

Smart Move Program



DIVISION OF
Disaster Recovery
& Mitigation

Building stronger communities

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Agenda

- What is Smart Move?
- Phase I: Single-Family New Construction
 - Overview
 - Eligibility
 - Project Characteristics
 - Implementation
 - Application and Scoring
- Phase II: Homebuyer Assistance
- Questions?

Smart Move



What is Smart Move?

- The Smart Move Program will subsidize the development of quality, affordable, resilient, single-family housing.
- The Program aims to replenish the housing stock in Ida-affected areas, while providing affordable homeownership opportunities to buyout program participants and first-time homebuyers.
- The Program will be implemented under a developer-led model, in which the developer controls the site during construction in Phase I, retains ownership of the development project, and sells properties to eligible homebuyers in Phase II.
- The Program will impose a maximum assistance of \$15,000,000 per project.



Phase I: Housing Development

Phase I: Overview

Phase I will competitively award funding towards the construction of single-family developments consisting of at least six (6) units.

- Eligible housing development costs include land acquisition, infrastructure, housing construction, soft costs, and a developer fee.
- The Program will be implemented under a developer-led model.
- DCA will provide overall program management and oversight.
- Written support from the local government entity where the site is located is required.

Developer Award

The Program will calculate the amount of funding eligible to the project based on the Total Development Cost (TDC):



Construction Costs

Developers will indicate construction costs using the Program's Sources and Uses form:

Unit Mix

Data may be entered in all white boxes.

Unit Mix and Pricing							
Unit ID	Number of Bedrooms	Attached/Detached	Square Footage	Cost/Sq. Foot	Housing Construction Cost	Proposed Sales Price	
Unit 1	2 Bedroom	Attached	1200	\$ 200.00	\$ 240,000.00	\$ 150,000.00	
Unit 2	2 Bedroom	Attached	1200	\$ 200.00	\$ 240,000.00	\$ 150,000.00	
Unit 3	2 Bedroom	Attached	1200	\$ 200.00	\$ 240,000.00	\$ 150,000.00	
Unit 4	3 Bedroom	Detached	1400	\$ 190.00	\$ 266,000.00	\$ 200,000.00	
Unit 5	3 Bedroom	Detached	1400	\$ 190.00	\$ 266,000.00	\$ 200,000.00	
Unit 6	4 Bedroom	Detached	1600	\$ 180.00	\$ 288,000.00	\$ 250,000.00	
Unit 7	2 Bedroom	Attached	1200	\$ 200.00	\$ 240,000.00	\$ 150,000.00	
Unit 8	2 Bedroom	Attached	1200	\$ 200.00	\$ 240,000.00	\$ 150,000.00	
Unit 9	3 Bedroom	Attached	1400	\$ 190.00	\$ 266,000.00	\$ 200,000.00	
Unit 10	3 Bedroom	Attached	1400	\$ 190.00	\$ 266,000.00	\$ 200,000.00	
Unit 11	3 Bedroom	Detached	1400	\$ 190.00	\$ 266,000.00	\$ 200,000.00	
Unit 12	3 Bedroom	Detached	1400	\$ 190.00	\$ 266,000.00	\$ 200,000.00	
					\$ -		
					\$ -		

Developer Award – TDC Example

The example below shows how the TDC is calculated:



Project Cost Summary	Category Totals
Land Acquisition	\$2,000,000
Construction Costs	\$5,360,000
Soft Costs (Up to 28% of TDC)	\$750,000
Financing Fees	\$90,000
Environmental Review and Compliance	\$150,000
Insurance, Bonding, and Other Financial Guarantees	\$200,000
Other/Miscellaneous Costs	\$450,000
Developer Fee (Up to 10% of TDC)	\$1,000,000
Total Development Cost	\$10,000,000

Developer Sales

Developers are required to establish the affordable sales prices of the homes within their application.

- DCA will evaluate the proposed sale prices using the HUD income limits to ensure the homes are affordable to LMI and UN homebuyers.
- The sales prices must be deemed reasonable and are subject to the Program's approval.

