

The State of New Jersey Housing Policy and Status Report



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Department of Community Affairs
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Table of Contents

I.	Introduction	1
II.	Housing Mission Statement	2
III.	DCA Affiliates	2
IV.	Policy Categories	3
V.	Policies	3
A.	<i>Affordable Housing</i>	4
1.	Produce more permanently affordable units to meet state demand	
2.	Include deeper income targeting of housing for very low-income households	
3.	Preserve existing deed-restricted housing units	
4.	Implement appropriate long-term affordability controls	
5.	Preserve affordable housing units at risk of loss due to market conditions	
6.	Address homelessness	
7.	Integrate special needs units with support services into the community	
B.	<i>Growing Communities</i>	17
8.	Direct growth into Smart Growth Areas	
9.	Develop mixed-use communities, walkable communities	
10.	Cultivate economically mixed communities	
11.	Promote mixed-income developments	
12.	Re-use existing buildings, sites and infrastructure	
13.	Encourage “green” building	
14.	Promote high-energy efficiency	
C.	<i>Revitalizing Neighborhoods</i>	28
15.	Build on assets to move housing markets toward viability	
16.	Encourage use of community revitalization plans	
17.	Concentrate inter-departmental investments in target locations	
18.	Support people-based strategies in highly stressed communities	
D.	<i>Efficiency in Government</i>	35
19.	Promote inter-departmental coordination	
20.	Streamline funding and service provision	
21.	Improve standards, regulations and enforcement for the public good	
22.	Work with municipalities to identify and develop housing opportunities	
23.	Listen and respond to housing providers’ concerns that benefit the public	
24.	Use data collection and analysis to make strategic and informed decisions	
25.	Inform the public about available programs, services and resources	
VI.	Appendices	
•	Detailed Program List.....	47
•	Glossary.....	64
•	Index.....	74
•	Acronym List.....	79

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I. Introduction

The following document outlines and articulates the State of New Jersey's housing policies and presents a status report of initiatives designed to meet these policies.

The state housing policies are presented in a single document to demonstrate the scope and depth of housing issues in New Jersey, and how the state is comprehensively addressing these issues. It is expected that this policy document will serve several purposes: 1) provide public stakeholders with information about the state's housing policies; 2) provide a format for coordinating policies, programs and initiatives; and 3) become a starting point for improving existing and creating new programs, rules and laws.

Governor Corzine established a landmark housing goal for the state to produce, preserve and finance 100,000 affordable housing units in 10 years. This will build upon the Department of Community Affairs' success in meeting and exceeding the goal of financing 20,000 affordable housing units in the past 4 years. The state will achieve this new goal by working with private, for-profit, non-profit and local government partners, and by building on the successes of the initiatives outlined here. This housing policy document should be viewed as a first step toward developing a state housing action plan, which will follow shortly.

The state housing policy document has four sections. The first section is the "Housing Mission Statement" of the Department of Community Affairs (DCA) and its affiliated agencies. The second section identifies the DCA affiliates that work to meet the mission. The third section outlines the four broad "Policy Categories" that are used to organize the individual policies.

The last section is the largest, and contains all of the "Policies", which are indicated in boxes. Following each individual policy are the challenges or next steps in implementing the policy, a list of state programs and initiatives designed to address the specific policy along with the status of each initiative. The program status is as of December 2005 and will change as the state continues to meet the needs and aspirations of New Jersey's citizens and communities.

Housing issues are complex and inter-related with economic, social and environmental concerns. The policies outlined here should not be viewed in isolation, but as a part of larger set of policies designed to make New Jersey a better place for its residents and businesses. Likewise, the housing initiatives and programs described in this document are designed to complement each other so as to generate housing solutions that address multiple state policy objectives simultaneously.

The reader may not find a particular program located within an obvious policy section because the program accomplishes more than one policy objective and initiatives are generally not repeated in this document. The authors have placed initiatives into the primary policy category being addressed and then indexed each initiative in the Appendix.

There are four appendices to this document. The first is a glossary of housing terms that may be useful to better understand the state policies and initiatives. The second is an alphabetical list of programs and initiatives contained in the policy document with a brief description of each. The third is a list of acronyms used in this document. The fourth is a detailed index of programs and terms and where they can be found in the document.

The authors acknowledge the work done by Homes for New Jersey, the Anti-Poverty Network, the Housing and Community Development Network, Governor Corzine's Housing Policy Transition Team and many other organizations, to identify the housing issues in New Jersey and make recommendations on how to address these matters. This document benefited greatly from their ideas.

II. Housing Mission Statement

The New Jersey Department of Community Affairs and its affiliate agencies are dedicated to providing New Jersey residents with a choice of housing that is affordable, sound, environmentally responsive, well-maintained and located in communities that are attractive, safe, economically mixed and easily accessible to employment and services. DCA and its affiliate agencies will work to ensure that community integrated housing options exist for residents with moderate, low and very low incomes, senior citizens and residents with special needs.

III. DCA Affiliates

The following state agencies are integral to the creation and implementation of the policies described: Department of Community Affairs (DCA), New Jersey Housing and Mortgage Finance Agency (HMFA), Council on Affordable Housing (COAH), the New Jersey Redevelopment Authority (NJRA), the Office of Smart Growth (OSG), the New Jersey Meadowlands Commission (NJMC) and the New Jersey Historic Trust (NJHT).

A truly comprehensive housing policy also requires the participation and perspective of many other agencies at all levels, including the Departments of Human Services, Children and Families¹, Health and Senior Services, Environmental Protection, Military and Veterans Services and Labor, the Board of Public Utilities, the Economic Development Authority, the Commerce Commission, public housing agencies, county and local governments, and the U.S. Department of Housing and Urban Development.

¹ On July 11, 2006, Governor Corzine signed legislation creating the Department of Children and Families (DCF). Because housing is a necessary and critical resource for families in need, DCF will have a strong interest in participating in interdepartmental collaborative processes such as this.

IV. Policy Categories

New Jersey's housing policies were created to move the state toward achieving its housing mission, and are grouped into four interrelated categories.

- A. ***Affordable Housing*** – To address the long-term affordable housing needs of low- and moderate-income households.
- B. ***Growing Communities*** – To develop housing in optimal areas, in compact, sustainable ways.
- C. ***Revitalizing Neighborhoods*** – To utilize housing investments to revitalize stressed neighborhoods.
- D. ***Efficiency in Government*** – To improve the impact and efficiency of government housing programs and services.

V. Policies

The state has a complex and multi-faceted set of housing policies, which is intended to guide the state's administrative decision-making and resource allocations. Each separate policy detailed in this report provides a brief description of why the policy exists. Following the description is the challenge section. The challenges identified by the state have either been recently addressed through policy and program changes or represent future challenges that will need to be addressed. The final component of the policy section is a series of bullet points highlighting how the state is currently addressing the policy. Many state programs address more than one policy, but for the purpose of clarity they are only described once. You can refer to the program index if a program is not located where you would expect to find it.

- A. ***Affordable Housing*** – To address the long-term affordable housing needs of low- and moderate-income households.

With the cost of housing and land in New Jersey at an all time high, providing affordable housing for residents is more important than ever. Affordable housing provides stability for families and creates an available workforce for employers. For low-income residents, the inability to pay for basic necessities on top of housing costs further increases the magnitude of this problem. To meet the large need with limited resources, the state targets its affordable housing efforts at households that are low- and moderate-income. Additional efforts are made to reach families considered very low income, and work is underway to assess the needs for entry level and workforce housing opportunities. Further measures to expand the supply of housing include partnerships that combine funds with other agencies of government and the private sector for targeted purposes, as well as using regulatory tools, new technologies and methods of data collection to refine policy.

<p>1. Produce more permanently affordable units to meet state demand for low- and moderate-income households</p>

The gap between supply and demand of affordable housing is one of New Jersey’s biggest challenges. According to the 2000 U.S. Census, there were 270,000 new households created between 1990 and 2000 – an increase of 9.7 percent. In contrast, there was only a 7.6 percent increase in housing units during that same period. Over the past five years, New Jersey has consistently ranked as one of the least affordable states for rental housing, which makes finding quality, affordable housing difficult for many hardworking households in New Jersey. The state seeks to leverage public and private sources of funding to create more permanently affordable housing. Supporting productive non-profit and faith-based community development organizations is an important component of this strategy.

