



SMART MOVE PROGRAM

ROUND 2

August 2026



AGENDA

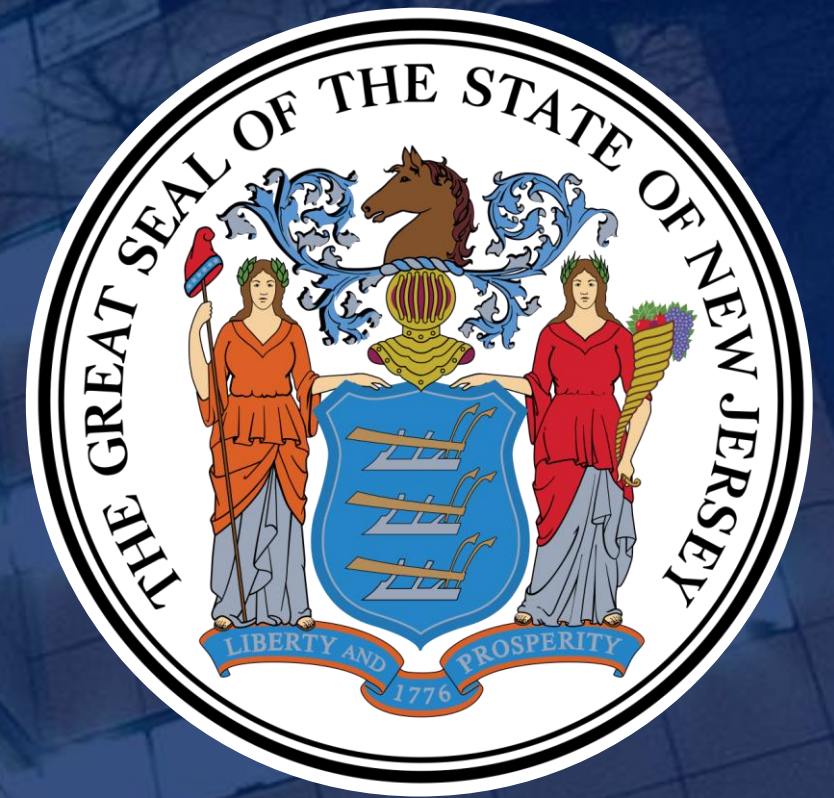
Information Session

- Program Overview
- Eligibility
- Application
- Pre-Award Reviews
- Phase I: Project Development
- Phase II: Homebuyer Assistance
- Closing Remarks



Program

Overview



WHAT IS THE

Smart Move Program?

- Supports development of quality, affordable, resilient single-family homes.
- Replenishes housing in Ida-affected areas and expands homeownership opportunities for buyout participants and first-time homebuyers.
- Uses a developer-led model where developers manage construction and ownership in Phase I and sell completed homes to eligible buyers in Phase II.



Round 2 awards are limited to **up to \$10 million per project**, subject to funding availability.

PROGRAM PHASES



Phase I: Housing Development



- Experienced single-family housing developers submit project proposals.
- Smart Move helps fund the construction of single-family housing units and eligible activities related to unit delivery.

