

FY2026 AHTF RFP

FAQs- September 22, 2025

How do I apply for the FY2026 AHTF funding?

All applications must come through the DCA SAGE application system. You can find the open RFP here: [DCA SAGE \[Request more information - Grid\]](#). In SAGE you can access links to the RFP Guide, the required application documentation portal and required proforma.

You can also access RFP information on the Affordable Housing Trust Fund website [New Jersey Department of Community Affairs](#). Please read through the RFP Guide as it will answer most questions that may arise around the FY2026 AHTF RFP.

If we applied for AHTF in FY2025 do we need to apply under the FY2026 application?

Yes. If you applied in FY2025 for the AHTF and did not receive an award prior to the June 3, 2025 pause, you must reapply under the FY2026 application.

If I provided all the required application documents when I applied in FY2025 do I need to submit them again?

Yes. If you provided application documents previously they will not be accepted. You must submit all required application documentation through the document portal no later than 5:00 pm on October 3, 2025.

What if I don't have all the required application documentation or what if it is not applicable?

If you don't have the required documentation based on the situation above, you must upload a document in its place that states why the document has not been submitted. Submissions with missing documents (either the actual document or explanation document) will be deemed an incomplete submission.

I have specific questions about my project and questions about whether it is a fit for the FY2026 AHTF application, how do I get them answered?

DCA cannot discuss projects or answer questions related to projects while there is an open application.

I am having issues with the SAGE application, how do I get support for that?

You must reach out to the SAGE Helpdesk if you have questions or are having issues with your SAGE application at helpdesk@dca.nj.gov or (609) 292-8134.

Where can I find the RFP webinar recording?

The recording of the FY2026 RFP webinar can be found on the Affordable Housing Trust Fund website under Important Links [New Jersey Department of Community Affairs |](#)

Is it required to fill out a Pre-application for Grant Funds?

No. Please refer to the RFP Guide for what is required.

If a consultant is completing the application, whose information should be provided in the SAGE application and application document upload?

The project developer/owner that will be executing grant agreements should be the entity submitting the SAGE application and required application documents.

How do I access the Green Building Project Design Certification Form?

The form is now available in the AHTF website [New Jersey Department of Community Affairs |](#) under the RFP tab and Important Links.

What Planning and Zoning documents do I need to provide? How are planning and zoning approvals counted in Threshold requirements versus Scored Application requirements?

Projects that can show that they are as designed allowed as of right or has obtained the required planning and zoning approvals will be given one (1) point in threshold review.

Projects that make it past the threshold review will be given points based on the level of planning and zoning approvals the project has. Documentation needs to be provided through the required application documentation portal. Applicants should provide what they have at time of application in terms as of right, planning, and zoning approvals, reviews, letters, etc. If an applicant does not have one of the required documents outlined in Exhibit I, #7 of the RFP, a document should be uploaded to indicate that it is not applicable or it have not been obtained yet.

Will homeownership projects be scored on operating expenses?

No. Operating expenses will not be included in the scoring for homeownership projects. The maximum total point score will be lower but will not result in a scoring disadvantage.

For construction costs, what applies for a less than 5-unit walk up building?

Please refer to the Row House (1-4 family) category in the Construction Cost Guidelines table.

Does the funding provided by AHTF require utilizing prevailing wage for construction costs? And do the Construction Cost Guidelines that are being used to score the application take prevailing wage into account?

No. AHTF does not require the use of prevailing wages and the construction cost guidelines do not take into account prevailing wages.

Are the cost per square foot numbers based on the overall project cost or the portion of the project that DCA is funding?

Costs per square foot are based on the residential portion of the project overall, not just the AHTF funded units.

Can the consultant's experience count as part of the developer/sponsor experience?

No. Consultant experience is not a replacement for the developer/sponsor experience.

Can the Market Study be completed by the project consultant or does it have to be a non-development team member?

Project applications should contain a narrative market analysis or recent market study that includes information about the number of renters and homeowners, analysis of comparable area rents for both affordable and market rate projects of similar size, and an explanation of how the market analysis supports the need for the proposed project; homeownership projects should include recent sales data.

For construction costs, can non-residential space be removed from the calculation?

The required rental proforma takes non-residential space into account.

Will the income limits in the application be updated to reflect 2025 figures?

DCA is working to get them updated in the SAGE application. The 2025 figures are utilized in the required proformas.

What benchmarks or standards are used to determine the construction and operating cost assumptions in the application?

You can find the underwriting guidelines under Exhibit II in the RFP.

Are building permits a threshold requirement for the RFP?

No. Building permits are not a threshold requirement.

Do I need a municipal resolution as support documentation for the RFP?

Municipal resolution or letter is what is considered in the threshold review. Municipal/Mayor letter of support is requested as part of the required application documentation.

What is required for Schedule I?

Schedule G, H, and I are required for all DCA grant applications including AHTF and must be uploaded as part of the SAGE application along with submission as part of the required application documentation. Schedule I is an organization/entity resolution allowing for the grant to be applied for that must be approved by the organization/entity governing body and notarized.

PLEASE NOTE: Schedule I under Exhibit I is named incorrectly and should say Organization Resolution not Municipal Resolution of Support.

Are there template documents we should be using for any of the required application documentation?

No. There are no template documents provided as part of this RFP.

What categories on the homeownership proforma are included in the calculation for the Construction Cost Reasonableness Test?

Only cost related to the actual building construction are included in the construction cost calculation.

Do supportive housing projects have to meet the family bedroom size requirement?

No. Per the Uniform Housing Affordability Controls (UHAC) senior projects and supportive housing projects are not required to include 3-bedroom units. If a senior or supportive housing project has 20 or more restricted units two-bedroom units must compose at least five percent of the total restricted units. Additionally, the aggregate number of bedrooms within the restricted units must equal the number of restricted units.

Will waivers be granted for projects that do not meet all the AHTF requirements? How do we apply if we need a waiver for some aspect of our project?

Applicants may indicate whether the project will require a waiver as part of the application in the project description section. Waivers will be considered when the project is reviewed. **Waivers will not be given for projects that exceed the funding cap of \$3,000,000 or projects exceeding 25-units.**