



NEW JERSEY DEPARTMENT OF
COMMUNITY AFFAIRS
HOUSING PROGRAM BOOK
Building Stronger Communities, One Home at a Time



people.

places.

progress.

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

Building Stronger Communities, One Home at a Time



James E. McGreevey
Governor



Susan Bass Levin
Commissioner

January, 2004

Dear Friend,

A large part of what we do everyday revolves around providing housing for New Jersey's citizens. From affordable housing initiatives to mortgage lending programs, the Department of Community Affairs (DCA) and the Housing and Mortgage Finance Agency (HMFA) offer programs that truly make homeownership a reality.

To help make New Jersey more affordable for working families, last year we announced our commitment to help 20,000 working families and individuals find homes over four years – our Leading 20,000 Families Home campaign. We are proud to say that DCA and HMFA took this challenge seriously and not only met, but exceeded the annual target. In only 18 months, we provided more than 12,000 of the 20,000-unit commitment. Furthermore, our housing programs have served families and individuals in more than 470 communities throughout the state and are committed to encourage Smart Growth, foster economic development, revitalize our downtowns, preserve precious open space and address the state's housing needs.

Included in this Housing Program Book are descriptions of every housing program we offer to both organizations and individuals. Grouped by categories, this resource offers you an easy-to-use guide that tells you which organization offers the program, gives you a brief program description and provides a direct contact number you can call for more information.

The programs listed in this book support our Smart Growth initiative and will preserve New Jersey's neighborhoods by building homes where it makes sense and helping residents realize the dream of homeownership. With these programs, we have served individuals and families. We have provided security for seniors and created opportunity for young people just starting out. We have provided homes for the everyday heroes of our state – police and fire personnel. And we have helped families who opened their homes to adopted children through the DYFS system.

We are working to provide homes to New Jersey citizens today and we are planning ahead to make sure our children and grandchildren have homes in the types of neighborhoods we remember – with walkable streets, parks and downtown business districts.

We hope you find this Housing Program Book a useful resource and encourage you to contact DCA and HMFA for more information.

With all good wishes,



James E. McGreevey
Governor



Susan Bass Levin
Commissioner

HOUSING PROGRAM BOOK



Table of Contents

Affordable Housingpage 3

Org: Housing Affordability Services, Housing Scholars, Neighborhood Preservation Balanced Housing, Performance Grants to Nonprofits, Pre-Development Loan Partnerships

Home Maintenance and Improvements page 4

Org: Green Homes

Indiv: Home Energy Assistance, Lead-Based Paint Abatement, Potable Water, Weatherization Assistance

Home and Community Partnerships page 5-6

Org: Adopt a Neighborhood, At Home Downtown, City Living, Community Services Block Grant, Main Street New Jersey, Neighborhood Preservation, Neighborhood Revitalization State Tax Credits, Small Cities Community Development Block Grant, Smart Future Planning Grants

Housing for Individuals with Special Needs page 7-9

Org: Assisted Living, Homeless Supported Housing Demonstration, Homeless Transitional Housing Revolving Loan, New Jersey Community Housing Demonstrations (Developmental Disabilities Tax Credit Gap and Bridge Loan, Developmentally Disabled Homeownership, Section 811 Bridge Loan, Shared Living Residential Rental Housing Loan, Transitional and Permanent Housing Loan for Aging Out Youth and Special Needs Children), New Jersey Senior and Disabled Cooperative Housing Finance Incentive, Services for Independent Living, Shelter Support, Statewide Livable Communities Grant

Indiv: Homeless Prevention, Homeownership for Permanency Project

Mortgage, Lending and Financial Assistance Programs..... page 10-12

Org: Federal Low Income Housing Tax Credits, Market Oriented Neighborhood Investment, Multi-Family Rental Housing, Relocation Assistance, Small Rental Project Preservation Loan (Five-Two-Five)

Indiv: 100% Mortgage Financing, Close to Home New Jersey, Family Self-Sufficiency, First Time Homebuyer Mortgages, HOME-PLUS, Individual Development Account, Police and Firemen's Retirement System Mortgage, Purchase/Rehabilitation Mortgage, Reverse Mortgage, Smart Start

Publications page 12

Homefront
The Housing and Community Advocate Newsletter

Rental and Property Assistance page 13

Org: HOME Rental Rehabilitation

Indiv: HOME Tenant-Based Rental Assistance, Landlord Tenant Information Services, Section 8 Housing Choice Voucher, Section 8 Landlord Liaison Office, Section 8 Moderate Rehabilitation, Section 8 to Homeownership



NEW JERSEY DEPARTMENT OF
COMMUNITY AFFAIRS



Affordable Housing



For Municipalities, Community-based And Development Organizations

Affordable housing opportunities are making a real difference in the lives of people and the health of neighborhoods. DCA and HMFA seek to keep the “affordable” in affordable housing by maintaining and overseeing a wide range of affordable housing programs throughout New Jersey. These initiatives provide a varied approach to combat the rising cost of housing to make sure that every New Jersey resident has a place to call home.