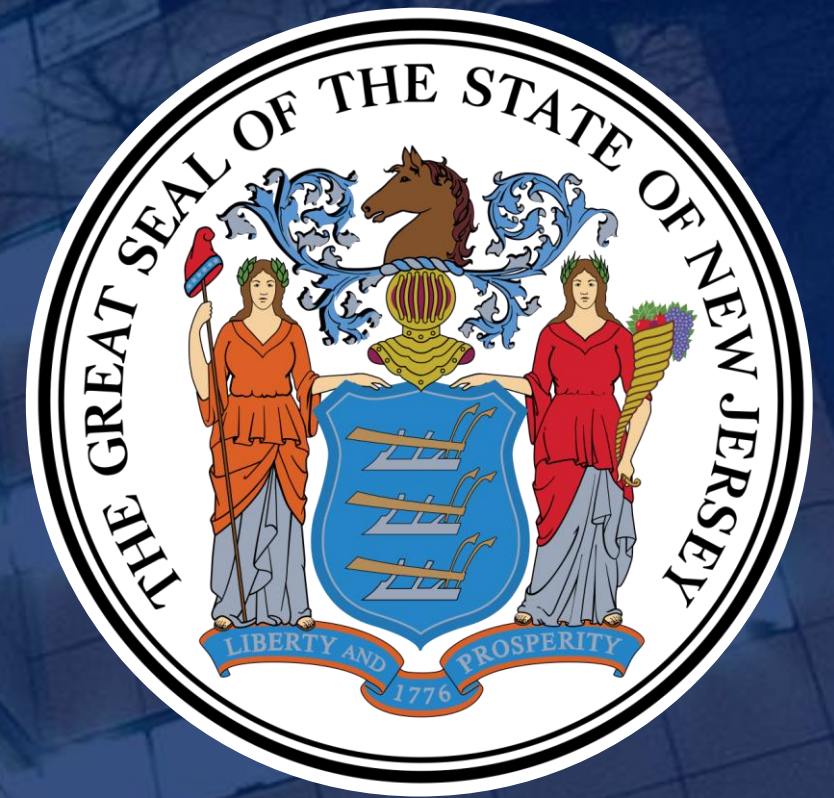
Phase II: Homebuyer Assistance



- Homebuyer Assistance launches as Phase I single-family housing projects near completion.
- Phase II prioritizes buyout program participants and Ida-impacted, income-qualified first-time homebuyers.

Eligibility

Requirements



ELIGIBILITY

Developer Qualifications

- Demonstrate experience and capacity to develop single-family housing projects.
- Be actively registered in SAM.gov with a Unique Entity Identifier (UEI) and not be debarred, suspended, or otherwise excluded from receiving federal or State funds.



ELIGIBILITY

HUD's Most Impacted and Distressed (MID) Counties

For Round 2, the following counties are HUD-identified MIDs where Program funding will be targeted to support recovery efforts:

- Bergen
- Essex
- Hudson
- Middlesex
- Passaic
- Somerset
- Union

Please note that the Program will prioritize applications that are within or near disaster-impacted communities participating in buyout programs.





ELIGIBILITY

Project Models

The Program will allow developers to select from one of these three project models:

- New Construction: Single Family Subdivisions
- Infill and Scattered-Site Development
- Adaptative Reuse and Conversation
 - Non-residential structures into housing units. Examples: Former school buildings, warehouses

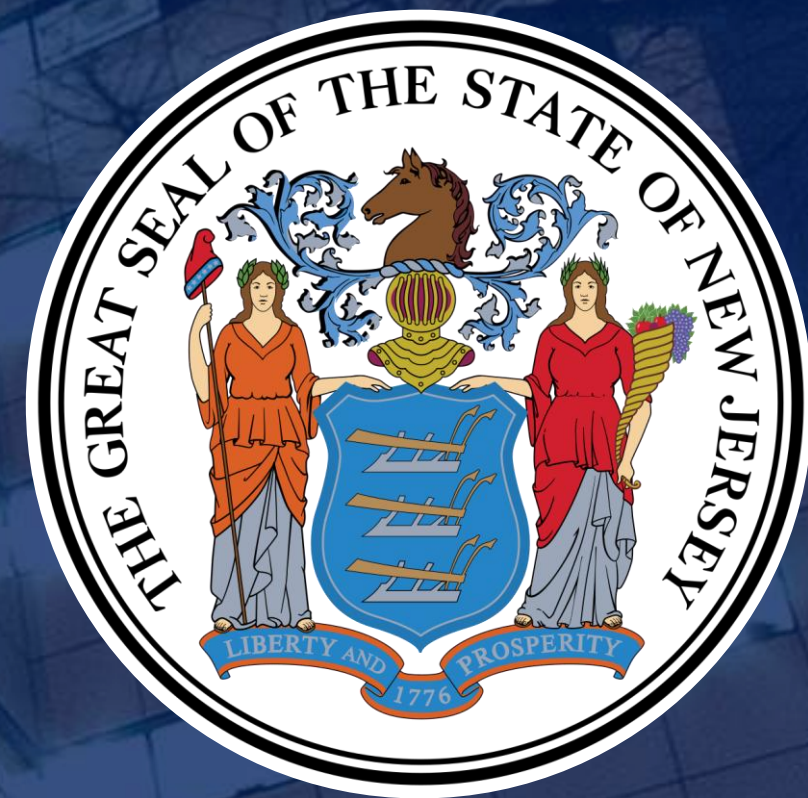
Within the project types, the Program will also allow for:

