6/about/description.cfm>

### **Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program**

This program assists very low-income, single, homeless individuals in obtaining decent, safe, and sanitary housing in privately owned, rehabilitated buildings. Under the SRO program, HUD enters into annual contributions contracts (ACCs) with public housing agencies (PHAs) in connection with the moderate rehabilitation of residential properties in which some or all of the dwelling units may contain either food preparation or sanitary facilities. These PHAs make Section 8 rental assistance payments to participating landlords on behalf of homeless individuals who rent the rehabilitated dwellings.

The rental assistance payments generally cover the difference between 30 percent of the tenant's adjusted income and the unit's rent, which must be within the fair market limit established by HUD.

Applicant Eligibility: HUD selects PHAs and private nonprofit organizations for funding on the basis of a national continuum of care competition, in which applicants must demonstrate a need for the assistance and the ability to undertake and carry out the SRO program.

For more information: <http://www.hud.gov/offices/cpd/homeless/programs/sro/index.cfm>



## **Supportive Housing Program**

Grants offered through a competitive process for new construction, acquisition, rehabilitation, or leasing of buildings to provide transitional or permanent housing, as well as supportive services to homeless individuals and families. Projects are designed to assist homeless persons to move into independent living. Residents may live in transitional housing for up to 24 months.

Residents must be disabled to be eligible for permanent housing assistance that imposes no limit on their client tenancy.

Applicant Eligibility: State or local governmental entities, private nonprofit organizations, or community mental health associations that are public nonprofit organizations.

For more information: <http://www.hud.gov/offices/cpd/homeless/programs/shp/index.cfm>

## **Housing Opportunities for Persons with AIDS (HOPWA)**

Provides formula allocations and competitively awarded grants to eligible states, cities, and nonprofit organizations to provide housing assistance and related supportive services to meet the housing needs of low-income persons and their families living with HIV/AIDS. Grants may be used to provide a variety of forms of rental housing assistance, including emergency and transitional housing, shared housing arrangements, community residences, and single room occupancy dwellings (SROs).

Applicant Eligibility: States, units of local governments, and nonprofit organizations.

For more information: <http://www.hud.gov/offices/cpd/aidshousing/programs/index.cfm>

## **Supportive Housing for the Elderly (Section 202)**

Capital advances are made to eligible private, nonprofit sponsors to finance the development of rental housing with supportive services for the elderly. The advance is interest free and does not have to be repaid so long as the housing remains available for very low-income elderly persons for at least 40 years. Project rental assistance covers the difference between the HUD-approved operating cost of the project and the tenants' contributions toward rent (usually 30 percent of monthly adjusted income).

Applicant Eligibility: Private, nonprofit organizations and consumer cooperatives may qualify for assistance, and may partner with private, for-profit entities so long as the sole general partner is a nonprofit organization that meets the statutory requirements.

For more information: <http://www.hud.gov/offices/hsg/mfh/progdesc/eld202.cfm>



## **Supportive Housing for Persons with Disabilities (Section 811)**

HUD provides interest-free capital advances to nonprofit sponsors to help them finance the development of rental housing such as independent living projects, condominium units and small group homes with the availability of supportive services for persons with disabilities. The capital advance can finance the construction, rehabilitation, or acquisition with or without rehabilitation of supportive housing. The advance does not have to be repaid as long as the housing remains available for very low-income persons with disabilities for at least 40 years. HUD also provides project rental assistance.

The available program funds for a fiscal year are allocated to HUD's local offices according to factors established by the Department.

Applicant Eligibility: Nonprofit organizations with a Section 501(c)(3) IRS tax exemption may qualify for assistance, and may partner with private, for-profit entities so long as the sole general partner is a nonprofit organization that meets the statutory requirements.

For more information: <http://www.hud.gov/offices/hsg/mfh/progdesc/disab811.cfm>

## **Assisted-Living Conversion Program (ALCP)**

This program provides funding for the physical costs of converting some or all of units in an eligible development into an assisted-living facility (ALF), including the unit configuration, common and services space, and any necessary remodeling consistent with HUD's or the state's statute or regulations (whichever is more stringent). Only private nonprofit owners of Section 202, Section 8 project-based [including Rural Housing Services' Section 515], Section 221(d)(3) BMIR, Section 236 housing developments that are designated primarily for occupancy by the elderly for at least five years are eligible for funding.

Applicant Eligibility: Private nonprofit owners of Section 202, Section 8 project-based (including Rural Housing Services Section 515), Section 221(d)(3) Below Market Interest Rate, and Section 236 housing developments that are designated primarily for occupancy by the elderly. Furthermore, the existing project must be at least 5 years old.

For more information: <http://www.hud.gov/offices/hsg/mfh/progdesc/alcp.cfm>



## US Department of Agriculture

### Farm Labor Housing Program (Section 514)

Farm Labor Housing loans and grants are provided to buy, build, improve, or repair housing for farm laborers, including persons whose income is earned in aquaculture (fish and oyster farms) and those engaged in on-farm processing. Funds can be used to purchase a site or a leasehold interest in a site; to construct housing, day care facilities, or community rooms; to pay fees to purchase durable household furnishings; and to pay construction loan interest. Loans are for 33 years at 1% interest, except as noted above. Grants may cover up to 90% of development costs. The balance may be a Farm Labor Housing Program loan.

Applicant Eligibility: Loans are made to farmers, associations of farmers, family farm corporations, Indian tribes, nonprofit organizations, public agencies, and associations of farm workers. Grants are made to farm worker associations, nonprofit organizations, Indian tribes, and public agencies.

