NJHOMES ABC

AFFORDABLE BUILDING CLUB

The New Jersey Housing Opportunities for Equity and Success (NJHOMES) Affordable Building Club (ABC) initiative will provide education, technical assistance and funding to support municipalities in meeting the goals of the NJHOMES Initiative. NJHOMES focuses on 100% affordable lifecycle housing – affordable housing designed to meet the needs of households at all stages of life. The NJHOMES ABC Initiative seeks municipalities who would like to explore innovations in housing models, zoning or policy changes, and/or using housing development as a platform for neighborhood and economic revitalization.

EDUCATION:

NJHOMES ABC will provide training tailored to the municipal perspective and address all aspects of development including community engagement, fostering partnership for development, planning and zoning, and utilizing housing development for neighborhood and economic revitalization. Applicants will participate in a learning cohort of peers who are encountering similar challenges and participating in NJHOMES.

TECHNICAL ASSISTANCE:

Participants will have access to a team of experts from the Department of Community Affairs and its consultants with a wide range of expertise, from financing and development, land use and planning, housing support programs, community development, and more.

FUNDING:

Subject to availability of funds, participating municipalities will have access to funding to support staffing costs and those who partner with non-profit developers on projects will receive access to the Launchpad Predevelopment Fund to support predevelopment expenses.

MUNICIPAL COMMITMENT

Successful applicants must commit to participating fully in the training and serve as the municipal contact for NJHOMES projects. At least one participant must commit to review the pre-recorded training, complete assignments and attend and participate in the virtual one-hour discussion meetings on the third Wednesday of the month for 10-12 months.

APPLICATION INSTRUCTIONS

To be considered for this program, each municipality must submit an online NJHOMES ABC application. Only one application per municipality will be accepted. The initial ABC cohort will include approximately 30 municipalities.

Applicants are advised to review the application questions before applying. Individual question answers are limited to 4000 characters.

DCA will select participants based on the application responses and on a first come first serve basis**. Submissions are due by July 1, 2026, at 5:00 PM.** Towns will be notified on or about July 8, 2026, with an initial kickoff meeting scheduled for July 15, 2026, at 12:00 pm.

Visit our NJHOMES website for information.