Housing Affordability Services – Providing the Right Resources (DCA)

Having the right tools and resources makes any job easier. The Housing Affordability Services Program provides services to municipalities and low- and moderate-income households regarding housing, and maintains a statewide referral list of households that may be eligible for affordable housing, pricing schedules and market analysis reports. This information helps municipalities and families alike provide and find affordable housing. For more information, call (609) 292-9795.

Housing Scholars – Experience that Lasts a Lifetime (DCA)

Internships are often a college student’s first glimpse into the “real world.” The Housing Scholars Program affords college students with the opportunity to receive hands-on training in

community development, as well as provides valuable assistance to nonprofit organizations with small budgets. The program provides a full-time summer intern to nonprofit organizations actively involved in the development of affordable housing. Local college students are given the opportunity to gain practical experience in the housing field, while nonprofit organizations are given quality employees for an entire summer. Every summer, approximately 30 interns are selected from an undergraduate or graduate program out of five New Jersey colleges and universities. For more information, call (609) 292-6140.

Neighborhood Preservation Balanced Housing – Build- ing the New and Preserving the Old (DCA)

As time goes by, houses become more and more in need of rehabilitation and restoration. For instance, much of our state’s existing affordable housing is decades old, and in need of substantial repair and modernization. All over New Jersey, DCA creates affordable housing opportunities through the Balanced Housing Program, which provides funding to buy and restore affordable housing units while keeping costs down for New Jersey’s families. Through the program, developers and nonprofit organizations work through with municipalities to provide rental and homeownership opportunities for New Jersey’s low- and moderate-income families. This year, approximately \$50 million in Balanced Housing funds are available to municipalities to build and preserve new and



existing homes. For more information, call (609) 633-6258.

Performance Grants to Nonprofits – Performing on a Budget (DCA)

Many nonprofit organizations know how to function on very tight budgets. The Performance Grants Program provides operating support to nonprofits that develop affordable housing throughout the state. Grants are for one year and can be renewed based upon performance of the grantee. For more information, call (609) 292-2213.

Pre-Development Loan Partnerships – Planting the Seeds for Tomorrow’s Affordable Housing (DCA)

The Pre-Development Loan Partnership Program was developed in 1996 between DCA and eight lending institutions. The program offers no-interest loans of up to \$50,000 per applicant that provide “seed” money to a nonprofit organization actively involved with the development of affordable housing. Funding may only be used for project-specific costs, such as professional services, environmental evaluation, preliminary due diligence and acquisition. Since its inception, the program has given out 75 loans for a total of over \$4.6 million. For more information, call (609) 984-1903.

Home Maintenance & Improvements

The State's housing programs are not just directed at securing housing for individuals—DCA and HMFA are committed to improving housing conditions as well. The following programs for individuals target both safety and budget concerns, such as lead paint and the rising cost of utilities. We hope that you and your family will take advantage of these maintenance programs available to New Jerseyans, in order to make your home a safer, more efficient and happier place to live.

For Municipalities, Community-based and Development Organizations

Green Homes – Energy Efficient Houses for the Environment (DCA)

Having a green thumb means having an extraordinary ability to make plants grow. Having a green home means having an extraordinary ability to run your house with the highest energy efficiency, quality and affordability. DCA's Green Homes Program provides advocacy, education and technical assistance to developers to ensure the use of innovative, technologically advanced, environmentally friendly home construction designs. Incorporating "green" designs into home construction helps minimize a home's impact on the environment while decreasing utility costs, which makes owning a home affordable to more residents. For more information, call (609) 292-3931.

For Individuals

Home Energy Assistance – Making Hard Choices Easier (DCA)

Everyone needs a little help sometimes, especially when faced with difficult choices like paying your utility bills or feeding your family. The Home Energy Assistance Program helps elderly, disabled and low-income residents with the payment of heating bills and medically necessary cooling costs, in addition to providing emergency heating and fuel assistance. For more information, call the Energy Assistance hotline at 1-800-510-3102.