For more information: [http://www.rurdev.usda.gov/rhs/mfh/dev\\_splash.htm#Farm%20labor](http://www.rurdev.usda.gov/rhs/mfh/dev_splash.htm#Farm%20labor)

### Rural Rental Housing Program (Section 515)

Rural Rental Housing Loans are direct, competitive mortgage loans made to provide affordable multifamily rental housing for very low-, low-, and moderate-income families; the elderly; and persons with disabilities. There are four variations of the Section 515 loan program. They are Cooperative Housing, Downtown Renewal Areas, Congregate Housing or Group Homes for Persons with Disabilities, and the Rural Housing Demonstration Program.

Applicant Eligibility: The program is adaptable for participation by a wide variety of owners. Loans can be made to individuals, trusts, associations, partnerships, limited partnerships, State or local public agencies, consumer cooperatives, and profit or nonprofit corporations.

For more information: [http://www.rurdev.usda.gov/rhs/mfh/dev\\_splash.htm#Rural%20Rental](http://www.rurdev.usda.gov/rhs/mfh/dev_splash.htm#Rural%20Rental)



## ***Private Funding Sources***

### **Home Loan Bank of New York**

#### **Affordable Housing Program**

The Affordable Housing Program provides subsidized advances and grants to Home Loan Bank members to help households earning 80% or less of the area median income purchase or maintain their homes. It also enables organizations to purchase, rehabilitate or construct apartment buildings in which at least 20% of the units are affordable to households earning 50% or less of area median income.

Applicant Eligibility: funds are awarded to members who submit applications on behalf of project sponsors who are planning to purchase, rehabilitate or construct affordable homes or apartments.

For more information: <http://www.fhlbny.com/community/ahp/ahp.htm>

### **Federal Home Loan Bank of Pittsburgh**

#### **Affordable Housing Program**

Each year, FHLBank Pittsburgh sets aside approximately 10 percent of its net income to fund the Affordable Housing Program (AHP). The AHP supports projects that provide affordable housing to individuals and families whose incomes are defined as low (51 to 80 percent of area median) or very low (50 percent and below of area median). Low income is just one of many common denominators AHP-eligible individuals and families share. As a result, AHP funds are increasingly being channeled toward projects that provide special-needs populations — such as the mentally/physically disabled, frail elderly, persons with HIV/AIDS, persons recovering from drug/alcohol addiction or victims of domestic violence — with counseling, vocational and educational services, medical support and other forms of assistance, in addition to housing.

Applicant Eligibility: Projects must meet FHLBank's feasibility [guidelines](#). Maximum subsidy amount of \$650,000 may be allocated to each project.

For more information: <http://www.fhlp-pgh.com/housing-and-community/programs/affordable-housing-program.html>

### **The Home Depot Foundation**

#### **Affordable Housing Built Responsibly**

Through the Affordable Housing Built Responsibly grant program, The Home Depot Foundation invests millions of dollars each year in nonprofit organizations whose missions align with the Foundation's interests in supporting the production and preservation of affordable, efficient and healthy housing.

For more information: <http://www.homedepotfoundation.org/housing.html>



## **Non-Production Programs**

### ***State Level Funding Sources***

#### **NJ Department of Community Affairs**

##### **Neighborhood Revitalization Tax Credit Program**

The Neighborhood Revitalization Tax Credit Program (NRTC) provides business entities a 50% tax credit for funds provided to nonprofit entities carrying out comprehensive revitalization plans. Nonprofit entities must use at least 60% of the tax credit funds for housing and economic development; the remaining funds may be used for supportive services.

Applicant Eligibility: Nonprofit organizations located in municipalities that are eligible to receive aid under the “Special Municipal Aid Act” or “Abbott Districts.”

For more information: <http://www.state.nj.us/dca/dcr/nrtc/index.shtml>

##### **American Dream Downpayment Initiative (ADDI)**

Accumulating the funds for down payment and closing costs is a common barrier to potential homeowners. The American Dream Downpayment Initiative is available to participants in the Agency’s Home Buyer Program who earn less than 80% of HUD’s county median-income adjusted for family size. The program offers a second mortgage for down payment and/or closing costs up to lesser of \$10,000 or 6% of the purchase price, but in no case less than \$1,000. Eligible costs include down payment and closing costs. Up to 20% of the American Dream Downpayment Initiative funds will be made available for eligible rehabilitation costs. These costs include reduction of lead paint hazards, remediation of health and safety code violations, accessibility enhancements for the disabled, and certain other costs allowed by HUD.

Applicant Eligibility: Eligible households are those which qualify and receive financing under the Agency’s Home Buyer Program and whose income is less than 80% of the maximum income permitted under the HUD median income based on family size and county of purchase.

For more information: <http://www.state.nj.us/dca/dh/announcements/fy08finalconplandraft.pdf>

##### **HOME Tenant-Based Rental Assistance (TBRA)**

Provides tenant-based rental assistance to families with special needs and, in some cases, to eligible, in-place residents of a rental project being rehabilitated under the HOME program.

Applicant Eligibility: Households who have graduated from transitional housing programs that meet the Division's guidelines for such programs, and households where the head of household is elderly or disabled.

For more information: <http://www.state.nj.us/dca/dh/hometbra/index.shtml>



## **Housing Opportunities for Persons with HIV/AIDS (HOPWA)**

The DCA administers this program on behalf of the New Jersey Department of Health and Senior Services (DHSS). HOPWA enables eligible persons with HIV/AIDS and their families to secure decent safe and sanitary housing in the private rental market by subsidizing a portion of the household's monthly rent.