Developer Award- Full Example

The example below shows the award that would be received from a TDC of \$10,000,000 and Developer Sales of \$3,000,000:



Eligibility



Eligible Applicants

The screenshot shows the SAM.gov homepage. At the top, there are navigation links: Home, Search, Data Bank, Data Services, and Help. The SAM.gov logo is prominently displayed on the left. To the right, a badge states "Official U.S. Government Website 100% Free". The main content area is divided into two primary sections. The left section, titled "The Official U.S. Government System for:", lists various services: Contract Opportunities, Contract Data (Reports ONLY from fpds.gov), Wage Determinations, Federal Hierarchy (Departments and Subtiers), Assistance Listings, Entity Information (Entities, Disaster Response Registry, Exclusions, and Responsibility/Qualification (was fapiis.gov)), and Entity Reporting (SCR and Bio-Preferred Reporting). Below this list is a link to "View FASCSA Orders" with the text "Are you searching for Federal Acquisition Supply Chain Security Act (FASCSA) orders?". The right section is titled "Register Your Entity or Get a Unique Entity ID" and includes the text "Register your entity or get a Unique Entity ID to get started doing business with the federal government." Below this text are three buttons: "Get Started", "Renew Entity", and "Check Entity Status". At the bottom of the page, there is a search bar with the text "Already know what you want to find?". The search bar includes a dropdown menu labeled "Select Domain..." and a search input field containing "e.g. 1606N020Q02". A magnifying glass icon is positioned to the right of the search input field.

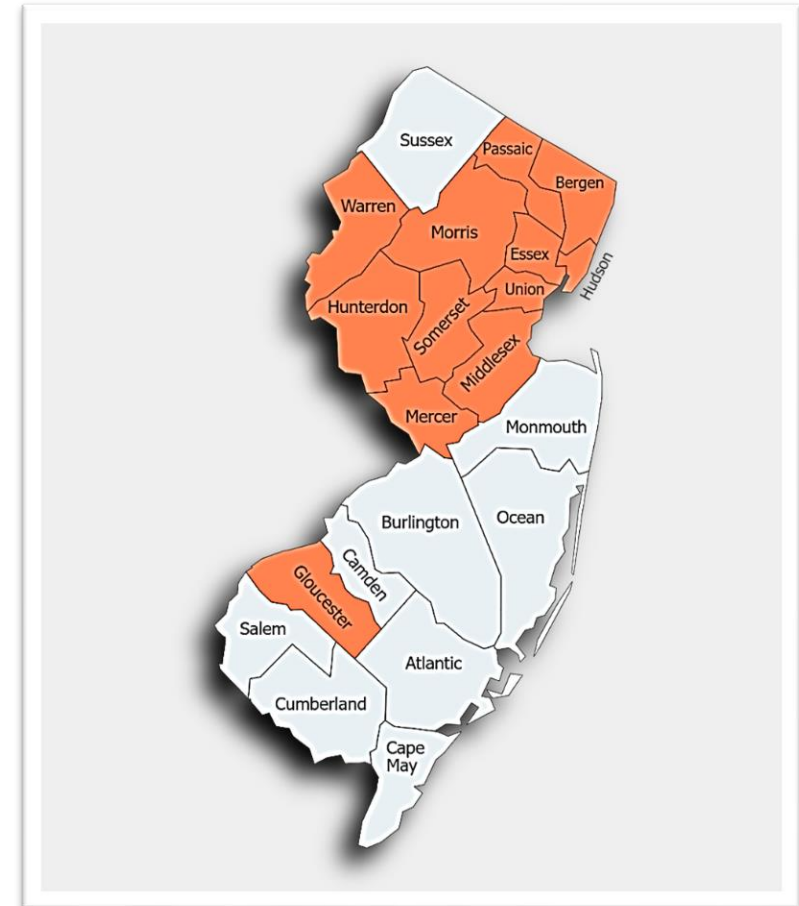
Developers apply directly for funding, and must:

- Be registered with the System for Award Management at SAM.gov.
- Possess a federal Unique Entity Identifier (UEI).
- Not be included on the federal or state debarred and suspension list.