Challenges: The costs to create housing – land, construction and labor - are increasing faster than anticipated, while federal funding is decreasing. The state will continue to look to contain costs, identify and leverage additional sources of capital subsidies, and maximize federal funding sources. Modifying the rules governing the state’s Balanced Housing fund will help to increase federal tax credit match dollars to the state and improve the efficiency with which state subsidies are applied.

The state recognizes that it does not have an effective statewide home ownership production program that provides the mixed-income housing choices required in today’s market place. The state is developing this new program under the moniker CHOICE (Choices in Home Ownership Incentives Created for Everyone), and basing it on its successful MONI program. The program will provide a menu of home ownership production options – affordable, market-rate, and emerging market – that can be mixed and matched to meet local conditions and goals.

More towns are expressing an interest in developing their own affordable housing. In response to this request, DCA is finalizing the Municipal Land Acquisition (MLA) program, which will assist towns directly. HMFA will expand its production of affordable mortgages to first-time and urban area home buyers, doubling that amount from 600 to 1,200 in the first year alone.

HMFA needs its product to be competitive and to ensure that its participating lenders are making HMFA's product available.

Current Initiatives:

- Low Income Housing Tax Credit (LIHTC) Program – This is the primary federal program for producing affordable rental housing. The federal tax credits are allocated by HMFA to affordable housing project sponsors who sell the credits to investors to generate affordable housing project equity. There are two types of LIHTC:
 - Competitive (9% credit) – These finite credits are allocated through a competitive process and generate equity for a project to cover approximately 70% of the total development cost.
 - Noncompetitive (4% credit) – These credits are limited only by the tax exempt financing that is available to be matched with the credit. These credits generate equity for a project to cover approximately 30% of the total development cost.
- Multifamily Rental Housing Program – Construction loans and/or permanent mortgage loans are provided by HMFA at low-interest financing terms through the sale of tax-exempt and taxable mortgage revenue bonds. Loans are for construction, rehabilitation and/or preservation of multifamily rental housing projects in which at least a portion of the units are affordable to low- and moderate-income families and individuals.
- Volume Cap Increase – In partnership with the Treasurer's Office, New Jersey's federal tax-exempt volume cap that is set-aside for housing is offered solely to HMFA, which allows the State to fund more affordable housing developments in accordance with state priorities. HMFA utilizes the volume cap to issue tax-exempt bonds, which provide single and multi-family low interest mortgages.
- Neighborhood Preservation Balanced Housing (BH) – DCA receives funds from New Jersey's realty transfer tax to assist municipalities in the creation of affordable housing pursuant to the state's Fair Housing Act. The BH program is within the DCA Division of Housing, and has the goal of promoting the construction and preservation of permanent high quality, location-efficient affordable housing for low- and moderate-income families.

- Council on Affordable Housing (COAH) Growth Share Methodology – COAH was established in response to the Mt. Laurel Supreme Court decisions and the Fair Housing Act of 1985, for the purpose of offering a voluntary process for municipalities to encourage the availability of affordable housing in all regions of the state. COAH adopted its third round of rules to govern how municipalities can meet this obligation. Unlike COAH’s first and second rounds that focused on municipalities putting zoning in place for affordable housing, the new “Growth Share” methodology goes the extra step to ensure the housing is built. Under COAH’s adopted third round rules and growth share methodology, covering the period 1999 to 2014, it is projected that 52,747 new units will be produced and 24,847 units will be rehabilitated units. The new units will be provided using a growth share approach to affordable housing delivery. For every eight market-rate units constructed in a municipality from 2004 to 2014, a municipality will have an affordable housing obligation of one unit; for every 25 jobs created as measured by new or expanded non-residential construction, one affordable housing unit will be need to be provided.
- Municipal Land Acquisition (MLA) Program – DCA recently announced this initiative, which will be funded by Balanced Housing. The program will help make municipal production of affordable housing more feasible by providing predevelopment funds to eligible municipalities for the acquisition of land and/or buildings. With over 200 municipalities coming before COAH with affordable housing plans, the MLA is expected to serve as an important tool to help municipalities produce affordable housing.
- HOME – Housing Production Program – These federal funds are administered by DCA and provide flexible loans to developers for the purpose of creating affordable housing throughout the state. Funds are generally used in accordance with the Balanced Housing program rules, but in municipalities where Balanced Housing funds may be ineligible.
- HOME – CHDO Housing Production Program – The program is identical to DCA’s HOME Housing Production program except that the only eligible applicants are non-profit, housing development organizations that meet the Federal definition of a Community Housing Development Organization (CHDO). A minimum percentage of the CHDO Board of Directors must be either low income individuals, reside in a low income census tract or represent a low income constituency.
- Home Buyer Mortgage Program – The HMFA Home Buyer Mortgage Program, designed for low- and moderate-income households, provides first-time home buyers and urban area home buyers with below market, fixed-interest rate 30-year mortgages. Under the 100% Financing Program, no down payment or mortgage insurance is required. In the past four years, the program has served households in close to 500 municipalities throughout the state.
- Purchase/Refinance Rehabilitation Program – HMFA provides below-market rate financing for the purchase and substantial rehabilitation of a home or the refinancing and rehabilitation of an owner-occupied home.

- Police and Fire Retirement System (PFRS) Mortgage Program – HMFA administers the PFRS Mortgage Program under which active members of the PFRS can get mortgage loans at below market interest rates to purchase or refinance their principal residence. Funding is provided by the PFRS pension fund. This program can serve as a model for programs targeted at other public workforce households, such as teachers.
- Predevelopment Loan and Acquisition for Non-profit (PLAN) Fund – Created in 2004, this revolving loan fund is administered by a private fund manager, funded by public and private investments and supported by a partial HMFA guarantee. The fund is for non-profit housing developers with established production track records to be used for acquisition and predevelopment expenses.

2. Increase access to affordable housing for very low-income households

The demand for affordable housing is both wide and deep. Affordable housing is, by definition, linked to the income and assets of the people looking for housing. The lower the income and assets, the lower the sales price or rent needs to be in order to remain affordable. The federal government provides states with tax credits and tax-exempt financing to reach households as low as 50 percent to 60 percent of the area median income. To reach below this level requires additional subsidies. The state will use some of its scarce subsidy resources and regulatory authority to produce housing for very low income households. The state also recognizes that it costs much more in subsidy funding to create one unit of very low income housing compared to one unit of low or moderate income housing.

Challenges: The state can invest a large amount of subsidy funds into housing projects to reduce the capital cost of the housing to zero. However, housing still carries annual operating costs. Therefore to reduce the cost of housing to a level affordable to the lowest income households requires both one-time capital subsidies and annual operating subsidies. The state would like to expand funding to reach lower income households, especially through the Deep Subsidy and State Rental Assistance programs. Since resources are limited, the dedication of these funds must be balanced with subsidizing the growing number of moderate and middle-income households in New Jersey that cannot find affordable housing.

Current Initiatives:

- COAH Targeting – Under the third round rules, COAH gives municipalities an incentive in the form of two units of credit for every rental or for sale unit provided that it is affordable to households earning under 30 percent of the regional median income. In addition, municipalities that collect development fees are required to allocate one-third of the affordability assistance requirement for very low-income households.
- Uniform Housing Affordability Controls – Under the adopted Affordability Controls, affordable rental housing developments are required to provide a deeper subsidy to ensure that a portion of the units are affordable to very low income households.

- Deep Subsidy Program – DCA has set-aside \$10 million from its Balanced Housing program to fund the Deep Subsidy Program. The program will provide development subsidies to housing projects that produce units targeting households at 30 to 35 percent of the median income. This program layers on top of other existing financing programs designed to reach households at 50 percent to 60 percent of median income.
- Housing Choice Voucher Program (typically referred to as Section 8 Rental Program) – The DCA-administered federal program assists very low-income families, the elderly and the disabled to afford decent, safe and sanitary housing and to obtain housing in lower poverty areas. A housing subsidy representing the difference between the actual rent and what the renter can afford is paid to the landlord directly on behalf of the participating family. Renters pay approximately 30 percent of their income. Cutbacks in federal funding are causing waiting lists to grow, and in some cases, families are being displaced. DCA’s waiting list alone for Section 8 vouchers is now over 10,000 households.
- Section 8 to Home Ownership Program – This program helps qualified DCA Section 8 participants purchase a home using their Section 8 Housing Voucher. The vouchers are applied toward the participant’s mortgage and other home ownership expenses. Free home buyer and long-term credit counseling are provided and HMFA offers mortgages with special terms for Section 8 home buyers.
- Housing Counseling – HMFA contracts with counseling agencies to provide home ownership counseling, predominantly under the Section 8 to Home Ownership program. Families receive counseling, actively look for a home, and then purchase their new home.
- State Rental Assistance Program (SRAP) – Initially funded at \$25 million, this program parallels the federal Housing Choice Voucher program. Thirty percent of the allocation is reserved for senior citizens aged 65 or older, seventeen percent of the allocation is set aside for homeless families with children, thirty one percent of the allocation is set aside for applicants currently on DCA’s Housing Choice Voucher waiting list, and seventeen percent of the allocation is set aside for project based assistance.
- HOME - Tenant-Based Rental Assistance – This DCA program helps reduce the housing costs of very low-income households by providing direct rent subsidy payments to their landlords. Assistance is provided to participants for a period of up to 24 months.