Applicant Eligibility: A low-income individual living alone, or as a head of household, or an eligible child residing with a parent or legal guardian who is HIV/AIDS positive is qualified to receive permanent tenant-based rental assistance.

For more information: <http://www.state.nj.us/dca/dh/hopwa/index.shtml>

## **Emergency Shelter Grant Program**

The purpose of the Emergency Shelter Grant (ESG) program is to assist units of government and nonprofit organizations in their efforts to provide services to homeless individuals and families. The Emergency Shelter Grant Program monies are primarily used to fund the capital costs to rehabilitate properties to create new emergency shelters and transitional housing facilities and to eliminate health and safety violations in existing emergency shelters. The Emergency Shelter Grant Program is under the umbrella of the Shelter Support Program. The Shelter Support Program seeks to look at homelessness in a comprehensive way. So, in addition to bricks and mortar activities provided for through the ESG program, the Shelter Support Program encourages and participates in a continuum of care approach to service the many needs of homeless individuals and families.

Applicant Eligibility: All units of government or private, nonprofit organizations throughout New Jersey may apply for funding. A private, nonprofit organization may either apply directly or through a unit of government.

For more information: <http://www.state.nj.us/dca/dh/sheltersupport/index.shtml>

## **Office of Housing Advocacy (OHA) Performance Grants to Nonprofits**

Provides operating support for nonprofit organizations developing affordable housing. Continuation grants are based on grantee agencies' performance.

Applicant Eligibility: Nonprofit organizations.

For more information: <http://www.state.nj.us/dca/dh/oha/index.shtml>



## **Section 8 Housing Choice Voucher Program**

Assists in making safe and quality housing in the private rental market affordable to very low-income families by reducing housing costs through direct rent subsidy payments to landlords. Based on the premise that housing costs (rents and utilities) should not exceed 30 percent of a family's income, the program provides annual funds for rental subsidies to a limited number of very low-income applicants (special emphasis is placed on assisting special needs residents in their efforts to live independently in the community).

Applicant Eligibility: Very low-income families; single individuals over 62 years of age; or individuals with special needs. The statewide program is available to residents of all New Jersey counties. Additional Section 8 Existing Housing programs are administered throughout the state by a number of municipal and county authorities.

For more information: <http://www.state.nj.us/dca/dh/section8/index.shtml>

## **Section 8 Homeownership Program**

Allows families who are receiving Section 8 rental assistance to use that assistance to help pay the mortgage on a home they buy. In order to qualify, the family must be a first-time homebuyer, be employed full time for at least one year with a minimum annual income of \$10,300 (except for elderly and disabled), have decent credit and successfully complete housing counseling sessions. Efforts are currently underway to raise the minimum required income limit from \$10,300 to \$20,800

Applicant Eligibility: Participants in the Housing Choice Voucher Program

For more information: <http://www.state.nj.us/dca/dh/sect8ho/index.shtml>

## **State Rental Assistance Program (SRAP)**

Assists in making safe and quality housing in the private rental market affordable to very low-income families by reducing housing costs through direct rent subsidy payments to landlords. Provides tenant-based and project-based assistance. Preferences have been set aside for the elderly aged 65 and above and for NJ Department of Human Services homeless referrals.

Applicant Eligibility: Very low-income households. The statewide program is available to residents in all New Jersey counties.

For more information: <http://www.state.nj.us/dca/dh/srap/index.shtml>



## **NJ Housing and Mortgage Finance Agency**

### **Multi-Family Rental Housing Program**

Provides low-interest financing through the sale of tax-exempt and taxable multi-family housing revenue bonds for construction, rehabilitation and/or permanent financing loans for the creation and/or preservation of multi-unit rental housing for low- and moderate-income families and individuals.

Applicant Eligibility: Nonprofit and for-profit developers.

For more information: [http://www.state.nj.us/dca/hmfa/biz/devel/multi/multi\\_fin\\_guide.html](http://www.state.nj.us/dca/hmfa/biz/devel/multi/multi_fin_guide.html)

### **Construction Loan Program**

Construction financing for Public Housing Authority HOPE VI HUD Turnkey Housing or other construction only projects. Program provides financing for up to 90 percent of construction project costs.

Applicant Eligibility: Nonprofit and for-profit developers.

For more information: <http://www.state.nj.us/dca/hmfa/biz/devel/multi/turnkey.html>

### **New Jersey Community Housing Demonstration Programs**

The New Jersey Community Housing Demonstration Programs include an array of programs established in partnership with the Department of Human Services' (DHS) Divisions of Developmental Disabilities, Mental Health Services and Youth and Family Services, and the Commission for the Blind and Visually Impaired. These programs assist project sponsors by providing low-interest financing to develop innovative and flexible housing opportunities with support services for individuals and families.

Applicant Eligibility: non-profit, for-profit developers and/or municipalities

For more information: <http://www.state.nj.us/dca/hmfa/biz/devel/specneed/disabled.html>



## **New Jersey Highlands Council**

### **COAH Grants**

These grants provide funding to assist municipalities in developing local master plan housing elements for submittal to COAH in order to obtain substantive certification and complete third round COAH submissions. Grants are also available to municipalities that have yet to receive COAH substantive certification to assist municipalities in addressing affordable housing obligations. Municipalities that have already received a COAH grant from the Highlands Council are ineligible to reapply at this time.

Applicant Eligibility: Municipalities in the Highlands Region.

For more information: [Guidelines COAH No Sub Cert](#) or [Guidelines COAH Third Round](#)

## **New Jersey Meadowlands Commission**

### **Sustainable Communities Planning Service**

NJMC planners help District Municipalities in the preparation of affordable housing plans for certification by the state Council on Affordable Housing. This coincides with the NJMC's effort to expand its participation in the development of affordable housing in the District.