- Attached or Detached Single-Family Homes
- Innovative Housing Construction
 - Examples: 3D Printed Homes, Tiny Homes, Modular Homes



Application

Phase I



APPLICATION

Part 1

- Applicants will be able to access Part 1 of the application on the Department of Community Affairs website.
- Part 1 is designed to provide the Program with a high-level understanding of the proposed project and determine whether it meets the Program's initial eligibility requirements.
- All Part 1 applications must be submitted by **November 11, 2026** via email to SmartMove@dca.nj.gov.

Smart Move Program Application Part 1



Section A: Project Information

1. Developer Information

Developer Name	
SAM Unique Entity ID (No dashes or spaces)	
Federal Employer ID Number (No dashes or spaces)	
Developer Street Address	
Developer City	
Developer State	
Developer Zip	
Developer Phone Number	
Developer Website	
Legal Structure (e.g., LLC, LP, Corporation, Partnership)	
Year Established	
Number of Employees	
Primary Contact Name	
Primary Contact Job Title	
Primary Contact Email	
Primary Contact Phone Number	
Secondary Contact Name	
Secondary Contact Job Title	
Secondary Contact Email	
Secondary Contact Phone Number	

2. Project Site Information

Site Street Address	
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APPLICATION

Part 2

- After Part 1 is submitted, the Program will confirm receipt and provide Part 2 of the application to the applicant via email.
- Part 2 is designed to provide the Program with the detailed information and supporting documentation necessary to further evaluate the proposed project.
- The Developer's responses and required supporting documentation will be evaluated through the technical scoring process to assess the project's feasibility, readiness, and ability to meet Program and HUD requirements.
- All Part 2 applications must be submitted by **December 11, 2026** via email to SmartMove@dca.nj.gov.

Smart Move Program Application Part 2



Section A: Project Information

1. Developer Information

Developer Name

Project Site City

Section B: Technical Scoring

Instructions: Review the Technical Scoring Criteria requirements outlined in the NOFA and applicable program policies before completing this section.

1. Project Site

Scoring will be based on how close the project site is to services and amenities such as access to food, health and wellness services, education and cultural sites, transportation, retail, community, and civic facilities. Applicants should demonstrate the project's walkability or accessibility to transportation and illustrate these features on a site plan or area map.

Attach maps, photographs, and documentation about the existing site conditions, the surrounding land uses, and the availability or need for utilities and public infrastructure to support this proposed housing development.

2. Demonstrated Experience

Scoring will be based on the Development Team's experience with similar housing projects, federally funded programs, labor standards, and compliance/reporting.

List three representative projects demonstrating this experience.

Project 1 - Demonstrated Experience

Project Title

Project Description

Include project scope (unit size and number), general goals (i.e. affordable housing, green building, modular, etc.), and unique features.