Lead-Based Paint Abatement in Low- and Moderate-Income Housing – Improving Your Lead Safety Awareness (DCA)

Did you know that homes built before 1978 have a high percentage of lead-based paint usage? Or that more than 30 percent of the housing in New Jersey was built before 1978? DCA's Lead Safety Programs offer deferred-payment loans and grants to property owners so they can reduce lead-based paint hazards while rehabilitating their homes. For more information, call 1-877-DCA-LEAD.

Potable Water – Providing Safe Drinking Water (HMFA)

All residents deserve safe, quality drinking water. Yet many homeowners with private water wells lack the ability to adequately test the water quality of their wells, which can pose serious health risks to



family and friends. The Potable Water Program provides no-interest, second mortgage loans for up to \$10,000 to single-family homeowners whose drinking water source comes from a private well and violates drinking water standards. The funds are used to pay for an alternative clean water supply or adequate water treatment. For more information, call 1-800-NJ-HOUSE.

Weatherization Assistance – Saving You Money with Energy Efficiency (DCA)

In the winter and summer months, the increased cost of utilities can be very difficult for many residents to pay. The Weatherization Assistance Program helps elderly, disabled and low-income residents improve the efficiency of their homes, making living more comfortable and saving money in the process. Residents can lower their heating and cooling costs using energy efficient materials such as caulking, weather-stripping and insulation, or obtain emergency heating assistance in times of need. For more information, call (609) 292-6140.

Home & Community Partnerships

One of the reasons that New Jersey's housing programs operate so successfully is thanks to the dedication of community-based organizations. Non-profits, private businesses, local organizations and even municipalities partner with the Department of Community Affairs (DCA) and the Housing and Mortgage Finance Agency (HMFA) to fund and facilitate the thousands of housing rehabilitations and neighborhood improvements that occur each year. In both small towns and large cities, collaborations between state government and community groups improve the quality of life for all New Jerseyans.



For Municipalities, Community-based and Development Organizations

Adopt-a-Neighborhood – A Neighborhood of Your Very Own (DCA)

Have you ever considered adoption? The Adopt-A-Neighborhood Program, through the assistance of corporate sponsors and local nonprofit organizations, transforms rundown or abandoned areas into centers of community vitality. Corporate partners help communities by not only giving from their pockets, but also by lending a hand as community members work side-by-side with a project's sponsored employees. Past participants have included Verizon, PNC Bank, PepsiCo and Saturn. These groups take pride in "their" neighborhood, which improves the quality of life of everyone who lives, works and visits there. Since its inception, 14 projects have been completed

including façade rehabilitations, clean-ups, playgrounds, and baseball fields and parks. Projects can range from \$2,500 to \$600,000, depending on the scope of the project and the costs of property acquisition. For more information, call (609) 292-3796.

At Home Downtown – There's No Place Like Home (HMFA)

Remember when you could rent an apartment above the local café? Now, thanks to HMFA's reduced-rate loan program, this can happen again. The At Home Downtown Program will restore approximately 500 units, reviving the mixed-use vitality of New Jersey's downtowns and neighborhood commercial districts. First floor shops provide opportunities for apartment living above, encouraging people to enjoy the benefits of downtown living. The At Home Downtown Program brings it all together, where everything is waiting for you. For more information, call (609) 278-7617.

City Living – Have it All at Your Doorstep (HMFA)

New Jersey's cities have it all – art, entertainment, shopping, transportation, and places to live and work. Through the City Living Program, we are working to create or rehabilitate approximately 800 Units of market-rate housing in designated urban neighborhoods to encourage residents to move back to New Jersey's cities. For more information, call (609) 278-7527.

Community Services Block Grant – Serving New Jersey's Low-Income Population (DCA)

The Community Service Block Grant assists designated Community Action Agencies reduce poverty by providing a multitude of services including educational enrichment, day care, health care services, case management, services for children and the elderly, job training, self-sufficiency programming, and the development of affordable housing. Community Action Agencies directly aid in the coordination of social services within their community, as well as utilize the CSBG Program to leverage additional funding that can be used to address poverty. For more information, call (609) 292-6140.

Main Street New Jersey – Revisit the Past (DCA)

Remember when shopping meant a trip downtown and you knew each storeowner by name? Our Main Street initiative makes that a reality again in small towns across the state – and soon in urban New Jersey. We provide the technical assistance so communities can make their business districts shine. Main Street New Jersey creates a sense of place where residents can live, work and shop in the comfort of a quaint downtown. For more information, call (609) 633-6266.