Eligible Locations

Project sites must be located within the Ida Most Impacted and Distressed (MID) Counties:

- Bergen
- Essex
- Gloucester
- Hudson
- Hunterdon
- Mercer
- Middlesex
- Morris
- Passaic
- Somerset
- Union
- Warren



Eligible Project Types

Projects may be one of the following:

- New construction of single-family subdivisions
- Infill/scattered site development
- Adaptive reuse/conversions

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

- Attached or detached single-family homes
- Innovative housing construction

Project Characteristics



General Requirements

Projects must:

- Be located in a designated MID-area.
- Contain a minimum of six (6) program-funded single-family units.
- Be located outside the 500-year floodplain and the inland or coastal climate adjusted floodplain, as defined by the New Jersey Department of Environmental Protection (DEP).
- Meet or exceed green and energy efficiency standards.
- Be completed within thirty-six (36) months from the agreement's execution date*.

*All projects will be subject to commencing within six (6) months from the execution of the development agreement and the receipt of the Notice to Proceed.

National Objective

The Program aims to provide funding to 70% Low-and-Moderate (LMI) and 30% Urgent Need (UN) households.

- The proportion of units sold to LMI homebuyers must not fall below 65%.
- Applications that align more closely with 70% LMI, 30% UN ratio will receive higher scores.



Resilient Design

The Program encourages resilient construction solutions that harden and protect residential structures from future hazards.

Examples include:

- Durable and storm-resistant exterior building materials
- Resilient infrastructure
- Green roofs
- On-site stormwater management



Innovative Design



Applicants are encouraged to incorporate innovative construction solutions to address existing and future needs.

Examples include:

- Solar power with back-up storage
- Fuel cells
- 3-D printed homes
- Geothermal heating
- Net-zero housing
- Modular construction

Home Energy Solutions

All developments should incorporate backup power solutions. Examples include:

Automation

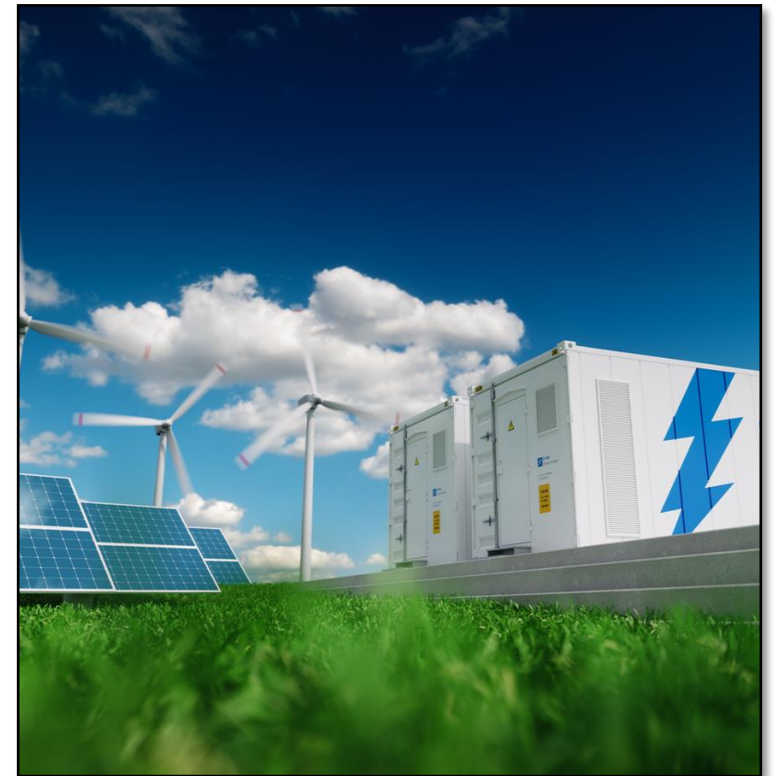
- Systems should be self-sufficient, automated, and require minimal maintenance.