Applicant Eligibility: Municipalities in the Meadowlands Region

For more information: <http://www.njmeadowlands.gov/municipal/energy/scps.html>

## **Casino Reinvestment Development Authority (CRDA)**

### **CRDA Project Funding**

Beginning in 1984, below market rate project financing became available statewide through the Casino Reinvestment Development Authority (CRDA). Loans obtained from the CRDA may provide for the planning, acquisition, construction, reconstruction, demolition, rehabilitation, conversion, repair or alteration of buildings or facilities to provide decent, safe and sanitary dwelling units for persons of low, moderate, median range, and middle income in need of housing, and to provide mortgage financing for such units.

Applicant Eligibility: First priority given to projects in Atlantic City and Atlantic County, but CRDA has financed projects throughout New Jersey.

For more information: <http://www.njcrda.com/projectfunding.html>



## ***Federal Level Funding Sources***

### **Community Reinvestment Act of 1977**

The federal Community Reinvestment Act, which was passed in 1977, requires that all FDIC insured banks, savings banks and savings and loan associations, whether State or Federally chartered, conduct lending activities within their assessment areas.

Larger institutions are also subject to investment, service and community development tests. The goal is to require institutions to serve the areas in which they have a physical presence. To this end, the basic requirement on institutions for CRA compliance is that they ascertain and meet the financial services needs of their assessment areas. Although institutions have considerable latitude in defining their assessment areas, they must include all areas in which they have offices and they may not arbitrarily exclude low and moderate income census tracts.

For more information contact your local financial institution and:

[http://www.state.nj.us/dobi/division\\_banking/depositories/bcra.htm](http://www.state.nj.us/dobi/division_banking/depositories/bcra.htm)

### **US Department of Housing and Urban Development**

#### **Brownfields Economic Development Initiative (BEDI)**

Grants for redevelopment of brownfields are to be used in conjunction with Section 108 Loan Guarantee assistance for the same project. BEDI funds may be used for virtually all activities eligible under the CDBG program, and also in conjunction with other CDBG and Section 108 Loan Guarantee proceeds, and must comply with national objectives and other eligibility requirements. The Section 108 funds must be a new commitment and be used to assist the same project as the BEDI funds.

Applicant Eligibility: CDBG recipients.

For more information:

<http://www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm>

#### **American Dream Downpayment Initiative**

ADDI aims to increase the homeownership rate, especially among lower income and minority households, and to revitalize and stabilize communities. ADDI will help first-time homebuyers with the biggest hurdle to homeownership: downpayment and closing costs. ADDI will provide downpayment, closing costs, and rehabilitation assistance to eligible individuals. The amount of ADDI assistance provided may not exceed \$10,000 or six percent of the purchase price of the home, whichever is greater. The rehabilitation must be completed within one year of the home purchase. Rehabilitation may include, but is not limited to, the reduction of lead paint hazards and the remediation of other home health hazards.

Applicant Eligibility: Individuals must be first-time homebuyers interested in purchasing single family housing. Additionally, individuals who qualify for ADDI assistance must have incomes not exceeding 80% of area median income.

For more information: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/addi/>



## **Public Housing Homeownership (Section 32)**

The new public housing homeownership program (the Section 32 program) replaces the public housing homeownership program that was authorized by Section 5(h) of the U.S. Housing Act of 1937. The program offers public housing agencies (PHAs) a flexible way to sell public housing units to low-income families, with preference given to current residents of the unit(s) being sold. The program helps low-income families purchase homes through an arrangement that benefits both the buyer and the public housing agency that sells the unit. PHAs can retain and reuse the proceeds of the sale of public housing units to meet other low-income housing needs.

Applicant Eligibility: Public housing agencies.

For more information: <http://www.hud.gov/offices/pih/centers/sac/homeownership/index.cfm>

## **Renewal of Section 8 Project-Based Rental Assistance**

HUD renews Section 8 project-based housing assistance payments (“HAP”) contracts with owners of multifamily rental housing already assisted with project-based Section 8 renewal assistance. Project sponsors are private owners, both profit-motivated and nonprofit or cooperative organizations. Very low-income families whose incomes do not exceed 50 percent of the median income for the area are eligible to occupy the assisted units. A limited number of available units may be rented to low-income families whose incomes are between 50 percent and 80 percent of median income for the area.

Applicant Eligibility: Project sponsors are private owners, both profit-motivated and nonprofit or cooperative organizations.

For more information: Contact HUD field office.

## **Housing Choice Voucher Program**

Assists very low-income families, the elderly, and the disabled to afford decent, safe and sanitary housing. Rental units must meet minimum housing quality standards. A housing subsidy is paid to the landlord directly on behalf of the participating family. The family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

Applicant Eligibility: Public housing agencies.

For more information: [http://www.hud.gov/offices/pih/programs/hcv/about/fact\\_sheet.cfm](http://www.hud.gov/offices/pih/programs/hcv/about/fact_sheet.cfm)



## Shelter Plus Care (S+C)

Rental assistance must be matched by an equal value in cash or in-kind provided by the grantee from federal or private sources to be used for supportive services. Funds are awarded by a nationwide competition. Program participants must be homeless with disabilities. Rental assistance is provided through four S+C components:

- Tenant-based Rental Assistance (TRA)
- Sponsor-based Rental Assistance (SRA)
- Project-based Rental Assistance (PRA)
- Section 8 Moderate Rehabilitation for Single Room Occupancy (SRO)

Applicant Eligibility: States and units of general local government.