3. Preserve existing deed-restricted affordable housing units

A significant number of the affordable housing units provided by the state carry income-related deed restrictions that keep the housing affordable for a prescribed period of time. Depending on the program, deed restrictions can run from 10 to 30 years. When the restriction period expires, the units no longer need to remain affordable to low- and moderate-income people and are at risk of being lost from the affordable housing inventory.

The state is currently experiencing its most significant wave of expiring deed restrictions, resulting in the potential loss of thousands of units of housing per year. Many of these units are in healthy real estate markets where affordable housing is the most difficult – and costly - to replicate. Saving deed-restricted units is critical to ensuring the long-term availability of affordable housing for low- and moderate-income families in New Jersey.

In many cases, owners of subsidized units can be given financial incentives to extend the term of the deed restrictions and improve their buildings at a cost to the state that is far less than trying to reproduce the units elsewhere.

The largest portfolios at stake include federally financed projects under the Section 8 and 236 programs, those insured by FHA, Low Income Housing Tax Credit units, state-funded programs administered through DCA, and affordable units in inclusionary developments created under COAH's first round rules. The state will aggressively pursue the preservation of deed restricted housing through creative re-financing and regulatory mechanisms.

Challenges: Preservation is a relatively new and growing field, and additional staff resources are needed to keep up with the growing demand and to allow the state to engage proactively instead of waiting for units to expire. Another challenge is developing an accurate inventory of expiring units, which will allow the state to increase preservation production. The state has consolidated the data regarding all housing units funded or financed by HUD and HMFA and is now working with other state agencies, including DCA and COAH, to complete the inventory.

Current Initiatives:

- Multifamily Housing Preservation Financing – In January 2004, HMFA formed a division of multifamily lending whose main focus is financing preservation projects. HMFA uses a portion of its tax exempt bonding capacity to refinance existing affordable housing projects, thereby allowing for necessary capital improvements and extending the project's affordability controls.
- Public Housing Authority Capital Funding Bond Program – HMFA administers a program to assist New Jersey's Public Housing Authorities (PHAs) in financing capital funding programs for their public housing units. By issuing federal tax-exempt bonds, secured by the PHAs' receipt of future HUD funding, this program enables the PHAs to cost-effectively accelerate the acquisition, development, modernization and repair of public housing units across the state.
- Limited Dividend Corporation (LDC) Preservation – LDCs are entities organized under New Jersey's Limited Dividend law and are required to maintain affordability controls. DCA defers to the affordability controls of any U.S. Department of Housing and Urban Development (HUD) program to which the building might also be subject. As these HUD-imposed restrictions expire, DCA routinely exercises its authority to continue affordability controls.

- Low Income Housing Tax Credit (LIHTC) Preservation Set-aside – The LIHTC Program, administered by HMFA, prioritizes the rehabilitation of existing, currently occupied affordable housing projects at risk of losing their affordability controls via a set-aside of competitive credits in its Final Cycle.
- Housing Affordability Service (HAS) Foreclosure Prevention Program – Deed restrictions on many affordable units, mostly those considered 95/5 home ownership units, expire in the event of a foreclosure on the property. This HMFA program will create a revolving loan fund to allow HAS municipalities or HMFA to buy a deed restricted “95/5” unit that is being foreclosed on and retain the deed restriction on the unit.
- COAH Credit – In its third round rules, COAH offers municipalities an additional credit for extending affordability controls that expire during the 1999 to 2014 round. In order to receive COAH credit, the unit must be up to code standard, ensuring the ongoing repair and maintenance of these units.
- Administration of Units – Many affordable units may be lost due to ineffective implementation of regulations and lack of enforcement. In the fall of 2005, COAH and HMFA partnered with the Somerset County Coalition on Affordable Housing (SCCOAH) to host four training sessions for municipal and private administrators of affordable housing. COAH is now in the final stages of releasing a manual for municipal representatives and administrative agents, which outlines and explains the requirements of the Uniform Housing Affordability Controls.
- Subsidized Affordable Housing Data Warehouse – The goal of this project, managed by HMFA, is to create an up-to-date inventory of all rental and home ownership units created in New Jersey that are subsidized and restricted for low- and moderate-income people. It will include a risk assessment methodology to prioritize preservation funding.
- Preservation Risk Assessment Tool – This tool will be designed by HMFA to develop quantitative and qualitative methodology and data collection processes for understanding when multifamily properties are at greatest risk of being lost from the affordable housing stock. We will then develop appropriate and cost-effective intervention strategies.

4. Implement appropriate long-term affordability controls and monitoring for new and preserved units

Preserving affordable housing for the long term can be an expensive proposition if the proper affordability controls are not in place. Appropriate long-term affordability controls ensure that communities will be able to retain a range of affordable housing, and while simultaneously keeping the cost down of preserving the housing in the future. Combining aggressive preservation of existing units, with appropriate restrictions on future units will ensure that the greatest number of families in New Jersey will have access to safe and affordable homes.

Challenges: Many stakeholders in the affordable housing industry have grown accustomed to fixed-term deed restrictions ranging from 10 to 45 years. Introducing longer term restrictions is a new concept for many, even though it has been implemented in other parts of the country.

Current Initiatives:

- Uniform Housing Affordability Controls – The adopted Affordability Controls, N.J.A.C. 5:80-26.1 et seq., provide for extended affordability controls for home ownership units receiving state subsidy funds or COAH credit. The controls will continue until the municipality elects to release the controls, which is only permitted after a required minimum period of time, and if the affordable unit will be replaced elsewhere within the municipality. This adds predictability and considerable cost savings for both the municipality and the state, and potentially much longer controls on the units.
- Housing Affordability Service (HAS) – HAS is responsible for the long-term administration and monitoring of nearly 5,000 affordable housing units created under DCA and HMFA or created under the Fair Housing Act. It is one of many agents throughout the state that administers affordable housing controls. In October 2005, HAS was transferred from DCA to HMFA, and HMFA was able to reassess and make changes to the procedures previously used.

5. Preserve affordability of non-deed restricted units for existing residents

The private rental market represents a substantial part of the pool of rental housing units occupied by low- and moderate-income households. According to census estimates, there are over 200,000 units in buildings of five or more units in low- and moderate-income census tracts. This housing stock is at risk of losing its affordability because it is subject to pressure from both strong and weak market conditions. In weak market areas, rental housing is at risk of loss through disinvestments and abandonment, while in strong markets, the units are potentially at risk of being lost to lower income households through rent increases or condominium conversion. For these reasons, the preservation of units as sound, affordable housing is one of the most important issues facing those seeking to provide affordable housing to New Jersey's lower income families. The state will work with public and private sector players to create mechanisms for identifying at risk housing and intervening in the market place to ensure a continuation of affordable housing.

Challenges: Because these housing units do not receive subsidies, the state may not be aware of many of them. The units that the state is aware of are typically in areas targeted for redevelopment where the municipality wants to see market appreciation. It is a challenging education and implementation campaign to balance redevelopment with preservation of affordable units. Rent control mechanisms should be further explored.