Project Location

Project Duration

Project Budget

APPLICATION

Supporting Documents



Development
Team Chart



Financial
Capacity



Insurance and
Coverages



Letter of
Municipal Support



Sources & Uses
Form



Site
Control



NJDEP Flood
Indicator Tool Map



Master Zoning
Map



Project
Schedule



Project
Site



Demonstrated
Experience with
Past Projects



Market
Analysis



Acquire, Build,
Subdivide, and
Dispose of
Housing Units

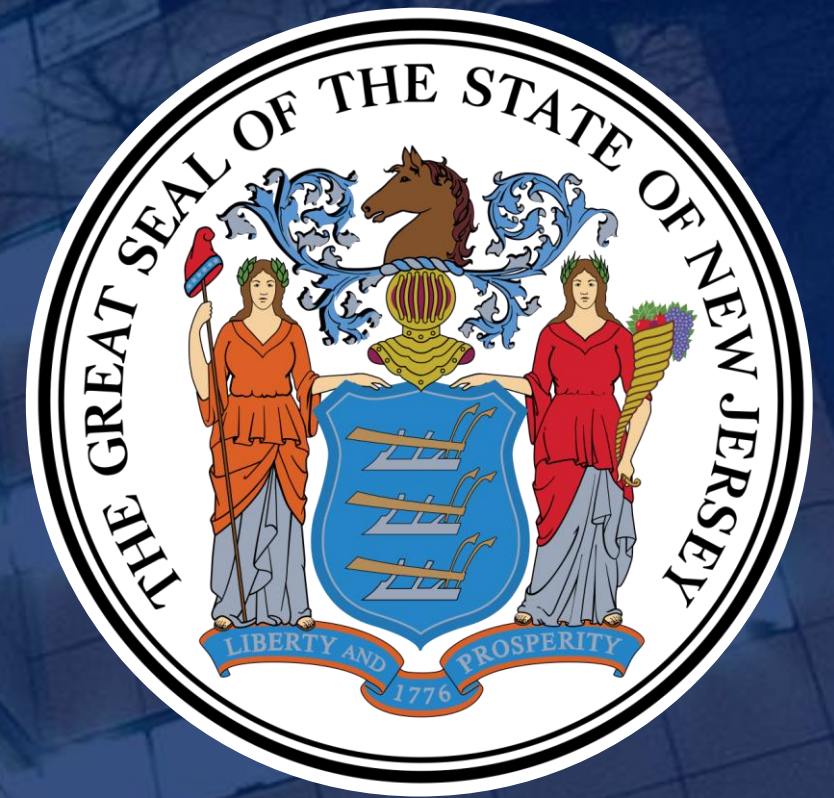


Project Readiness
(Optional)



PRE-AWARD

Reviews



Threshold Criteria

The Program will only review applications that meet the threshold criteria listed below:

 Submitted on Time	 Site Control / Option to Purchase	 Outside 500-Year Floodplain
 Complete & Signed Application	 Minimum 6 Units	 Green Building Standards
 Developer Insurance	 Near Participating Buyout Communities	 Benefits HUD-Identified MID Area
 Municipal Support Letter	 Meets National Objective  70% LMI Target • 65% Minimum	 Resilient Design & Backup Power

Technical Scoring

Evaluation Criteria

- Applications that meet the minimum threshold criteria will be reviewed by a panel as part of a technical scoring process.
- The review panel will generate scores based on established criteria.
- Final application score will be an average of individual panelist scores.
- Only the application and requested attachments will be scored.
 - Unsolicited documents will be excluded from consideration.

CATEGORY		AVAILABLE POINTS
	PROJECT SITE	25
	DEMONSTRATED EXPERIENCE	25
	VALUE OF CDBG-DR INVESTMENT	25
	PROJECT READINESS	25
	PROXIMITY TO BUYOUT PROPERTIES	25
	RESILIENT DESIGN	25
	INNOVATIVE DESIGN	20
	COMMUNITY NEED	20
	TARGET PERCENTAGE	15
	TOTAL POINTS:	205