Neighborhood Preservation – Welcome to the Neighborhood (DCA)

A great neighborhood reflects the hard work and dedication of its community members. From repairing facades to building front porches, the Neighborhood Preservation



Program breathes new life into our communities by bringing together residents, elected officials, nonprofit organizations and local Businesses interested in preserving and revitalizing their towns. Participating communities are provided with up to \$525,000 over Five years to make needed improvements, particularly housing and infrastructure repairs, in designated "threatened but viable" neighborhoods. For more information, call (609) 292-6140.

Neighborhood Revitalization State Tax Credits – Building Corporate Community Partnerships (DCA) The Neighborhood Revitalization Tax Credit Act, signed in January 2002, offers up to \$10 million in neighborhood revitalization tax credits in any fiscal year to businesses that partner with community-based organizations to revitalize New Jersey's communities. Through this partnership, these community-based organizations work on housing and economic development projects, reflecting community, nonprofit and corporate ideas for neighborhood revitalization. For more information, call (609) 633-6286.

Small Cities Community Development Block Grant – Focusing on Local Needs (DCA)

Every town, city, neighborhood and family has its own unique needs. The Small Cities Community Development Block Grant provides funds to address those specific needs. Often used with Balanced Housing funds, approximately half of the \$9 million in CDBG funds are available for municipalities and counties to utilize for the rehabilitation of owner occupied housing. Local governments can also use these funds for sewer and sidewalk improvements, as well as projects to ensure

compliance with the Americans with Disabilities Act. Funding must be made by application, and requests are capped depending on the entity applying. For more information, call (609) 292-6140.

Smart Future Planning Grants – Improving New Jersey One Region at a Time

Roads and water lines do not stop at municipal boundaries, so revitalization planning strategies shouldn't either. Planning for a smart future takes the cooperation of many towns and counties that share a common vision for growth. Smart Future provides money for counties and municipalities to complete studies and create 'smart' revitalization plans. It also provides county and municipal planners access to state experts from DCA, DEP and DOT, as well as the funds to work with outside consultants with specialized expertise. For more information, call (609) 292-7156.



Housing for Individuals with Special Needs

DCA and HMFA realize that housing programs are not "one size fits all." Thus, our departments also work to improve the housing situation for some of New Jersey's most vulnerable citizens, including people with developmental disabilities, mental health consumers, the homeless, the elderly, people with HIV/AIDS, and other under-served communities. The following programs, targeted both for organizations and individuals, administer financing, support and housing for people with special needs and provide technical assistance and coordination within HMFA and with other state agencies.



For Municipalities, Community-based and Development Organizations

Assisted Living – Partnering to Provide Support to New Jersey's Elderly Community (HMFA)

In a joint effort with the Department of Health and Senior Services, the Department of Human Services, the Division of Medicaid, and the Council on Affordable Housing, HMFA's Assisted Living Program assists the elderly community in three ways. First, it enforces assisted living regulations that promote autonomy in residential settings, yet provide assistance and protection for elderly tenants. HMFA also finances new assisted living facilities. And finally, HMFA works with the owners of senior housing developments it has financed to establish assisted living

programs in their existing communities. For more information, call (609) 278-7529.

Homeless Supported Housing Demonstration – Helping You Help the Homeless (HMFA)

Shelter is one of the most basic of human needs. The Homeless Supported Housing Demonstration Program asserts that need by supporting permanent housing solutions throughout New Jersey. Working with the federal Department of Housing and Urban Development, HMFA provides low-interest matching funds and gap financing to organizations that apply to HUD to develop permanent housing for homeless individuals and families. For more information, call (609) 278-7456.

Homeless Transitional Housing Revolving Loan – A Gateway to Support (HMFA)

This program offers construction loans and/or permanent loans to finance the development of housing for homeless individuals, families with children, victims of domestic violence, people living with HIV and other individuals with special needs. The aim of this program is to promote housing with supportive services to assist homeless individuals and families move into permanent housing. For more information, call (609) 278-7456.

New Jersey Community Housing Demonstrations – Representing New Jerseyans with Special Needs (HMFA)

The New Jersey Community Housing Demonstration Programs encompass a number of program initiatives ranging from rental housing to homeownership opportunities for individuals with special needs.