Current Initiatives:

- Multifamily Housing Preservation and Receivership Act – This Act, which was signed into law on January 14, 2004, preserves multifamily housing by preventing deterioration and abandonment. The Act sets aside \$4 million from the Neighborhood Preservation Non-lapsing Revolving Fund to establish a Preservation Loan Revolving Fund.
- Understanding Market Causes for Loss of Affordable Housing – The National Housing Institute (NHI) has completed a study to help HMFA better understand the scope of this problem in New Jersey, the extent to which this housing is at risk of being lost and the reasons for losses being incurred. Based on the recommendations of this research, the state will develop strategies that can be undertaken to prevent abandonment of rental housing and combat the loss of units occurring through market appreciation.
- Reverse Mortgage Loan Program at HMFA – This program provides the financial assistance to allow homeowners 62 years and older to remain in their homes by utilizing the equity in their homes. The mortgage can be set up in the form of an annuity, line of credit or lump sum payout.
- Lead Interventions for Children-At-Risk Program (LICAR) – This DCA program is a grouping of initiatives designed to meet the goal of eliminating childhood lead poisoning in New Jersey by 2010. The LICAR Program strategy, through partnerships with municipalities, local boards of health and community based organizations, focuses resources from multiple sources.
- Lead-Based Paint Hazard Control Program – The DCA program is a comprehensive initiative to eliminate lead hazards in residential housing by providing loans to single and multifamily homeowners across the state for lead hazard control work; relocate families with lead-poisoned children to lead-safe housing; create and maintain a lead registry to easily identify lead-safe housing; increase public awareness about the dangers of lead-based paint and provide opportunities for training in lead-related disciplines.

6. Address homelessness

As reported in May 2005 in the statewide Point in Time Homeless survey conducted on January 27, 2005, there were 10,713 homeless persons unsheltered and in shelters identified in New Jersey. The housing programs for the homeless and other special needs populations target individuals who are disproportionately poor. These programs include individuals who are very-low income, earn less than 30 percent of median income, and rely on federal or state assistance programs or on federal Supplemental Security Income (SSI) benefits, which equals approximately \$610 monthly in New Jersey in 2006. Homelessness is not caused simply by a lack of housing. To this end, planning and housing efforts need to include a diverse group of public and private entities to further understand the causes of homelessness and to work toward its prevention.

Housing First and Supportive Housing are two proven approaches to addressing homelessness that are strongly recommended for further development in New Jersey. Housing First models move people quickly into permanent housing and then provide needed social services to help individuals maintain their housing. Supportive Housing models ensure that the appropriate support services are available to the individual once they have permanent housing. Supplemental to Housing First models, shelter housing should be available for individuals and families in times of crisis. However shelter stays should be short term with intensive case management services targeted at helping people secure permanent, stable housing and skills to move toward self-sufficiency.

Challenges:

- To successfully implement Housing First and Supportive Housing strategies will require coordination mechanisms that leverage and maximize social service, operating and capital funding resources from federal, State and local sources to target permanent housing models. Current funding incentives and disincentives for shelter and transitional housing programs with long-term stays should be assessed.
- To maximize the \$26 million in HUD McKinney-Vento funding available annually to create housing for the homeless. Sources for social services should be identified to support existing and new programs no longer prioritized by HUD.
- The Homeless Policy Academy, with high level support from the Governor's Office and State departments, needs to revise the State's Homeless Plan. The Plan should include benchmarks for implementation and monitoring and strategies to better coordinate available resources.

Current Initiatives:

- Continuum of Care (CoC) Assistance – HMFA is part of a group helping the 19 countywide CoCs coordinate their applications for federal assistance and share best practices across jurisdictions. The Continuum of Care is a county based planning process that fosters collaboration among service providers and municipalities who have traditionally worked autonomously to solve the problem of homelessness. In addition, the CoC is the only vehicle by which a community can apply and compete for HUD administered McKinney-Vento Funds for Supportive Housing, Shelter Plus Care and Single Room Occupancy Programs.
- Homeless Management Information System (HMIS) – HMFA is leading a state and local collaborative to implement a state administered Homeless Management Information System (HMIS) meeting federal Department of Housing and Urban Development (HUD) specifications for tracking, reporting and analyzing homelessness information in New Jersey.
- Homeless Policy Academy – HMFA staff is co-facilitating stakeholders from public and non-profit sectors to address homelessness prevention in a comprehensive way with assistance from the federal government. DCA and DHS are both integral members of the Policy Academy. The HMIS project is one of the outcomes of this partnership.

- Homeless Supported Housing Program – This HMFA demonstration program enables eligible organizations to develop new units of permanent supportive housing for homeless persons and persons with disabilities by providing matching or gap financing. The program is specifically intended to promote the leveraging of non-state financial resources to increase funding for permanent rental housing for homeless families and individuals in New Jersey.
- Homelessness Prevention Program (HPP) – This DCA program provides financial assistance to low- and moderate-income tenants and homeowners who are in imminent danger of eviction or foreclosure due to temporary financial problems beyond their control.
- Project-based Housing Choice Voucher Program – This DCA program will provide stability in the lives of eligible households that families supported by the newly established Department of Children and Families (DCF), working poor, elderly and special needs households through the creation of permanent housing. DCA will dedicate SRAP vouchers to project-based assistance over the next several years.
- Shelter Housing Exit (SHE) Program – Administered by DCA, by the Division of Housing in conjunction with the Division on Women and Department of Human Services, this program provides security deposits and rental assistance to victims of domestic violence and their children who are currently living in shelters or in transitional housing facilities.
- Emergency Shelter Grant (ESG) – This DCA program is under the umbrella of the Shelter Support Program, and provides funds to non-profit organizations and local governments to renovate and construct homeless shelters and transitional housing facilities. Funding awards have been used for capital improvements, such as code correction, minor and major rehabilitations and site acquisition. The ESG grants included awards to domestic violence agencies. These agencies used the funds for a range of projects, including adding new beds and correcting code and life-safety violations.
- Shelter Plus Care Program – This DCA program provides rental assistance to homeless persons with disabilities, in collaboration with local non-profit agencies under their jurisdictional “Continuum of Care,” the vehicle for homeless planning activities.
- Work First New Jersey (WFNJ) Emergency Assistance – This program, administered by the county and municipal welfare agencies, provides homelessness prevention, emergency shelter and temporary rental assistance (TRA) to Temporary Assistance for Needy Families, General Assistance, and SSI eligible recipients who are either homeless or imminently at risk of homelessness. The program also provides security and utility deposits, moving expenses, temporary storage of possessions, food, clothing and essential furnishings to establish or maintain permanent housing.
- Social Services for the Homeless – This DHS program provides homelessness prevention assistance and emergency shelter to low and moderate income families and individuals who are either homeless or imminently at risk of becoming homeless and who are not eligible for WFNJ Emergency Assistance.

7. Expand community integrated housing opportunities with supports for people with special needs

Special Needs populations include a number of groups such as homeless individuals and families; mental health consumers; persons with developmental and physical disabilities, victims of domestic violence, veterans with disabilities, persons with AIDS/HIV, ex-offenders re-entering communities from correctional facilities, and youth aging out of foster care or leaving the juvenile justice system. People with special needs are often identified as “hard to house”, but frequently can achieve housing stability and independence with long-term housing assistance and supportive services.

The two housing approaches prioritized for homeless populations, Housing First and supportive housing, are appropriate housing strategies for special needs populations. Numerous research studies have demonstrated that Supportive Housing has significant cost benefits and promotes positive housing retention outcomes. Supportive housing outcomes generally indicate that approximately 80% of individuals are able to maintain their housing for the long term. The basic premise is that housing is critical for all people to achieve a quality of life that supports recovery and wellness regardless of their disability or special need and that their housing needs to be permanent and service enriched to promote housing stability. The state will continue to dedicate housing resources for people with special needs to ensure that the housing is integrated into the community wherever possible.

Challenges: To assure that Special Needs Trust Fund projects described below are reviewed on a continuing open and rolling application basis and funding commitments are made in a timely manner, there should be a more formalized team approach to special needs housing projects that includes representatives from DCA, HMFA, and appropriate divisions within the Department of Human Services, the Department of Children and Families and the Department of Health and Senior Services. Identification of funding sources for social services and housing operating costs is key to the future development of new units of housing through the Special Needs Housing Trust Fund.

Current Initiatives:

- Special Needs Housing Trust Fund (Trust Fund) – The recently implemented \$200 million Special Needs Housing Trust Fund, pursuant to the Special Needs Housing Trust Fund Act, P.L. 2005, c. 163, provides capital financing to create permanent supportive housing and community residences for individuals with special needs, with priority given to individuals with mental illness. The purpose of this special non-lapsing, revolving fund, which is being administered by HMFA, is to develop special needs housing and residential opportunities as alternatives to institutionalization or homelessness for those who would benefit from these programs and to ensure the long-term viability of such housing.