Program Award

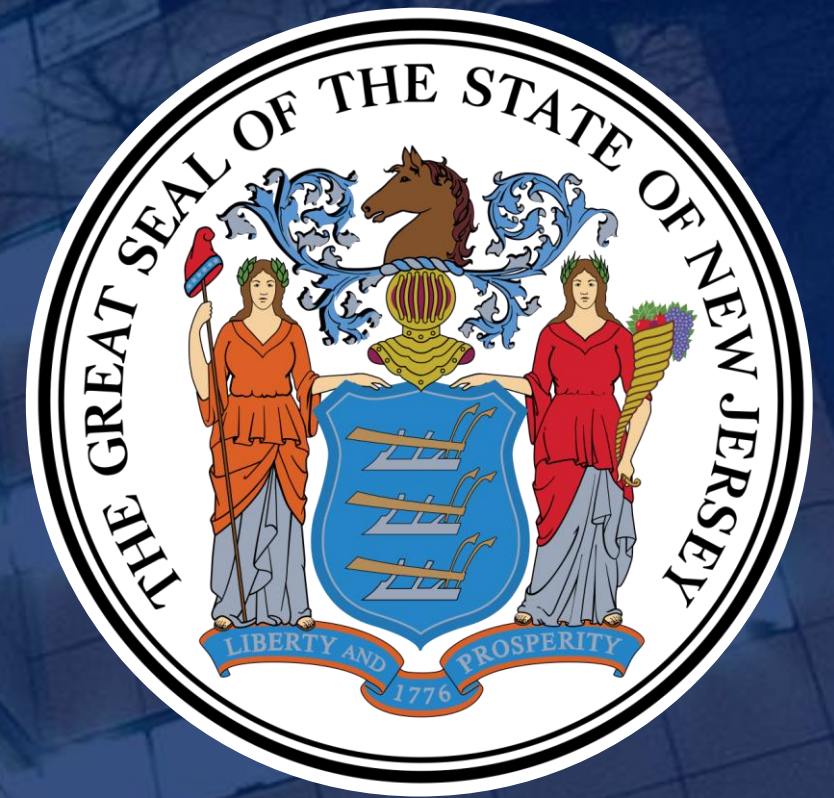
The Program will calculate the amount of funding eligible to the project based on the total development costs:



“The Total Development Costs (TDC) minus developer sales minus ineligible costs equals the award amount.”

Phase I

Housing Development



PHASE I

Overview

- Funding supports construction, infrastructure in support of housing, land acquisition, and administrative costs.
- Funding is awarded competitively based on criteria like feasibility, cost, community impact, and proximity to buyout properties.
- Funding is awarded to eligible developers in HUD-identified MID counties for durable, energy-efficient, and disaster-resistant homes.
- Payments are issued according to project milestones.