The Developmental Disabilities Tax Credit Gap and Bridge Loan Program

provides "gap" or "bridge" loans for non-profit and for-profit sponsors that have received allocations of Low Income Housing Tax Credits to develop affordable rental units for persons with developmental disabilities. It provides sponsors with financing to bridge construction and/or permanent financing for projects pending syndication. Eligible projects include those reviewed and approved through HMFA's special needs set-aside LIHTC cycle. For more information, call (609) 278-7521.



The Developmentally Disabled Homeownership Program

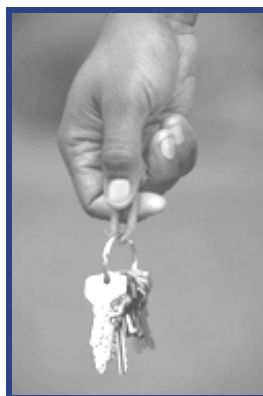
provides low-interest mortgage loans to people with developmental disabilities on the Division of Developmental Disabilities' "Urgent Waiting List," participants in a DDD Initiative, and those referred for participation by the DDD.

Qualified applicants must have a steady income, along with the desire and ability to own their own home. Additional interest free financing is also available for homes in need of accessibility improvements. For more information, call (609) 278-7521.

▶ The **Section 811 Bridge Loan Program** enables organizations to apply for bridge financing for acquisition to secure and/or retain site control prior to closing on a mortgage with the Department of Housing and Urban Development. For more information, call (609) 278-7521.

▶ Another initiative under NJCHD is the **Shared Living Residential Rental Housing Loan Program**, which provides low-interest rate mortgage loans for non-profit organizations, for-profit developers and/or public entities for the acquisition of land and building(s), including rehabilitation of existing buildings, to create affordable rental units for mental health consumers and/or persons with Developmental disabilities. For more information, call (609) 278-7521.

▶ The **Transitional and Permanent Housing Loan Program for Aging Out Youth and Special Needs Children** provides low-interest financing to organizations and public entities developing service enriched transitional and permanent housing opportunities. Specifically, these housing opportunities are Intended for youth aging out of foster care programs and children with special needs. For more information, call (609) 278-7449.



New Jersey Senior and Disabled Cooperative Housing Finance Incentive –Incentives for Builders Provide Advantages for Buyers (HMFA)

This program provides construction and permanent financing to qualified developers of housing units for low- and moderate-income seniors citizens and disabled individuals. Mortgages may also be available to low- and moderate-income seniors and disabled individuals for the purchase of cooperative housing shares. Eligible properties include newly constructed, rehabilitated or retrofitted housing. For more

information, call (609) 278-7521.

Services for Independent Living – Keeping the “I” in Independent Living (HMFA)

The award-winning Services for Independent Living Program promotes independent living for residents of HMFA-financed senior housing developments. Presently, the SIL Program is available in 62 buildings throughout the state, serving nearly 9,000 residents each year. Service Coordinators assist residents with transportation, health screenings, meals, housekeeping and personal care, as well as recreational, educational and cultural activities. SIL works in conjunction with a variety of community, state and federal organizations including the Social Security Administration, the Department of Health and Senior Services, the Senior Companion Program, the State Health Insurance Program, local hospitals and home health agencies. For more information, call (609) 278-7512.

Shelter Support – Home is Where the Heart Is (DCA)

Every resident deserves the safety and warmth of home. The Shelter Support Program makes a positive difference in the lives of homeless individuals and families across New Jersey by assisting organizations with social service programs, and by providing funding for the renovation, revitalization and construction of homeless shelters and transitional housing organizations. For more information, call (609) 292-3846.

Housing for Individuals with Special Needs (continued)



Statewide Livable Communities Grant - Making Our Historical Treasures Accessible to All (DCA)

While the integrity of the state's historic sites must be treasured and maintained for future generations, it is sometimes necessary to update these landmarks with modern safety features for the disabled. DCA helps bring these structures up to compliance with the Americans with Disabilities Act by awarding grants for municipally owned historic buildings. Buildings eligible for upgrades do not need to be on the historic register, but they do need to have a historic context. This year, DCA has allotted \$2.5 million for the program. An individual site may receive a maximum grant of \$50,000. For an application, or more information, call (609) 633-9873.



For Individuals

Homelessness Prevention – Providing Residents with a Safety Net (DCA)

In addition to helping homeless individuals, DCA is also committed to preventing struggling people from becoming homeless. The Homelessness Prevention Program provides financial assistance to low- and moderate-income tenants and homeowners in danger of eviction or foreclosure due to temporary financial problems beyond their control. The program disburses payments in the forms of loans and grants to landlords and mortgage companies on behalf of eligible households. For more information, call (609) 633-6204.