Power Generation

- Natural Gas generators capable of maintaining critical systems (e.g., heating, refrigeration, and lighting).
- Renewable energy sources such as solar panels or hydrogen power.

Power Storage

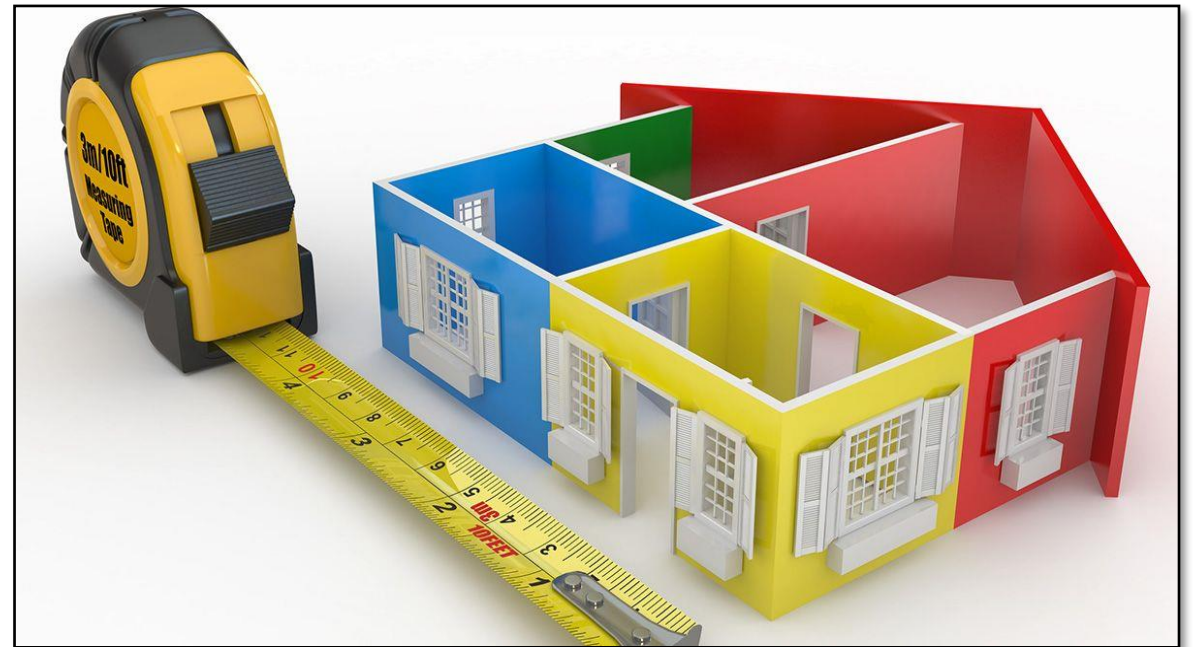
- Sufficient energy storage and distribution.



Square Footage Standards

All residential units must adhere to the maximum square footage requirements as follows:

- 2 Bedroom: maximum of 1,200 square feet.
- 3 Bedroom: maximum of 1,400 square feet.
- 4 Bedroom: maximum of 1,600 square feet.



Accessibility

Residential units must comply with accessibility guidelines outlined in Section 504 of the Rehabilitation Act of 1973:

- Accessibility Percentages:
 - 5% of units must be accessible for persons with mobility impairments.
 - 2% of units must be accessible for persons with hearing or vision impairments.
- Each development must have at least one unit that meets combined Section 504 requirements for both mobility and hearing/visual impairments.

Implementation



Developer Responsibilities



Key responsibilities of the developer include, but are not limited to:

- Select and manage all members of the development team.
- Secure and leverage necessary funding.
- Obtain site control and negotiate terms of purchase and sale agreements.
- Manage all aspects of the construction process.
- Submit request for reimbursement to the Program for review and maintain project financial and budget records.
- Facilitate sales/escrow processes for the sale of the homes.