- HMFA Community Housing Demonstration Programs (CHDP) – These programs were established in partnership with the Department of Human Services, Divisions of Developmental Disabilities, and Mental Health Services, and the Department of Children and Families to promote affordable housing for persons with disabilities who are very-low income. Each category of programs listed below has its own set of guidelines and may serve multiple special needs populations.
 - Community Housing Rental Production Programs – This category of programs assists project sponsors by providing low-interest financing to develop affordable housing for people with special needs in independent settings. This category includes financing for affordable rental housing for clients of DHS’ Divisions of Developmental Disabilities (DDD), Mental Health Services (DMHS), and the Commission for the Blind and Visually Impaired (CBVI), and DCF’s Division of Youth and Family Services (DYFS).
 - HUD Section 811 Bridge Loan Program – This program is available to recipients of a US Department of Housing and Urban Development (HUD) Fund Reservation Capital Advance award to develop 811 Supportive Housing Projects for persons with disabilities. The program provides bridge loan financing to secure and/or retain site control prior to closing on a Section 811 loan.
 - Special Needs Home Ownership Program – The Home Ownership Program has a funding set-aside to serve clients of the Division of Developmental Disabilities and additionally adoptive parents/guardians served by the Department of Children and Families.
- New Jersey’s Olmstead Stakeholder Task Force – DCA and HMFA participate in this collaborative effort to guide New Jersey toward shaping a comprehensive working plan that reflects a statewide vision for achieving community integration for people across all disability groups. The New Jersey Housing Resource Center plays an important role in meeting this objective.
- Resource Home Grant Program – The purpose of this DCA program is to create new resource homes, formerly referred to as foster homes, expand existing resource homes to enable additional placements and to help existing homes maintain their licensure. The program was launched in July 2005.
- COAH Accessibility – On January 12, 2006, the Fair Housing Act was amended to require that the first floor of all townhouse dwelling units and all other multifloor dwelling units be adaptable for use by physically disabled persons in order to be eligible for COAH credit in a municipal Fair Share Plan.
- Housing Opportunities for Persons With AIDS (HOPWA) – This program provides tenant-based rental assistance to persons with HIV/AIDS and their families. DCA administers the HOPWA program on behalf of the New Jersey Department of Health and Senior Services (DHSS) with federal HUD funds that are provided annually through a formula allocation.

- B. *Growing Communities*** – To develop housing in optimal areas, in compact, sustainable ways.

Growing communities rely on well-planned, well-managed sustainable development that adds new homes, creates new jobs and promotes redevelopment while preserving open space, farmland, environmental resources, historic structures and community character. Growing communities require livable neighborhoods with a variety of housing types, price ranges and forms of transportation. While growth remains an important economic indicator, *where* we grow has enormous implications on quality of life, long-term economic sustainability, and the ability of our natural environment to continue to support our state. Just as important as *where*, is *how* we grow and *what* we build. The state’s housing policies are reflective of the types of housing choices that are available and how these choices integrate with the built environment and the natural landscape to create neighborhoods.

Related to housing, the state’s agenda for helping communities grow affects both where housing should be built and how it physically should be planned and designed within a community. The locational goal is to preserve open space and environmentally sensitive lands, while simultaneously refocusing development into areas with the infrastructure and capacity to accept growth. The qualitative goal is to develop compact, livable and sustainable communities where residents are less dependent on automobiles and more accommodated by public transit and alternative modes of transportation, such as walking and biking. The comprehensive design framework for this concept is embodied within the State Development and Redevelopment Plan and the concept of centers.

8. Direct growth into Smart Growth Areas

The macro approach to smart land use planning looks to target the state’s funding and resources to support growth in “Smart Growth Areas.” The New Jersey State Planning Commission defines Smart Growth Areas according to planning areas on the State Plan Policy Map: Metropolitan Planning Area (PA1), Suburban Planning Area (PA2), Designated Centers, and areas designated for growth in a plan that has been endorsed by the State Planning Commission. The state must use its housing investments to provide incentives for smart growth development within well-designed centers and smart growth areas, rather than to subsidize sprawl.

Challenges: The initial challenge was letting people know where the smart growth areas were. HMFA developed the Smart Growth Locator to address this issue. The smart growth areas are macro planning areas. The challenge is to develop a system that allows a certain amount of flexibility based on actual on-the-ground conditions in relation to policy objectives. The state also has the opportunity to develop stronger and clearer location-based incentives and disincentives.

Current Initiatives:

- Office of Smart Growth (OSG) Technical Assistance – OSG staff provides technical assistance to municipalities, counties, regional planning organizations and developers on where and how to focus their development efforts, and the resources available to support their efforts.
- Smart Future Grants – The Smart Future planning grant program, administered by the Office of Smart Growth, provides funds directly to municipalities and counties to support a range of local planning efforts, including community design forums, downtown revitalization efforts, transit-oriented development plans, corridor and greyfields redevelopment planning, green building design planning, and Transfer of Development Rights (TDR) planning efforts.
- NJ Meadowlands Commission (NJMC) Master Plan – The New Jersey Meadowlands Commission, one of three statutorily created regional planning authorities in New Jersey, is providing leadership in housing affordability and choice through the implementation of the NJMC Master Plan, adopted on January 8, 2004. Through the Master Plan's policies and strategies, NJMC is preserving 8,400 acres of wetlands, waterways and open space, while redeveloping 3,078 acres of blighted and polluted land and providing 56,250 new permanent jobs over a 25-year timeframe. The Commission has also formed a partnership with the Council on Affordable Housing to ensure that affordable housing is incorporated into all land use planning decisions in the Meadowlands District.
- Link between COAH and State Plan Endorsement – COAH's third round rules include a requirement that any municipality that petitions COAH must obtain initial plan endorsement from the State Planning Commission within three years from the date of petition, which will further ensure that growth, including affordable housing, is taking place in accordance with the State Plan.
- LIHTC Smart Growth points – HMFA offers additional tax credit percentage points to applicants for projects located in Smart Growth Areas. This point preference is specifically designed to ensure that the most competitive projects are applications located in Smart Growth areas.
- Smart Start Closing Cost and Down Payment Program – The Smart Start Program, administered by HMFA, helps income-qualified families purchase homes in Smart Growth areas by offering a second mortgage for down payment and/or closing costs.
- Smart Growth Locator – The Locator is a web-based program that allows developers, municipal officials and individuals to determine if a given address is in a Smart Growth area, and whether that location qualifies for certain HMFA smart growth loan and subsidy programs, or for smart growth programs of the Board of Public Utilities.
- NJRA Planning Loans – NJRA, as a state redevelopment financing agency, provides planning assistance for specific projects located within designated redevelopment areas. This flexible financing allows municipalities to develop project specific plans to attract development opportunities to Smart Growth areas.

9. Develop mixed-use, walkable communities

The state's housing policies seek to integrate the location of housing with the location of amenities to ensure a more viable community. "Mixed-use" communities offer a combination of uses such as office, commercial, residential, retail, public and entertainment, in an integrated, compact, pedestrian-oriented form. This mix of uses creates more hours of activity in a community, which adds to its vitality and creates a safer, more appealing environment. By providing living and working spaces in close proximity to each other and to public transportation, residents can begin to access employment opportunities without an automobile. As density increases, the residential base becomes large enough to support retail and service establishments, which further adds to the livability and walkability of the area. The state will look beyond individual projects and will provide resources and incentives for the development of mixed-use communities in compact settings.

Challenges: There is still considerable public debate regarding new housing development, the impact of housing development on towns, and appropriate housing density. Parking is still not generally understood to be necessary infrastructure that needs to be creatively integrated into communities.

Current Initiatives:

- At Home Downtown – HMFA's At Home Downtown program is a below market-rate mortgage program that offers reduced-rate loans to business owners, non-profit organizations and investors to construct or acquire, refinance and renovate buildings that offer ground floor storefront commercial opportunities with up to four units of rental housing overhead.
- LIHTC Amenity Incentives – HMFA offers additional tax credit percentage points to applicants for pedestrian friendly projects (i.e. projects located within one-half mile of public transportation, faith-based organizations, food stores, schools, etc). Additional points are awarded to projects based on the provision of on-site amenities, such as community policing/public safety enhancements, community centers and playgrounds.
- Redevelopment Investment Fund (RIF) – NJRA manages this flexible investment fund that provides debt and equity financing for mixed-use real estate ventures. Through the RIF program, NJRA is able to offer various forms of credit enhancements.
- Mixed-Use Multifamily Financing – HMFA finances multifamily rental projects that contain at least 51percent housing (less than 50 percent commercial). Applicants use the standard HMFA multifamily lending process.