For more information: <http://www.hud.gov/offices/cpd/homeless/programs/splusc/index.cfm>

## Emergency Shelter Grants (ESG) Program

The Emergency Shelter Grants program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of the shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs. ESG funds are available for the rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of the facility, essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling, childcare, etc.), homeless prevention, and grant administration. Grantees, except for state governments, must match ESG grant funds dollar for dollar with their own locally generated amounts. These local amounts can come from the grantee or recipient agency or organization; other federal, state and local grants; and from "in-kind" contributions such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

Applicant Eligibility: State governments, large cities, urban counties, and U.S. territories, receive ESG grants and make these funds available to eligible recipients, which can be either local government agencies or private nonprofit organizations.

For more information: <http://hudhre.info/index.cfm?do=viewEsgDeskguide>



## **Rural Housing and Economic Development Program**

Provides for capacity building at the state and local level for rural housing and economic development and to support innovative housing and economic development activities in rural areas. Funds made available under this program are awarded competitively on an annual basis through a selection process conducted by HUD. Eligible applicants are local rural non-profits, community development corporations (CDCs), federally recognized Indian tribes, state housing finance agencies (HFAs), and state community and/or economic development agencies.

Applicant Eligibility: Local rural nonprofit organizations, community development corporations, federally recognized Indian tribes, state housing finance agencies, and state economic development and/or community development agencies.

For more information:

<http://www.hud.gov/offices/cpd/economicdevelopment/programs/rhed/index.cfm>

## **Self-Help Homeownership Opportunity Program (SHOP)**

SHOP authorizes HUD to make competitive grants to national and regional nonprofit organizations and consortia that have experience in providing or facilitating self-help housing opportunities. Grants are to be used by the grantee or its affiliates for eligible expenses in connection with developing non-luxury housing for low-income families and persons who otherwise would be unable to purchase a house. Homebuyers must contribute a significant amount of sweat equity toward the construction of their homes.

SHOP also requires community participation through volunteers who assist the homebuyers on the construction of the homes. Current SHOP grantees working in NJ: Habitat for Humanity.

Applicant Eligibility: National and regional nonprofit organizations and consortia.

For more information:

<http://www.hud.gov/offices/cpd/affordablehousing/programs/shop/index.cfm>

## **Self-Help Housing Property Disposition**

Makes surplus federal properties available through sale at less than fair market value to states, their subdivisions and instrumentalities, and nonprofit organizations. The property must be used for self-help housing for low-income persons. Residents of the property must make a substantial contribution of labor toward the construction, rehabilitation, or refurbishment of the property. HUD has the right to take the property back if it is not used in accordance with program requirements.

Applicant Eligibility: State and local governments.

For more information: Contact HUD field office.



## **Public Housing Operating Fund**

HUD provides operating subsidies to PHAs to help them meet operating and management expenses. A PHA can use operating funds for operating and management costs, including administration, routine maintenance, anti-crime and anti-drug activities, resident participation in management, insurance costs, energy costs, and costs, as appropriate, related to the operation and management of mixed finance projects, among other things.

Applicant Eligibility: Public housing agencies.

For more information: Contact HUD field office.

## **Public Housing Capital Fund**

Capital and management funding for public housing agencies from HUD. PHAs may request HUD approval to borrow funds from the private market to make improvements to and/or develop additional public housing, by pledging a portion of their future annual Capital Fund grants to make debt service payments.

Applicant Eligibility: Public housing agencies.

For more information: Contact HUD field office.

## **Youthbuild**

The Youthbuild program provides economically disadvantaged young adults with opportunities to obtain education, employment skills, and meaningful on-site work experience and to expand the supply of affordable housing for homeless and low- and very low-income persons. Youthbuild provides funding to public and private non-profit organizations, that include community-based organizations, community action agencies, state or local housing agencies, community development corporations, and any other entity including States, and units of general local government eligible to provide education and employment training. More than \$485 million in grants have been awarded since the program's inception in 1993 enabling over 47,000 young people to construct or rehabilitate more than 13,000 affordable housing units in their communities.

Applicant Eligibility: Public and private nonprofit entities.

For more information:

<http://www.hud.gov/offices/cpd/economicdevelopment/programs/youthbuild/index.cfm>



## Capacity Building for Community Development and Affordable Housing

Grants to develop the capacity and ability of community development corporations and community housing development organizations to undertake community development and affordable housing projects and programs.

Applicant Eligibility: LISC, The Enterprise Foundation, Habitat for Humanity, and Youthbuild USA.

For more information: <http://www.hud.gov/offices/cpd/about/cpda/index.cfm>



## US Department of Agriculture

### **Multi-Family Housing - Rental Assistance Program (Section 521)**

Housing and Community Facilities Programs assistance to individual residents of multi-family dwellings comes primarily in the form of rental assistance. Rent subsidies under the Rental Assistance Program ensure that elderly, disabled, and low-income residents of multi-family housing complexes financed by HCFP are able to afford rent payments. With the help of the Rental Assistance Program, a qualified applicant pays no more than 30% of his or her income for housing.

Applicant Eligibility: Residents of multi-family housing complexes built under both the Rural Rental Housing Program (Section 515) and the Farm Labor Housing Program (Section 514).

For more information: [http://www.rurdev.usda.gov/rhs/mfh/indiv\\_mfh.htm#Multi-Family](http://www.rurdev.usda.gov/rhs/mfh/indiv_mfh.htm#Multi-Family)

### **Mutual Self-Help Housing Program (Section 523)**

The Mutual Self-Help Housing Program makes homes affordable by enabling future homeowners to work on homes themselves. With this investment in the home, or "sweat equity", each homeowner pays less for his or her home. Each qualified applicant is required to complete 65% of the work to build his or her own home.