Homeownership for Permanency Project – Improving the Lives of our Youth (HMFA)

All children deserve safe places to live and learn. The award-winning Homeownership for Permanency Project, implemented by HMFA in partnership with the Division of Youth and Family Services, is designed to help children with qualified adoptive parents or legal guardians achieve a safe permanent home. HOPP provides homeownership mortgage loans to families that are newly adopting or making a permanent commitment through legal guardianship for children through the Department of Human Services' Division of Youth and Family Services or a state-licensed adoption agency. For more information, call (609) 278-7521.



Mortgage, Lending and Financial Assistance Programs

DCA and HMFA offer numerous programs to help New Jersey families obtain safe, decent and affordable housing.



For Municipalities, Community-based And Development Organizations

Federal Low Income Housing Tax Credits – Developers Wanted (HMFA)

Now in its 17th year, this highly successful and competitive program awards millions of dollars in federal housing tax credits annually, giving developers the incentive they need to become involved. Every year, HMFA assists with the rehabilitation and construction of approximately 20 projects, and currently oversees over 380 tax credit developments that provide more than 21,000 homes. To learn more, call (609) 278-7577.

Market Oriented Neighborhood Investment – MONI Makes the World Go 'Round (HMFA)

Quality communities in New Jersey should include people of all incomes. The Market Oriented Neighborhood Investment

Program encourages economic diversity by helping developers and non-profit housing sponsors construct housing that contains a mix of market-rate, moderate-income and low-income units. The program, which will create approximately 1,600 units over the next four years, provides a portion of the construction financing, subsidies to write down the

cost of construction, and access to below-market mortgages. It also gives eligible, first-time and urban homebuyers access to below-market mortgages. By focusing on homeownership, MONI stabilizes targeted neighborhoods and stimulates economic growth. For more information, call (609) 278-7617.

Multi-Family Rental Housing – Giving Options to Families (HMFA)

Having options is a good thing. HMFA offers three types of multi-family housing mortgage loan programs: permanent take-out financing, construction loans that convert to permanent financing, and construction loans for local housing authority turnkey projects. For more information, call (609) 278-7527.

Relocation Assistance – Keeping the Costs of Safety Down (DCA)

Relocation is an inconvenient yet necessary aspect of enforcing safety codes. To Help families and individuals displaced by municipal code enforcement, this DCA program provides technical and financial assistance to municipalities and county welfare boards. The municipal organization must submit a workable Relocation Plan, including a cost estimation, and DCA may elect to cover up to 50 percent of relocation costs. Eligible expenses include moving costs, dislocation allowance, and rental or down payment assistance. For more information, call (609) 292-6140.

Small Rental Project Preservation Loan (Five-Two-Five) – Restoring Hope and Housing (HMFA)

Do you remember the feeling you had when you got your first rental apartment? This program can give that feeling back to middle-income families by preserving affordability and availability of rental housing. The Rental Project Preservation Loan Program provides construction, permanent and subsidy financing to qualified non-profit and for-profit housing developers. These loans may be used for refinancing, acquisition and moderate rehabilitation of existing, occupied housing units. The housing projects must exist and at least 40 percent occupied at time of application. For more information, call (609) 278-7527.



For Individuals

100% Mortgage Financing – Full-Circle Mortgage Assistance (HMFA)

The 100% Mortgage Program provides 100 percent mortgage loans to homebuyers located in pre-approved, newly constructed or rehabilitated single-family housing developments. The program offers no down payment and requires no mortgage insurance. Closing cost assistance may also be available for eligible homebuyers. Additionally, nonprofit and for-profit developers can participate by having their development approved by HMFA. For more information, call 1-800-NJ-HOUSE.

Mortgage, Lending and Financial Assistance Programs *(continued)*

Close to Home New Jersey – Cutting Your Commute (HMFA)

Wouldn't it be nice to reduce the time and money you spend getting to and from work, to have more time with your family and friends? Close to Home New Jersey provides incentives for residents to purchase homes close to work. Through various HMFA programs and services, Close to Home helps residents achieve the dream of homeownership by providing them with attractive mortgage loans, down payment assistance or funding for the closing costs on a new home. Qualified employees benefit from competitive mortgage rates, while participating municipalities and employers benefit from having a committed workforce living nearby. As part of the Close to Home Initiative, the ***Live Where You Work Program*** provides low-interest mortgage loans to individuals purchasing homes in towns where they are employed. Or, for individuals interested in moving closer to work but not necessarily in the same town, the ***Employer-Assisted Housing Program*** aims to encourage individuals to purchase homes within reasonable commuting distances to the workplace. Both programs promote smart growth by discouraging the use of cars, and by encouraging alternative modes of transportation such as walking, biking and public transit. For more information, call 1-800-NJ-HOUSE.