10. Cultivate economically mixed communities

A significant component of a sustainable community is the degree to which housing opportunities exist for a broad cross-section of household incomes. Adequate housing choices provide the workforce that fuels a functioning economy. To address this issue, the state examines an entire community and how that community relates to other communities within its region. The state will take economic diversity into account when making resource decisions and will promote mixed-income communities where possible.

Challenges: This section focuses mostly on bringing affordable housing into communities that have an abundance of higher priced housing. Towns continue to struggle with determining how much new housing to accommodate and how much should be affordable to a mix of different incomes. Land costs in these areas have become the single biggest financial hurdle to producing affordable housing. While employers reiterate that affordable housing opportunities are essential for attracting and keeping employees, they have been reluctant to participate in employer-assisted housing programs. Public education can play an important role in paving the way for more mixed-income communities and many opportunities exist to expand these efforts. Bringing higher end, market rate housing to lower income areas is addressed in the Revitalizing Communities section.

Current Initiatives:

- COAH Process – One of the primary driving factors behind the creation of COAH was to ensure that low- and moderate-income households have access to affordable housing throughout the state, not just in urban areas. Through COAH, affordable housing has been provided in suburban and rural areas, improving economic integration and providing affordable housing choices.
- LIHTC Suburban Incentives – LIHTC incentives, put in place by HMFA, further encourage suburban affordable housing development. The incentives make it easier to produce affordable housing where affordable housing has traditionally not existed.
- HOPE VI – This federal program is intended to foster innovative and comprehensive approaches that address poverty in public housing. Typically a project includes demolishing high-density, dilapidated public housing and building new housing throughout the neighborhood that features different housing types for a mix of incomes. The state supports HOPE VI development by matching state funds to the federal funds to make projects feasible. As federal funding for this program goes down from year to year, fewer new units are built and more and more state funds will be needed to continue the effective work of this program.
- Employer Assisted Housing/HOPE – HOPE is an employer guaranteed loan program, managed by HMFA, that offers zero down payment, below-market fixed rate mortgages to eligible employees without the need for private mortgage insurance. The state has also developed programs that help employers and municipalities provide favorable mortgages for people to live near where they work.

11. Encourage mixed-income developments, with adequate affordable housing

The state finances individual housing developments that can be as small as 10 units, or as large as several hundred units. An effective tool in creating mixed-income communities is to ensure that each new development contains a mix of incomes. This approach helps to eliminate any stigmas that may arise from having developments that are classified exclusively as affordable housing. There are many innovative design examples of mixed-income housing developments that seamlessly eliminate the distinctions between affordable and market rate units, while simultaneously positively impacting property values for all residents. To help meet the goal of creating housing for all New Jerseyans, the state encourages mixed-income developments.

Challenges: Land use decisions are local. Towns are starting to look more seriously at adopting local inclusionary development land use ordinances, which would require that a percentage of all housing built on a specific site be affordable. There is still much work to be done on this front. Additionally, the state can continue to find new ways to reward towns that adopt inclusionary ordinances. Also, many federal and state funding programs make it easier for the developer to build 100% affordable or 100% market rate projects, and harder to create mixed-income developments.

Current Initiatives:

- COAH Growth Share and Inclusionary Zoning tools – Municipalities participating with COAH can require affordable housing through a growth share ordinance, under which developers must build affordable housing as market-rate residential and non-residential growth occurs, or through inclusionary, mixed-income developments, where density bonuses in market-rate housing support the development of affordable housing. Additionally, within each development, the Uniform Housing Affordability Controls require a range of affordability, to ensure that not only are affordable units mixed with market rate units, but all levels of affordable units are provided, including moderate-income, low-income, and very low-income units.
- Multifamily 80:20 Projects – Projects are eligible for tax-exempt construction and permanent loan financing from HMFA if they create mixed-income projects that contain either 20 percent of the units affordable to households below 50 percent of the median income, or 40 percent of the units affordable to households below 60 percent of the median income. A typical project will contain 80 percent market rate units and 20 percent affordable units. Applicants use the standard multifamily process described in policy #1.

- LIHTC Mixed-Income Incentives – The Qualified Allocation Plan (QAP) that guides HMFA’s allocation of Low Income Housing Tax Credits provides a preference for mixed-income housing developments through its affordability set-aside of tax credits. The QAP provides a mixed-income set-aside for projects where at least 50% of the total units are market rate and at least 50% of the affordable units are at or below 50% of median. The 2006 QAP also provides another set-aside of funds for HOPE VI public housing redevelopment projects that typically involve the demolition of high-rise poverty-concentrated family housing structures and their replacement with less concentrated rental and home ownership units marketed to families and individuals of varying incomes.

12. Re-use existing buildings, sites and infrastructure

The state continues to grow in terms of households and jobs, while simultaneously striving to preserve environmentally sensitive areas. In order to be successful in both efforts, the state must take advantage of the land use capacity in existing communities. Redeveloping under-utilized sites enables local governments to bring key lands back into economic use and build communities on once-abandoned sites. Re-using buildings helps preserve community character and historic structures, which magnifies the value of these and the surrounding assets. The state will provide incentives for the re-use of buildings, sites and infrastructure, and disincentives for the neglect or destruction of these resources.

Challenges: In the short-term, it is cheaper and requires less creativity to build new buildings on previously undeveloped sites. This cost/benefit equation must be modified further to encourage redevelopment. In particular, towns should be shown the value of stabilizing and re-using existing assets, instead of demolishing them. The state can assist by making all future demolition bond funding available for stabilization as well. The Historic Trust provides significant funding for historic preservation projects, but receives very few applications for housing projects.

The state will look to encourage more applications from eligible non-profits and governmental entities that address housing issues. Redevelopment brings the potential for displacement. It will be increasingly important to recognize the social equity issues involved in condemnation and redevelopment efforts. Redevelopment typically requires multiple levels of regulatory review and funding. Better coordinating these efforts will aid in re-use.

Current Initiatives:

- Main Street Program – Main Street New Jersey (MSNJ) is a nationally recognized professional revitalization program, within DCA’s Division of Community Resources, that provides communities with the skills and knowledge to manage their downtown communities. The effort aims to improve the local economy, appearance, and image of traditional downtowns, by organizing the business community, local citizens, local government and stakeholders with resources.

- Special Improvement District (SID) Grants – A SID enables downtown property owners to collect financial assessments. The receipts are used to provide specialized services such as sidewalk maintenance, graffiti removal, physical improvements, security, special events and holiday lighting, as well as marketing and business promotion. The SID Grant Program, administered by DCA, provides matching grants to municipalities, non-profit organizations and business associations to assess the feasibility of creating a SID in downtown areas.
- Downtown Business Improvement Zone Loan Fund – In connection with the SID Grant program, DCA developed this complementary loan fund to enable SIDs to implement, in partnership with municipal government, physical improvements to the downtown's infrastructure, such as streetscape and parking enhancements.
- Brownfields Program – The Brownfields Program, within the Office of Smart Growth, supports and facilitates cleanup and redevelopment of properties for housing and other uses by coordinating the resources and activities of DEP, EDA, OSG, Commerce, and other state agencies. These resources are outlined in the New Jersey Brownfields Redevelopment Resource Kit, available on the OSG and NJSiteMart websites. Supporting the Brownfields staff work is the Brownfields Redevelopment Task Force, appointed by the Governor, which is responsible for: developing state brownfields policy, creating a statewide inventory of brownfields sites, and coordinating the Brownfields Redevelopment Interagency Team – a group of 25 state agencies and programs that provide financial and technical support for brownfields redevelopment.
- LIHTC Re-use Incentives – HMFA offers additional tax credit percentage points for historic preservation, adaptive re-use and Brownfields redevelopment projects. Incentives also include extra points if an applicant utilizes federal historic tax credits, which further leverages the state's financing resources.
- Rehabilitation Subcode – In January 1998, DCA's Division of Codes and Standards adopted the Rehabilitation Subcode of the state Uniform Construction Code, N.J.A.C. 5:23-6, written explicitly to facilitate the adaptive re-use of existing buildings. By establishing predictable requirements directly tied to the health and safety of building occupants, the Rehabilitation Subcode has made rehabilitation of the state's housing stock possible and has made New Jersey's existing buildings attractive to investors.
- Potable Water Loan Program – The HMFA program provides zero-percent-interest loans of up to \$10,000 in the form of a second mortgage, to homeowners residing in single-family residences where the drinking water violates DEP primary drinking water standards for sodium, chloride, lead, mercury, iron, and manganese or is contaminated by agricultural activity. The loan proceeds may be used for well treatment, repair, or municipal water hook-up.
- New Jersey Urban Site Acquisition Program – The \$25 million New Jersey Urban Site Acquisition (NJUSA) program, administered by NJRA, provides for-profit and non-profit developers and units of local government with bridge financing to acquire title to property and to provide the capital needed until a construction loan closes.