Applicant Eligibility: Technical Assistance Grants and Site Loans are provided to nonprofit and local government organizations, which supervise groups of 5 to 12 enrollees in the Self-Help Program. Members of each group help work on each other's homes, moving in only when all the homes are completed.

For more information:

[http://www.rurdev.usda.gov/rhs/sfh/indiv\\_sfh.htm#Home%20Repair%20Loan%20and%20Grant%20Program%20\(Section](http://www.rurdev.usda.gov/rhs/sfh/indiv_sfh.htm#Home%20Repair%20Loan%20and%20Grant%20Program%20(Section)



## ***Private Funding Sources***

### **New Jersey Community Capital**

#### **Community Loan Fund of New Jersey**

New Jersey Community Capital is the trade name utilized by Community Loan Fund of New Jersey, Inc. and its affiliated entities for its financial and consulting products and services. Founded in 1987, the New Jersey Community Loan Fund is a \$25 million nonprofit community development financial institution providing capital to the housing, community service and business sectors. The Fund provides financial assistance in the form of loans, grants and equity to community-based profit and non-profit organizations involved in community development that do not have access to capital from conventional sources. It provides loans and investments to businesses that create financial returns for their owners and social returns for their workforce for the communities they serve.

Applicant Eligibility: Community-based profit and non-profit organizations.

For more information: <http://www.newjerseycommunitycapital.org>

### **The Reinvestment Fund (TRF)**

#### **Housing Program**

TRF's Housing Group provides financing for predevelopment, acquisition, and construction of mission-related housing development in Pennsylvania, New Jersey, Delaware, Maryland and the District of Columbia. Eligible borrowers include non-profit and for-profit entities of all sizes. TRF finances rehabilitation and new construction for both homeownership and rental purposes. Eligible projects include: subsidized affordable housing, mixed income housing, mixed-use projects with residential as the primary use, and market rate housing that is part of a defined strategy to revitalize a community.

Applicant Eligibility: Non-profit and for-profit entities.

For more information: <http://www.trfund.com/financing/housing/housing.html>

#### **New Jersey Predevelopment Loan and Acquisition for Nonprofits (NJPLAN)**

The Predevelopment Loan and Acquisition for Nonprofits (PLAN) Fund is a designated loan fund within The Reinvestment Fund. The goals of PLAN are to foster neighborhood revitalization, create and preserve affordable housing, and help nonprofit developers undertake projects of scale that will have a maximum impact on their communities. A key element in achieving these goals is the availability of low-cost, early stage funding that enables non-profit developers to undertake the frequently long and difficult process of planning and implementing an affordable housing development.

Applicant Eligibility: Nonprofits

For more information: <http://www.trfund.com/financing/housing/njplan.html>



## **National Housing Trust**

### **Community Development Fund**

The National Housing Trust provides loans through the National Housing Trust Community Development Fund (NHTCDF) to overcome a major obstacle facing affordable housing preservation: the lack of predevelopment and bridge financing available to nonprofits. The National Housing Trust Community Development Fund is the only certified nationwide Community Development Financial Institution (CDFI) exclusively dedicated to providing predevelopment and bridge financing to preserve and improve affordable homes.

Applicant Eligibility: Non-profits

For more information: <http://www.nhtinc.org/nhtcdf.asp>

### **Green Affordable Housing Preservation Loan Fund**

Provides below market predevelopment and interim development loans to affordable housing developers who seek to incorporate green building techniques when rehabilitating existing affordable housing. Under the program, a portion of the loan will be forgiven when the developer demonstrates that they have incorporated practical, environmentally friendly design elements in the property's rehabilitation plan.

Applicant Eligibility: Affordable housing developers

For more information:

[http://www.nhtinc.org/NHTCDF/Summary\\_Green\\_Preservation\\_Loan\\_Fund.pdf](http://www.nhtinc.org/NHTCDF/Summary_Green_Preservation_Loan_Fund.pdf)

### **Enterprise Preservation Corporation**

National Housing Trust- Enterprise Preservation Corporation is a joint effort of the National Housing Trust and Enterprise Community Partners, Inc. NHT-Enterprise collaborates with local partners and investors to raise the capital necessary to buy and renovate affordable apartments that are at risk of being converted to market rate or that are deteriorating. Using innovative, replicable financing mechanisms, NHT-Enterprise has preserved and improved more than 4,000 affordable homes in eight states and the District of Columbia.

For more information: <http://www.nhtinc.org/nhte.asp>



## Appendix A Production Programs

Program Name		Yearly Potential	10 Year Potential	Source		
Municipalities under COAH's Jurisdiction	Local Development Fee Ordinances	Residential	\$20,755,561	\$207,555,610	COAH CTM System	
		Mixed Use	\$7,674,998	\$76,749,980		
	Local Payment-in-lieu fees (post 3rd round COAH rules)		unidentified	unidentified		
NJ Department of Community Affairs	Urban Housing Assistance Fund		\$20,000,000	\$200,000,000	<a href="#">Legislative Fiscal Estimate for A 500</a>	
	New Jersey Affordable Housing Trust Fund		\$143,455,375 <sup>1</sup>	\$1,434,553,750		
	Neighborhood Preservation Balanced Housing Program		\$54,500,000 <sup>2</sup>	\$545,000,000	<a href="#">DCA Consolidated Plan FY 2008 Action Plan</a>	
	Small Cities Community Development Block Grants	Emergency Housing Repair		\$20,000		\$200,000
		Housing Rehabilitation Fund		\$2,000,000		\$20,000,000
	HOME - Housing Production Investment Fund		\$841,700	\$8,417,000		
	HOME - CHDO Production Program		\$1,048,340	\$10,483,400		
	State Rental Assistance Program	Project Based Rental Assistance		\$8,800,000		\$88,000,000
Neighborhood Revitalization Tax Credit Program			\$5,205,600 <sup>3</sup>	\$52,056,000		