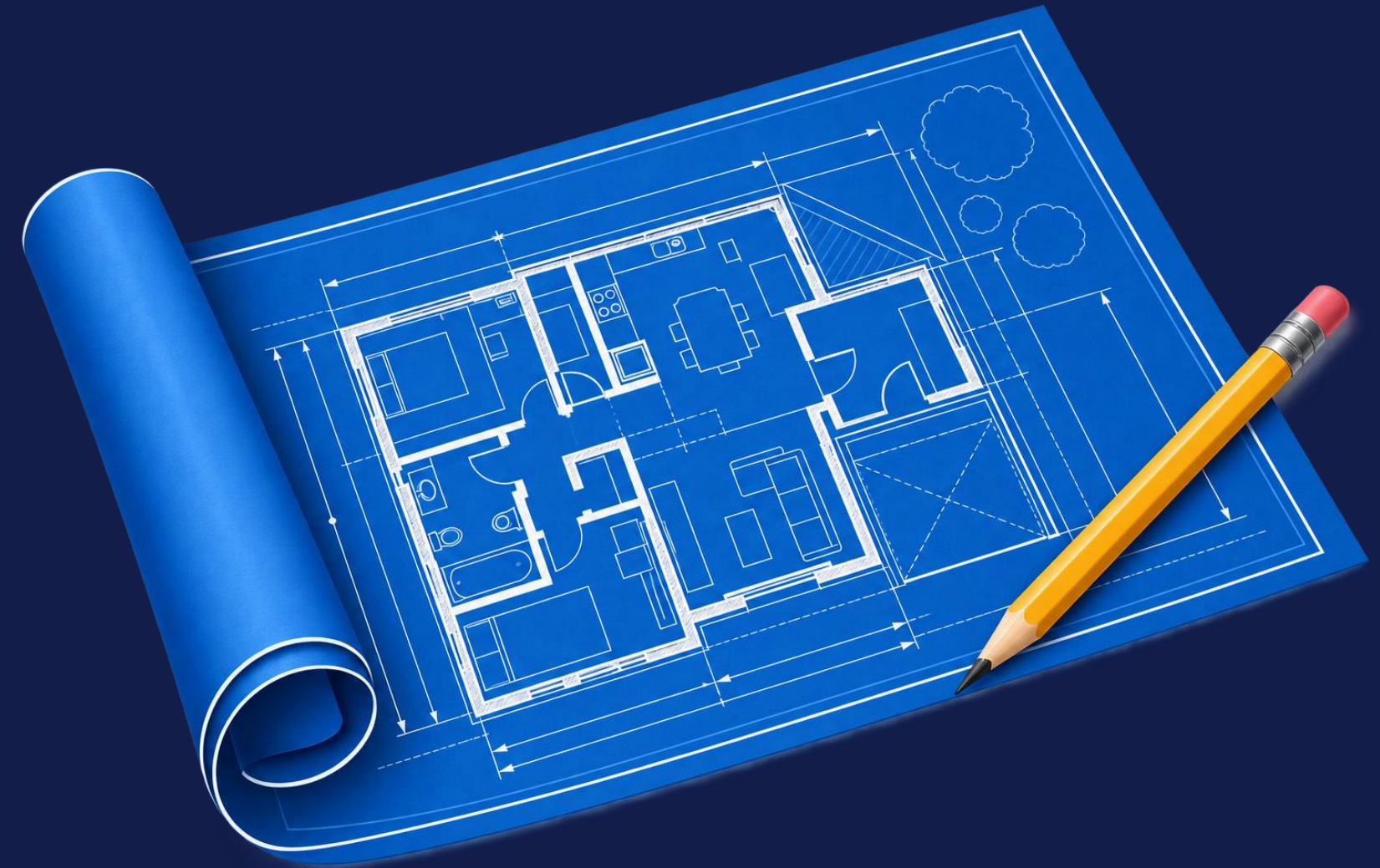


PHASE I

Project Requirements

Projects **must**:

- Contain a minimum of six (6) program-funded single-family units.
- Meet maximum unit size requirements:
 - 1,200 sq. ft. (2 Bedroom)
 - 1,400 sq. ft. (3 Bedroom)
 - 1,600 sq. ft. (4 Bedroom)
- Be located outside the 500-year and inland coastal climate-adjusted floodplains, as defined by the NJDEP.



PHASE I

Standards & Compliance

Projects **must**:

- Meet applicable federal, state, and local construction and housing codes and standards.
- Comply with HUD green building requirements and the ICC 700 National Green Building Standard
- Use ENERGY STAR to meet Green and Resilient Building Standards.
- Meet applicable accessibility requirements, including 5% of units for persons with mobility impairments and 2% for persons with hearing or vision impairments, when applicable.
- Include at least one (1) unit that meets the combined Section 504 accessibility requirements for mobility and hearing/visual impairments.



PHASE I

Target Percentage

To meet the national objective requirement, applicants must:

- Submit the Program's Sources and Uses form with Part 2 of the Application and indicate the LMI homes within the development.
- Plan for a minimum of 65% LMI homes.

Applications that align more closely with 70% LMI will receive higher scores.



PHASE I

Design Standards

Resilient Design



Protects and strengthens homes against future hazards.

- ✓ Green Roofs
- ✓ Stormwater management
- ✓ Storm-resistant building materials
- ✓ Resilient infrastructure

Innovative Design



Uses innovative construction solutions to address housing needs.