- Environmental Equity Program (E²P) – The NJRA Environmental Equity Program (E²P) provides the up-front capital to assist with site acquisition, remediation and demolition costs of redeveloping contaminated brownfields properties in New Jersey’s urban areas.
- Urban Infill Guidelines – The Office of Smart Growth is working with HMFA to develop simple, straightforward design guidelines for infill development in existing communities. The guidelines will include examples, drawings and why each guideline is important. The target audience includes municipal officials and developers.
- New Jersey Historic Trust – The Trust, within DCA, provides matching grants of \$5,000 to \$750,000 for preservation planning and capital projects to repair, restore and rehabilitate historic properties, including those in heritage neighborhoods. The grant recipient must be a certified non-profit or, local or county governmental entity that has ownership or leases the property.
- Heritage Revival Neighborhood Program – This proposed inter-agency initiative will provide technical assistance for municipalities on a comprehensive approach to historic preservation planning and implementation that includes building stabilization, acquisition, rehabilitation, façade improvements and codes and standards enforcement. Partner agencies include DCA, HMFA, NJ Historic Trust, and DEP’s State Historic Preservation Office.
- Abandoned Properties Rehabilitation Act – This Act, signed into law in January 2004, improved the ability of municipalities and interested parties to reduce blight and revitalize neighborhoods by streamlining the process to gain control of abandoned properties. Through enhanced tools such as special tax sales, accelerated foreclosures, authority to seek control of the property through the courts, and spot blight eminent domain, municipalities can rehabilitate abandoned and nuisance properties and put them back into productive use.

13. Encourage “green” building

Green real estate development goes beyond today’s conventional building practices by integrating environmental responsiveness, resource efficiency and sensitivity to existing cultural and community needs. Green development maximizes energy efficiency, durability and indoor air quality through a variety of techniques, including building and site design, new energy technology, efficient water resource management and selection of building materials and equipment. Green development is an important tool to bring about safe, efficient, prosperous, long-lasting, and livable communities while simultaneously enhancing the natural environment. The state will work towards measures that will allow residential green building to become the norm in future residential development.

Challenges: Green building methods and materials can be incorporated most cost-effectively during the early planning and development stages of a project. While there may be additional upfront costs associated with green building, these costs are exceeded by the benefits when viewed through a life-cycle approach. A life-cycle approach looks at the long-term savings versus just the upfront costs. A challenge continues to be having the development and funding communities understand and adopt the life-cycle approach to valuing construction and development, and in some cases capitalizing the savings at the front end. The public is learning, but has not advanced to the point of creating strong consumer demand. Building this demand is an important task to fully capture the power of the private market.

Current Initiatives:

- Green Homes Office (GHO) – Through policy development, advocacy, education, technical assistance and financial assistance programs, the GHO works with developers to produce high quality affordable housing through the integration of the most advanced and proven green/high performance building technologies.
- Green Homes and New Jersey Board of Public Utilities (BPU) Partnership – GHO, with the BPU and New Jersey Institute of Technology (NJIT), have partnered to develop and administer three new programs:
 - NJ High Performance Homes Plus - Voluntary residential high performance/green design, development and construction-rating program for market rate development
 - Micro-load Pilot – A comprehensive Zero Energy Pilot Program intended to construct 25 units of zero energy affordable housing units.
 - NJ HERS Alliance – The Green Homes Office will create a program to develop goals and objectives to standardize and increase the volume of Home Energy Ratings (HERS), energy mortgages, and Energy Star certified homes throughout New Jersey.
- New Jersey Affordable Green Program – This nationally recognized, award-winning program offers subsidies for the integration of high performance and green technologies into affordable housing, through DCA's Balanced Housing program.
- LIHTC Green Point – The 2006 LIHTC QAP offers an additional tax credit point for projects that participate in the NJ Affordable Green Program or that install solar photovoltaics sized to cover its common area charges.
- Residential Green Primer – GHO is creating and publishing a user-friendly green building booklet targeting municipal officials and developers.
- Special Needs Housing Trust Fund Design Guidelines – HMFA worked with the New Jersey Institute of Technology on guidelines to help developers create housing for special needs residents that incorporates green and sustainable design features, improves the community appearance of the facility and enhances the livability and quality of life through interior designs that are specific to the user's needs.
- Residential Green Policy Working Group – This group, led by DCA, facilitates intergovernmental collaboration on building green housing in New Jersey.

14. Promote high-energy efficiency

Just as the state is focusing on land use initiatives that balance the preservation of natural resources with development, the state must also consider the impact of energy consumption on critical environmental resources. Energy efficiency reduces energy consumption and increases the affordability of housing for families. The total cost of housing is not only represented in direct rent or mortgage payments and indirect transportation costs, but also the expenses of utilities to light, heat and cool. Programs that take into account the impact of utilities on housing cost can provide considerable savings to households. This is particularly important for low- and moderate- income households for whom housing affordability is a major concern. The state requires that energy efficiency be considered in new projects and retrofits, and will continue to push the standards of high-energy efficiency.

Challenges: Building energy efficient measures into a project early in the process is a cost-effective construction practice. However, it is the tenants or homeowners, not the developers that usually receive the cost benefits. Therefore, developers have little financial incentive to provide the energy efficient upgrades unless it becomes a marketability issue. The state can also look at creatively coordinating energy efficiency programs at the BPU with production and preservation programs at DCA and HMFA.

Current Initiatives:

- Energy Star Requirement – Participation in New Jersey’s Energy Star Homes Program is now required for a number of state housing programs, including the LIHTC program and DCA’s Balanced Housing Program. A project meeting Energy Star standards will be at least 30 percent more energy efficient than a conventional new building.
- Weatherization Program – The Weatherization Program run by DCA works with community-based agencies to assist low-income, senior and special needs households in weatherizing their homes to improve heating system efficiency, conserve energy and decrease utility bills. The program also provides funds to pay heating bills under emergency circumstances. President Bush’s proposed 2007 budget includes a 33% cut to Weatherization funding through the US Department of Energy. This represents a \$1,738,000 cut for state weatherization programs, meaning approximately 550 fewer households will receive necessary assistance.
- Energy Subcode – In 2001, the DCA Division of Codes and Standards adopted the Energy Subcode of the NJ Uniform Construction Code, which establishes energy efficiency requirements for all new residential construction and offers training to code official and builders to ensure the standards are met. That subcode is now being updated to bring the standards in line with the 2006 International Model Energy Code.

- SUNLIT – In 2005, HMFA developed a program to make it financially and logistically feasible for LIHTC projects to install solar photovoltaic cells on their developments in order to cover the common area electric load of the building. This program is the first of its kind in the country, and couples the Board of Public Utilities CORE (Customer Onsite Renewable Energy) rebates for solar with the equity generated from tax credits.
- Check Metering – In 2005, HMFA created a pilot program with the Board of Public Utilities to convert HMFA-financed multifamily rental developments that are master-metered to check metering. Check metering allows the tenant to control and pay for only the energy they actually use, rather than a pro-rata portion of the entire building's usage, which has been proven to equate to significant energy savings.
- Multifamily Energy Retrofit Program – HMFA is currently developing a program that assists existing affordable multifamily development owners with improving the energy efficiency of their developments by conducting a whole building analysis of energy reduction opportunities and integrating the recommended measures of this assessment with other capital needs improvements.

C. *Revitalizing Neighborhoods* – To utilize housing investments to revitalize neighborhoods.

New Jersey has a significant number of stressed neighborhoods in need of revitalization and investment. Stressed neighborhoods exhibit high concentrations of poverty, low values, and a myriad of substandard quality of life indicators. Rebuilding neighborhoods requires financial capital as well as organized, committed residents and local leadership with the capacity to plan and implement positive change in their community.