Program Name			Yearly Potential	10 Year Potential	Source	
NJ Housing and Mortgage Finance Agency	CHOICE	Subsidiary component of program	\$40,000,000 <sup>4</sup>	\$130,000,000	<a href="#">DCA Consolidated Plan FY 2008 Action Plan</a>	
	Small Rental Project Loan Program (5-25)		\$1,200,000	\$12,000,000		
	Housing Preservation Program		\$22,000,000	\$220,000,000		
	Low Income Housing Tax Credit Program	Competitive Tax Credits (9%)		\$17,500,000 (credits)	\$1,394,750,000	HMFA
				\$139,475,000 <sup>5</sup>		
		Volume Cap Credits (4%)		\$16,000,000 (credits)	\$1,213,600,000	
				\$121,360,000 <sup>6</sup>		
	Special Needs Housing Trust Fund		26,000,000	\$200,000,000	<a href="#">DCA Consolidated Plan FY 2008 Action Plan</a>	
	Special Needs Revolving Loan Fund		\$1,500,000	\$15,000,000		
	Transitional & Permanent Housing Loan Program for Aging out Youth		\$1,600,000	\$16,000,000	<a href="#">DCA Consolidated Plan FY 2008 Action Plan</a>	
The Housing and Economic Recovery Act of 2008 Public Law No: 110-289	National Housing Trust Fund		\$9,300,000 <sup>7</sup>	\$93,000,000	<a href="#">National Low Income Housing Coalition</a>	
	Capital Magnet Fund		unidentified	unidentified		
	Emergency Assistance for Abandoned and Foreclosed Homes	Neighborhood Stabilization Program Grants	\$63,995,490 <sup>8</sup>	\$63,995,490	<a href="#">Housing and Economic Recovery Act of 2008</a> <a href="#">Statewide Allocation</a>	

	<b>Program Name</b>		<b>Yearly Potential</b>	<b>10 Year Potential</b>	<b>Source</b>
US Department of Housing and Urban Development	The HOME Program: HOME Investment Partnerships		\$37,237,827	\$372,378,270	<a href="#">Community Planning and Development Program Formula Allocations for FY 2008</a>
	Community Development Block Grants (Entitlement Communities)	Current Spending	\$18,152,132	\$913,557,540	<a href="#">CDBG Expenditure Reports</a>
		Total Allocations	\$91,355,754		
	Community Development Block Grants (Section 108 Loan Guarantee)		unidentified	unidentified	
	Revitalization of Severely Distressed Public Housing (HOPE VI)		unidentified	unidentified	
	Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program		unidentified	unidentified	
	Supportive Housing Program		unidentified	unidentified	
	Housing Opportunities for Persons with AIDS (HOPWA)		\$12,098,823	\$120,988,230	<a href="#">Community Planning and Development Program Formula Allocations for FY 2008</a>
	Supportive Housing for the Elderly (Section 202)		\$2,763,600	\$27,636,000	<a href="#">HUD News Release</a>
	Supportive Housing for Persons with Disabilities (Section 811)		\$2,875,370	\$28,753,700	HMFA
Assisted-Living Conversion Program (ALCP)		\$2,271,953	\$22,719,530	<a href="#">HUD News Release</a>	

Program Name		Yearly Potential	10 Year Potential	Source
US Department of Agriculture	Farm Labor Housing Program (Section 514)	unidentified	unidentified	
	Rural Rental Housing Program (Section 515)	unidentified	unidentified	
Home Loan Bank of New York	Affordable Housing Program	\$9,269,000	\$92,690,000	HMFA
Home Loan Bank of Pittsburgh	Affordable Housing Program	\$210,800 <sup>9</sup>	\$2,108,000	<a href="#">FHLBank Pittsburgh</a>
The Home Depot Foundation	Affordable Housing Built Responsibly	unidentified	unidentified	
	<b>Total</b>	<b>\$848,815,191</b>	<b>\$7,582,192,500</b>	

## Non-Production Programs

Program Name		Yearly Potential	10 Year Potential	Source	
NJ Department of Community Affairs	Neighborhood Revitalization Tax Credit Program	\$3,470,400 <sup>10</sup>	\$34,704,000	<a href="#">DCA Consolidated Plan FY 2008 Action Plan</a>	
	American Dream Downpayment Initiative	Non-Entitlement Communities	\$81,799	\$1,733,096	<a href="#">Community Planning and Development Program Formula Allocations for FY 08, 07, 06, 05, 04</a>
	HOME - Tenant Based Rental Assistance		\$5,200,000	\$52,000,000	<a href="#">DCA Consolidated Plan FY 2008 Action Plan</a>
	Housing Opportunities for Persons with HIV/AIDS (HOPWA)		\$1,079,000	\$10,790,000	
	Emergency Shelter Grant Program		\$233,047	\$2,330,470	<a href="#">Community Planning and Development Program Formula Allocations for FY 2008</a>
	Office of Housing Advocacy (OHA) Performance Grants to Nonprofits		unidentified	unidentified	
	Housing Choice Voucher Program		\$168,000,000 <sup>11</sup>	\$1,680,000,000	<a href="#">DCA Consolidated Plan FY 2008 Action Plan</a>
	Section 8 Homeownership Program		\$563,000	\$5,630,000	
	State Rental Assistance Program	Tenant Based Rental Assistance	\$52,500,000	\$525,000,000	

