

Housing Mitigation Fund

Program Overview

The Housing Resilience Mitigation Fund (HMF) provides interest-free funding to help homeowners and developers safeguard their properties and reduce the risk of damage when future disasters occur.

Funds can be used for qualifying activities that reduce future risk to the home, or if the threat is great enough, full reconstruction.

The program is run by the Division of Disaster Recovery and Mitigation and uses long-term federal disaster recovery funding the New Jersey Department of Community Affairs received to recover from Hurricane Ida.

To qualify, homeowners and projects must be located in one of the following counties:



Pathways



PATHWAY 1 HAZARD REDUCTION AND PREVENTION

Up to **\$100,000** for homeowners to help reduce the risk of damage from future disaster.



PATHWAY 2 RECONSTRUCTION

Up to **\$500,000** per high-risk property for homeowners or developers to build resilient homes.

Application Requirements

Homeowners applying for the program under Pathway I will need to provide the following:

- State or federally issued ID
- Proof of ownership and residency
- Proof of income (Form 1040 tax return)
- A proposal for program eligible mitigation work from a licensed contractor
- Photos of the proposed jobsite

Learn More



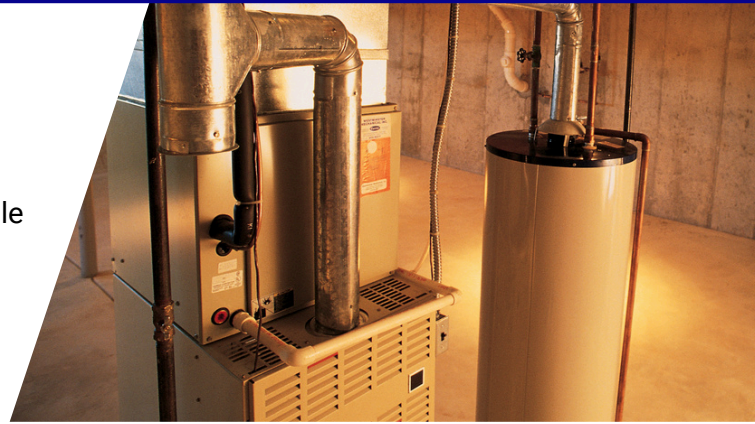


PATHWAY 1 - HAZARD REDUCTION AND PREVENTION

This pathway provides up to **\$100,000** for homeowners to reduce the risk of damage from future disasters.

Participants may select one approved activity from the eligible project list per program year.

The work must be completed within a year of receiving an award.



Eligibility

Homeowners must meet the following requirements:

- ✓ Own and live in a property that is in one of the eligible counties.
- ✓ Own a single-family home, townhouse, modular homes, or manufactured home.
- ✓ Have an income that is under 120% of the Area Median Income as established by HUD.

www.hudexchange.info/resource/5334/cdbg-income-limits/

Eligible Activities

Mitigation Activity	Maximum Amount
Roof Replacement	\$30,000
Exterior Drainage Solutions	\$35,000
Exterior Grading Solutions	\$25,000
Retaining wall solutions	\$25,000
Basement Drainage Solutions	\$25,000
High Efficiency HVAC Replacement	\$20,000

Repayment of Funds

Homeowners are not required to repay the award while they own the home. The full amount is due when they sell the property.

Fixed Cost Schedule

The Program uses standardized costs for each eligible activity. Costs above the approved amount are the homeowner's responsibility.



PATHWAY 2 - RECONSTRUCTION

This pathway provides up to **\$500,000** per property so homeowners and contractors can build homes that are stronger and reduce long-term risk.

The program will provide a fixed amount of funding based on standardized reconstruction models which consider bedroom count, square footage, and other factors. It may also cover the cost of demolition and site improvements.

Each project must be completed within 36 months of receiving an award.



Homeowner Eligibility

Homeowners must meet the following eligibility requirements:

- ✓ Own and live in a property that is in one of the eligible counties.
- ✓ Show that the property requires reconstruction due to hazard exposure.
- ✓ Have an income that is under 120% of the Area Median Income as established by HUD.

www.hudexchange.info/resource/5334/cdbg-income-limits/

Developer Eligibility

Developers must meet the following eligibility requirements:

- ✓ Have a project site in a qualifying county.
- ✓ Demonstrate site control.
- ✓ Hold appropriate licensing and demonstrate the capacity to complete construction projects.
- ✓ Submit a development plan showing project feasibility and compliance with program requirements.

Repayment of Funds

Homeowners are not required to repay the award while they own the home. The full amount is due when they sell the property.

For developers, program funds are tied to the property during construction and through the initial sale. After that initial sale, the funding remains tied to the property and must be repaid when the homeowner sells the home in the future.

Developer Resale Requirements

- Homes must be sold to low- to moderate-income (LMI) households
- The home must be sold within a program-defined timeframe after construction is complete
- The sale price must follow program guidelines to ensure the home remains affordable