- ✓ 3-D Printed Homes
- ✓ Fuel Cells
- ✓ Geothermal Heating
- ✓ Modular construction

PHASE I

Design Standards – Energy Solutions

Disaster Resilient Home Energy

To enhance resilience in the event of an emergency or disaster, all developments must incorporate backup power solutions necessary to support the community power needs.

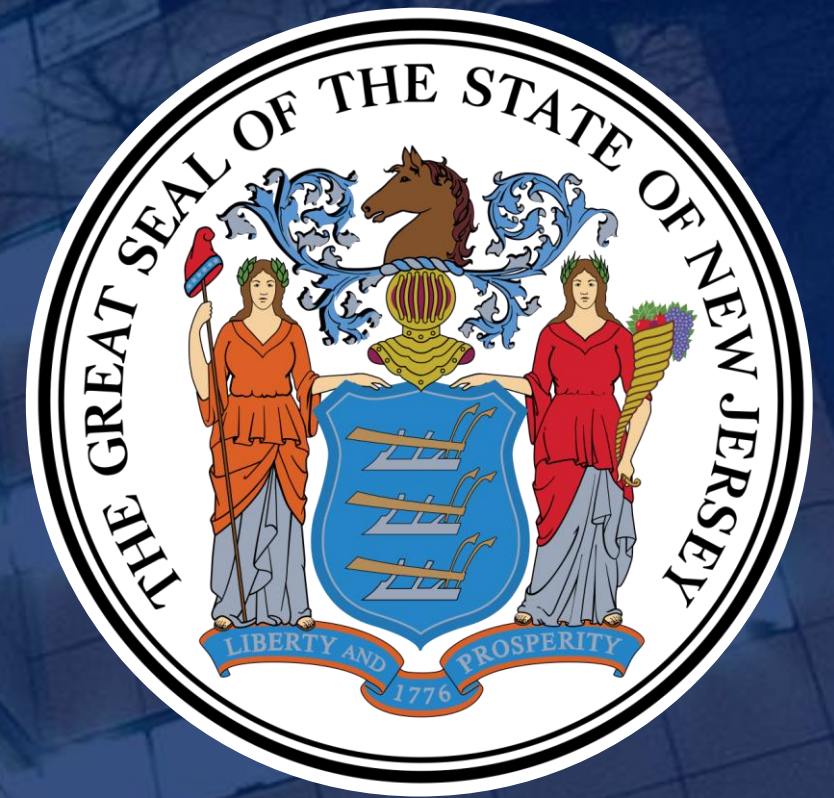
Solutions may include, but are not limited to:

- **Automation:** Systems should be self-sufficient, automated, and require minimal maintenance.
- **Power Generation:** Natural gas generators capable of maintaining critical system (e.g., heating, refrigeration, and lighting).
- **Power Storage:** Sufficient energy storage and distribution



Phase II

Homebuyer Assistance



PHASE II

Participation Requirements

Phase II of the Program will launch as projects in Phase I are nearing completion.

Participants must:

- Participate in eligible Buyout Program or qualify as an eligible first-time homebuyer.
- Meet applicable mortgage/lender requirements.
- Occupy the home as their primary residence.



PHASE II

Down Payment Assistance (DPA)

To make the homes affordable, the Program participants will be offered assistance with purchasing the home.

Down payment assistance includes:

- Up to 20% assistance for LMI homebuyers.
- Up to 5% for non-LMI homebuyers.

Assistance will be based on demonstrated need.



Questions & Next Steps



APPLICATION DEADLINES

1

PART 1 APPLICATION

November 11, 2026

2

PART 2 APPLICATION

December 11, 2026



QUESTIONS & COMMENTS

Questions about the program or application process?



HOW TO REACH US



Program Email

SmartMove@dca.nj.gov



Program Website

https://www.nj.gov/dca/ddrm/programs/ida/housing_resilient.shtml



THANK YOU