Program Name			Yearly Potential	10 Year Potential	Source
NJ Housing and Mortgage Finance Agency	Multifamily Rental Housing Programs		\$108,000,000	\$1,080,000,000	<a href="#">DCA Consolidated Plan FY 2008 Action Plan</a>
	Construction Loan Program		unidentified	unidentified	
	New Jersey Community Housing Demonstration Programs		unidentified	unidentified	
New Jersey Highlands Council	COAH Grants		\$600,000	\$6,000,000	<a href="#">Highlands Council</a>
New Jersey Meadowlands Commission	Sustainable Communities Planning Service		Technical Services	Technical Services	
Casino Reinvestment Development Authority	CRDA Project Funding		\$25,000,000 <sup>12</sup>	\$70,000,000	CRDA
US Department of Housing and Urban Development	Brownfields Economic Development Initiative (BEDI)		\$1,900,000	\$19,000,000	<a href="#">HUD Notification</a>
	American Dream Downpayment Initiative	Entitlement Communities	\$195,857	\$5,757,924	<a href="#">Community Planning and Development Program Formula Allocations for FY 08, 07, 06, 05, 04</a>
	Public Housing Homeownership (Section 32)		unidentified	unidentified	
	Renewal of Section 8 Project-Based Rental Assistance		unidentified	unidentified	
	Housing Choice Voucher Program		\$2,497,335	\$24,973,350	<a href="#">HUD</a>

	<b>Program Name</b>		<b>Yearly Potential</b>	<b>10 Year Potential</b>	<b>Source</b>
US Department of Housing and Urban Development	Shelter Plus Care (S+C)		unidentified	unidentified	
	Emergency Shelter Grants Program		\$2,795,826	\$27,958,260	<a href="#">Community Planning and Development Program Formula Allocations for FY 2008</a>
	Rural Housing and Economic Development Program		unidentified	unidentified	
	Self-Help Homeownership Opportunity Program (SHOP)		unidentified	unidentified	
	Self-Help Housing Property Disposition		unidentified	unidentified	
	Public Housing Operating Fund		unidentified	unidentified	
	Public Housing Capital Fund		unidentified	unidentified	
	Youthbuild		\$2,800,000	\$28,000,000	<a href="#">HUD News Release</a>
	Capacity Building for Community Development and Affordable Housing		\$265,000	\$2,650,000	<a href="#">HUD News Release</a>
US Department of Agriculture	Multi-Family Housing – Rental Assistance Program (Section 521)		unidentified	unidentified	
	Mutual Self-Help Housing Program (Section 523)		unidentified	unidentified	
New Jersey Community Capital	Community Loan Fund of New Jersey		unidentified	unidentified	

Program Name		Yearly Potential	10 Year Potential	Source
The Reinvestment Fund	(TRF) - Housing Program	unidentified	unidentified	
	New Jersey Predevelopment Loan and Acquisition for Nonprofits (NJPLAN)	unidentified	unidentified	
National Housing Trust	Community Development Fund	unidentified	unidentified	
	Green Affordable Housing Preservation Loan Fund	unidentified	unidentified	
National Housing Trust	Enterprise Preservation Corporation	unidentified	unidentified	
<b>Total</b>		<b>\$375,181,264</b>	<b>\$3,648,527,100</b>	

<sup>1</sup> This figure includes the 2.5% non-residential development fees that are kept at the local level by those eligible municipalities.

<sup>2</sup> P.L.2008, c.46 combines the Neighborhood Preservation Balanced Housing Funds with the New Jersey Affordable Housing Trust Fund.

<sup>3</sup> The Neighborhood Revitalization Tax Credit Program is both a production and a non-production program. 60% of the tax credit funds must be used for housing and economic development (production program), the remaining funds may be used for supportive services (non-production program).

<sup>4</sup> Future funding levels have an annual commitment level of \$10 million.

<sup>5</sup> This figure represents the equity that the ten year credit would produce.

<sup>6</sup> This figure represents the equity that the ten year credit would produce.

<sup>7</sup> At a minimum each state shall receive \$3,000,000. Within 12 months of the enactment of the Housing and Economic Recovery Act of 2008, HUD will establish a needs-based formula for allocation to the states. These formulas will more than likely increase New Jersey's allocation of funding.

<sup>8</sup> The Housing Recovery Act appropriated \$3.92 billion in fiscal year 2008. No state shall receive less than 0.5 percent of these funds. HUD has established a needs-based formula for allocation to the states and certain local jurisdictions. These formulas have allocated the following to NJ; NJ State Program \$51,470,620; Bergen County \$2,096,194; Jersey City \$2,153,431; Newark \$3,406,849; Paterson \$2,266,641; Union County \$2,601,755

<sup>9</sup> After 2004, New Jersey is now considered "out of district" to the Federal Home Loan Bank of Pittsburgh.

<sup>10</sup> The Neighborhood Revitalization Tax Credit Program is both a production and a non-production program. 60% of the tax credit funds must be used for housing and economic development (production program), the remaining funds may be used for supportive services (non-production program).

<sup>11</sup> More funding is available from HUD through local Public Housing Authorities.

<sup>12</sup> CRDA plans to make approximately \$25 million available to South Jersey for workforce housing with an additional \$5 million a year thereafter. At this time funding for North Jersey is not available.