Draw Requests

Reimbursement Process



Construction milestones are defined in the development agreement.



Developer submits an invoice package upon milestone completion.



Program disburses funds upon verification of completed work.

Application & Scoring



Threshold Criteria

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

- Submitted on time.
- Application and all required forms are signed and complete.
- Includes insurance policies from the developer and their contractor(s).
- Includes a letter of municipal support.
- Project benefits HUD and/or State-identified MID areas.
- Meets National Objective Requirement(s).
- Demonstrates site control or a plan to acquire the site.
- Indicates development will not occur in a floodplain.
- Indicates the development will contain a minimum of 6 units.
- Indicates commitment to minimum Green Building Standards.
- Indicates the development is in an area within or near disaster-impacted communities that are participating in buyout programs.

Technical Review

Applications that meet the minimum threshold criteria will be reviewed by a panel as part of a technical scoring process.

- 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 scoring consideration.*



Technical Evaluation Criteria

Category	Available Points
Project Site	25
Demonstrated Experience	25
Value of CDBG-DR Investment	25
Project Readiness	20
Resilient Design	20
Innovative Design	20
Community Need	20
Proximity to Buyout Properties	15
Target Percentage	15
Total Points:	185



Phase II: Homebuyer Assistance

Participation Requirements

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

- Eligible households will be prioritized as follows:
 - **Priority #1:** Buyout program participants
 - **Priority #2:** First-time homebuyers with household incomes at or below 120% of Area Median Income (AMI).
- Participants must:
 - Meet all loan requirements.
 - Occupy the property as the primary residence.



Down Payment Assistance

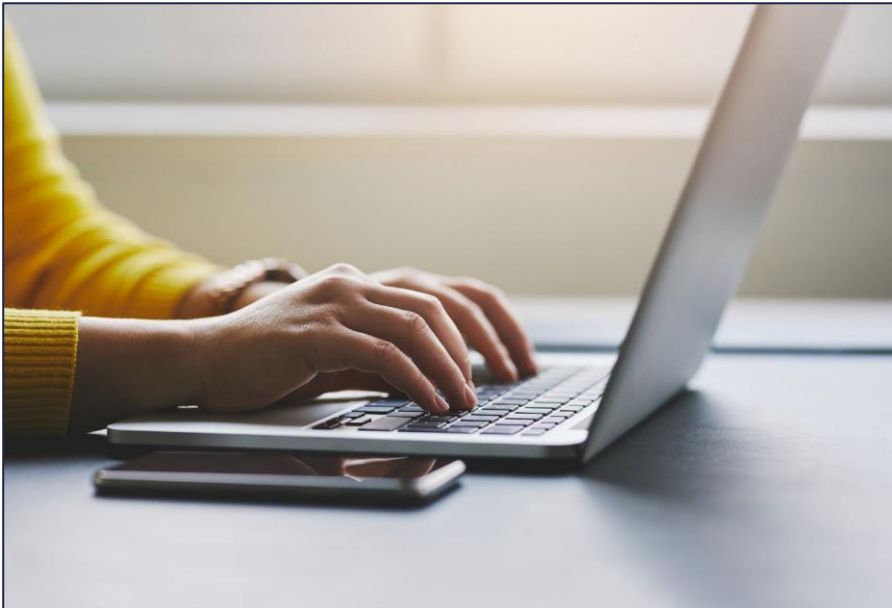


The Program will offer down payment assistance based on need:

- Need will be determined based on the underwriting and first mortgage loan approval process.
 - Up to 20% of the affordable sales price for LMI households
 - Up to 5% of the affordable sales price for UN households.

Application Submission

Completed applications must be submitted by April 30, 2025



- Applicants may access the application materials and additional resources on the [Smart Move Program website](#).
- Any questions or concerns regarding the application or related documents should be directed to SmartMove@dca.nj.gov.
- **Application materials and the submission process apply to both the standard NOFA and the Manville-specific NOFA.**

Questions?



Please send any additional questions to:
SmartMove@dca.nj.gov