Family Self-Sufficiency – Assistance Toward Self-Reliance (DCA)

The Family Self-Sufficiency program helps Section 8 Voucher holders become self-sufficient through a jointly developed action plan. Participants receive job training and career counseling, and take part in education and social service programs. For more information, call (609) 633-6156.

First Time Home Buyer Mortgages – Making the Dream of Homeownership a Reality (HMFA)

This program makes the dream of owning a house a reality by providing attractive mortgages to first-time homebuyers. A below-market, fixed interest rate is offered to these individuals, while down payments of as little as three percent are required. Additionally, loans are 30-year fixed rate. For more information, call 1-800-NJ-HOUSE.

HOME-PLUS – When Your “First” Home Isn’t a “New” Home (HMFA)

Not everyone's first home is a new home. The Home Plus Program offers a fixed-rate mortgage to qualified, first-time and urban-area homebuyers with immediate home improvement needs. Under this program, homeowners can finance up to \$15,000 toward home repairs and improvements such as roof replacement; painting; improved heating or air Conditioning systems; kitchen, bathroom, electrical and plumbing renovations; or room enlargements. For more information, call 1-800-NJ-HOUSE.

Individual Development Account (IDA) – Showing You the Money (DCA)

New Jersey's working individuals and families deserve the financial assistance, education and support needed to become financially stable and independent. The Individual Development Account helps families accumulate assets through a savings account that is matched dollar for dollar by public funds. This three-year program allows low-income participants to save money, finance higher education, purchase a home or start a business. For more information, call (609) 292-6140.

Police and Firemen's Retirement System Mortgage – Helping Those Who Help Others (HMFA)

Police and firefighters dedicate their careers to helping others. To show them our appreciation, HMFA gives back to these unsung heroes through the Police and Firemen's Retirement System Mortgage Program. Active members of the New Jersey Police and Firemen's Retirement System with one year of creditable service can buy a home or refinance an existing home at 30-year, fixed and below-market rates. For more information, call 1-800-NJ-HOUSE.

Purchase/Rehabilitation Mortgage – Bringing Your Home to the Next Level (HMFA)

Pride comes with being a homeowner and you always strive to make your house the best it can be. The Purchase/Rehabilitation Mortgage Program can bring your home to the next level with below-

market rate financing for the purchase and rehabilitation of a home, or for the refinancing rehabilitation of the home you currently own. For more information, call 1-800-NJ-HOUSE.

Reverse Mortgage – Get Back What You’ve Put In (HMFA)

For years, you have made mortgage payments providing a home for you and your family. Now, when you need money later in life, HMFA provides a way for you to get it. The Reverse Mortgage Program allows senior citizens 62 years and older to access the equity in their homes without a monthly repayment schedule. The equity in your home serves as collateral as long as you live in your home, and money can be taken in lump sums, monthly payments, as a line of credit or as a combination of these options. For more information, call 1-800-NJ-HOUSE.

Smart Start – Closing Costs and Down Payment Available (HMFA)

The Smart Start Program provides closing costs and down payment assistance to HMFA’s first-time homebuyers who qualify. This program truly helps make the dream of owning your very own home a reality. For more information,



Publications

Homefront (HMFA)

This quarterly newsletter is your source for pertinent redevelopment and special needs events surrounding HMFA’s myriad of housing initiatives. To receive *Homefront*, please call (609) 278-7515.

The Housing and Community Advocate Newsletter (DCA)

Your guide to community development and housing in New Jersey, this quarterly newsletter provides information on development and affordable housing issues. For more information, call (609) 292-6140.

Rental & Property Assistance

call 1-800-NJ-HOUSE.

According to the recent US Census, 35 percent of New Jerseyans rent homes. These rented units, like homes, need rehabilitation; and renting tenants, like homeowners, sometimes require help making payments. New Jersey’s popular rental assistance programs continue to enroll thousands of people each year, both in and out of the Section 8 Voucher Program. In addition to assistance payments, DCA provides a valuable landlord-tenant information service for renters and owners seeking clarification of renting law.

