FY2027 AHTF RFP FAQs- November 6, 2026

Are municipalities eligible to apply for the AHTF RFP that have approved a state approved AHTF plan, and an allocation based on local recapture?

Yes, municipalities that have their own local AHTF plans can apply for a project under the State AHTF RFP.

Can AHTF be used to rehabilitate existing housing that is not deed-restricted to create new deed-restricted affordable housing?

Yes, AHTF projects can be rehabilitation projects.

If AHTF is used to rehabilitate an occupied building what relocation standards apply?

If a sponsor/developer is undertaking reconstruction and one or more of the units is currently occupied, the occupied unit(s) shall be eligible only if the household occupying the unit is certified to be income eligible. If any current occupants will be relocated, this action must be completed in accordance with an approved Workable Relocation Assistance Plan (WRAP), pursuant to N.J.S.A. 20:4-1 et seq. end 52:31B-1 et seq.

Are rehabilitation projects subject to UHAC?

Yes, all projects funded by AHTF (new construction and rehabilitation) are subject to UHAC.

Is a Phase I required for rehabilitation projects?

Yes, rehabilitation projects are required to complete a Phase I.

Can the applicant utilize the County HMIS Coordinated Assessment (Coordinated Entry) system for resident referrals and selection?

AHTF funded projects must adhere to UHAC and have an approved marketing plan through HAS and post on the Housing Resource Center. If a project is a 100% supportive housing project, referrals may come from different community based referral sources based on the special needs population the project intends to serve.

Can State Affordable Housing Trust Fund (AHTF) dollars be directly layered with County-administered AHTF dollars and/or municipal local trust funds on the same capital stack?

Yes, County and local funding can be a part of the capital stack in a AHTF project.