For Municipalities, Community-based and Development Organizations

HOME – Rental Rehabilitation – Getting Started (DCA)

Like homeowners, renters should be able to take pride in their homes. The HOME Rental Rehabilitation Program provides deferred payment loans to property owners and non-profit organizations to

rehabilitate substandard rental housing for low-income households. For more information, call (609) 292-6140.

For Individuals

HOME – Tenant-Based Rental Assistance – Housing Vouchers for Special Circumstances (DCA)

This offshoot of the HOME Program utilizes federal funds provided by the U.S. Department of Housing and Urban Development to assist people who meet Section 8 standards, but for whom no additional funding is available. Mirroring the Section 8 Voucher Program, the HOME Tenant-Based Rental Assistance Program provides vouchers to landlords on behalf of tenants. For more information, call (609) 292-4080.

Rental & Property Assistance *(continued)*

Landlord Tenant Information Services – Guidance for Both Parties (DCA)

Under DCA's Bureau of Homeowner Protection, Landlord Tenant Information Services provides information to callers on a variety of hot renting issues. Namely, the service explains the security deposit and eviction law, in addition to responding to a few hundred requests for information each month. Moreover, the program provides the popular "Truth in Renting" booklet that is distributed to approximately 100,000 people a year. The service provides no legal advice or mediation of disputes. For more information, call (609) 633-6606.

Section 8 Housing Choice Voucher – You Have the Choice (DCA)

The Section 8 Housing Choice Voucher Program gives low-income residents and senior citizens the ability to live in market-rate housing by directly subsidizing rent payments to landlords. Payments are linked to a tenant, not a unit, which allows for freedom in moving. Available to residents through-

out the state, the program places special emphasis on helping disabled residents live independently. Income level and number of tenants per unit determine program eligibility, as well as actual housing assistance payment amounts. For more information, call (609) 292-4080.

Section 8 Landlord Liaison Office – Directing and Educating our Renters (DCA)

Are you considering renting for the Section 8 Program, or are you a current Section 8 landlord who is unsure about the process? The Section 8 Landlord Liaison Office provides assistance to the 14,000 landlords participating in the State Section 8 Rental Assistance Program, as well as countless others interested in renting in the future. This office specializes in education, outreach, and troubleshooting for landlords. For more information, call (609) 633-6605.

Section 8 Moderate Rehabilitation – Improving Single-Room Rentals (DCA)

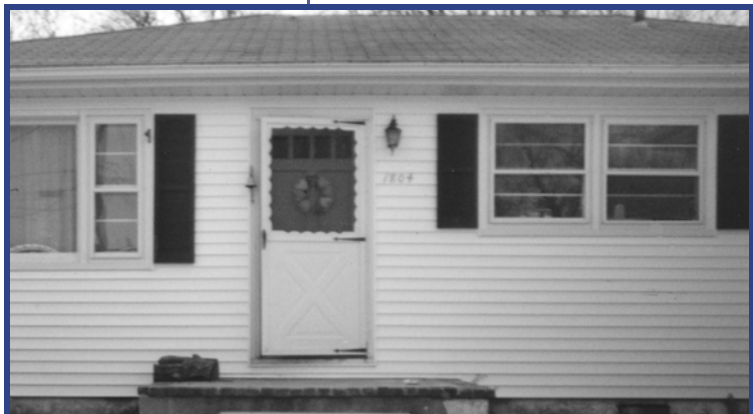
As opposed to the Section 8 Housing Choice Voucher



Program, this program's vouchers are linked to a unit, as opposed to a tenant. Here, moderate and low-income individuals eligible for the Section 8 Program can receive assistance to reside in housing units that have already been qualified and rehabilitated by the state. For more information, call (609) 292-4080.

Section 8 to Homeownership – Making Your Dream of Homeownership a Reality (DCA)

The Section 8 to Homeownership Program helps participants in DCA's Section 8 Housing Choice Voucher Program purchase a home using their Section 8 assistance. The voucher is applied to the mortgage payment, instead of rent. The program also provides housing counseling and information about financial and community resources. For more information, call (609) 292-9025.





This image shows a single sheet of white paper with horizontal blue or grey ruling lines, typical of notebook paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





James E. McGreevey
Governor
State of New Jersey



Susan Bass Levin
Commissioner
Department of
Community Affairs

NEW JERSEY DEPARTMENT OF
COMMUNITY AFFAIRS
HOUSING PROGRAM BOOK

Department of Community Affairs

101 South Broad Street
Post Office Box 800
Trenton, New Jersey 08625-0800
Telephone: (609) 292-6222

Website: www.state.nj.us/dca/