Housing plays an important, but not solitary role in the revitalization process. The scope of this section does not present the full range of interventions required to revitalize neighborhoods, but focuses on those that have housing at their core. There are several housing indicators that reveal stress, with one of the strongest being the presence of a weak housing market. Part of revitalizing a neighborhood is rebuilding the residential market to accommodate households with a range of incomes. Integral to this goal is the promotion and development of mixed-income communities and projects highlighted in Policies 10 and 11.

15. Build on community assets to move local housing markets toward viability

Asset-based revitalization works by identifying and building on a community's strengths, as opposed to trying to eliminate its problems. Strengths can be place-based (building stock, significant public assets, transportation, natural amenities, localized value), or people-based (social institutions, organized, skill sets, income, assets). One of the measures of a revitalized community is a viable housing market. A viable housing market is defined as a market where a housing unit is valued by the marketplace at or above the cost of creating the unit.

Challenges: Investing public funds to rebuild residential markets is still a relatively recent concept. The state currently lends its funds and supports future investments with the interest earned on those loans. Now the state is considering making direct equity investments in neighborhoods, with the eventual market appreciation repaying the equity investment. Using this methodology, the state should significantly increase the amount of its investments to spur growth and development, which will increase the speed and amount of its return. While the state looks to build markets it must simultaneously ensure that permanent affordable housing is integrated into the new marketplace to prevent the repeat cycles of gentrification and displacement. With increasing land prices and escalating construction costs, DCA and HMFA are increasing the gap funding available under its emerging market programs. To date, these programs have been used primarily in urban areas. However, the need is more statewide, and therefore HMFA is shifting its focus to include all emerging markets. Providing home improvement assistance to existing home owners is another important area that requires exploring.

Current Initiatives:

- Market Oriented Neighborhood Investment Program (MONI) and CHOICE – This program encourages a mix of low, moderate and market home ownership opportunities in designated urban areas by providing construction financing and gap funding in areas where sales prices are not adequate to cover developments costs. In addition, 100% Financing Program end loans are available to purchasers of MONI units. Subsidies are available for both affordable and subsidized market (unrestricted) for-sale units. The MONI program provided the model for HMFA’s new CHOICE program, which will replace MONI.
 - The CHOICE program is available statewide to encourage mixed-income developments by offering home ownership production options for affordable, market rate and emerging market housing.
- City Living Program – This HMFA program is a low-interest, second mortgage program for developers, to assist in the production of market-rate rental housing in emerging market areas. A second mortgage helps bridge the gap between the cost to develop the housing and the first mortgage that the project can carry given that the market rate rents are not high enough on their own to make the project feasible.
- Neighborhood Preservation Program – DCA runs this neighborhood-based program that provides direct financial and technical assistance to municipalities over a three to five-year period to conduct activities that preserve “threatened but viable neighborhoods” through locally developed strategic plans. The program aims to stabilize and revitalize these neighborhoods by targeting resources for housing rehabilitation, infrastructure improvements, and social and economic activities.
- Small Rental Project Program (5-25) – HMFA created this program in 2003 to provide funding for small (5-25 units) rental projects by providing primary and secondary financing. Developers may chose to either income restrict at 80% of median income or rent restrict at 80% of median income, or any combination of the two. Many of these properties are located in mixed-use areas and can play an important role in revitalization efforts.
- Equity Social Investments – HMFA allocated \$10 million for the purpose of making “social investments” in housing and housing-related projects that further the purposes of HMFA. The investments are generally made in the early stages of significant redevelopment projects.
- Housing Investment Tool – HMFA is participating in an on-going study with The Reinvestment Fund to look at categorizing neighborhoods based on factors that contribute to a healthy housing market. The study allows HMFA to look at what types of projects and programs are likely to have the greatest impact in each type of neighborhood.

- Affordable Housing in Camden – The state launched a series of programs directed specifically at supporting affordable housing in Camden:
 - Predevelopment financing – Through its subsidiary, the ABC Corporation, HMFA is providing five non-profit community development corporations in Camden with acquisition and predevelopment funding to accomplish larger housing projects that will have a measurable impact on the neighborhoods where they are located. Over \$3 million has been committed.
 - Camden Home Improvement Program – The Camden Economic Recovery Board, DCA and HMFA have partnered to create the CHIP, a forgivable loan program to fund housing rehabilitation activities for owner-occupied properties.
 - Tax Lien Sales – Through the Tax Lien Finance Corporation, HMFA plans to work with the non-profit development community to assist in obtaining site control to promote local redevelopment within existing stable communities. It is anticipated that as many as 300 units will be a part of the program.

16. Encourage use of community revitalization plans
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The state has developed a number of comprehensive community revitalization planning criteria. The state prioritizes projects that are part of a comprehensive plan to ensure that the applicant has sufficient understanding of the needs and possible strategies to support renewal in the target area. These types of planning exercises also ensure a level of engagement with the municipality to review important planning and implementation strategies. The state will give priority to projects in less viable communities that demonstrate a strong, practical revitalization plan with measurable goals leading to a revitalized community.

Challenges: To engage in neighborhood level planning requires significant resources, which are not readily available to many communities. Identifying funds and an acceptable planning process would further encourage good planning and good plans. Once a plan is developed it is important that it be the guiding document for redevelopment. Additional incentives should be created for follow-through.

The Neighborhood Revitalization Tax Credit program outlined below has had difficulty securing private investments, with a \$1 million investment from PNC Bank as a notable exception. Staff will explore what is necessary to improve participation, which may include increasing the tax credit amount.

Current Initiatives:

- Neighborhood Revitalization Tax Credit Program (NRTC) – The NRTC program, administered by DCA’s Division of Community Resources, offers business entities that invest in the revitalization of low- and moderate-income neighborhoods a 50 percent tax credit against certain New Jersey state taxes. Sixty percent of the tax credit funds must be used for activities related to the development of housing and economic development. The remaining balance may be used for complementary activities such as providing assistance to small businesses, removing barriers to self-sufficiency and promoting the integration of mixed-income neighborhoods.
- Neighborhood Revitalization Tax Credit Planning Grant – The NRTC Planning Grant program was implemented by DCA in 2005 to provide financial assistance to eligible community development corporations to support the development of resident-driven Neighborhood Revitalization Tax Credit Plans. The NRTC Planning Grants are awarded to non-profits actively involved in community development and related activities within a NRTC eligible municipality.
- City Living and LIHTC Planning Incentives – Both of these HMFA programs direct developers to work within existing redevelopment plans that demonstrate how the housing investment will help to revitalize the community and the market. The goal of targeting these programs in urban areas is to create or rehabilitate housing in designated urban areas that offer the benefits of close proximity to employment, shopping and transportation.
- New Jersey Redevelopment Authority Priority – NJRA provides priority consideration for project finance requests that are part of community revitalization/neighborhood redevelopment efforts.

17. Concentrate inter-departmental investments in target locations

Neighborhood revitalization takes time and sufficient resources. The state is the single largest source of funding for early revitalization efforts, and its resources are limited. In order to have the greatest impact in a community, resources must be maximized. Maximizing resources requires a coordinated effort between state funding entities. The state will work with other public entities to coordinate regulatory and resource efforts in target locations to maximize impact.

Challenges: There is a strong desire among policy makers to help all people and all areas simultaneously. This approach makes it difficult to concentrate the necessary resources in specific places at the scale required to have a tipping point impact. Coordination is also difficult unless a clear mandate is declared for which areas will receive priority attention and how each department and division will cooperate.

Current Initiatives:

- Plan Endorsement – The State Planning Commission, whose membership includes both state agency and public members, is responsible for working with municipalities, counties and regional planning entities to endorse their master plans or regional strategic plans. Plans are endorsed when they are considered to be consistent with local, county, and state agency plans, and the State Development and Redevelopment Plan. In return, petitioners receive a higher priority for available funding, streamlined permit reviews, and coordinated state agency services to help implement their plan.
- Transit Villages – The Transit Village Initiative, headed by the Department of Transportation and NJ Transit, is a partnership of 10 state agencies that work together and with municipalities to redevelop and revitalize communities around transit facilities. Residential development is a key part of the mix of uses required in a Transit Village because housing, along with services and daily conveniences that are located in close proximity to a transit facility typically result in more people walking or using public transportation instead of their cars. Affordable housing should be a required element of any approved Transit Village plan.
- Camden Economic Recovery Board (ERB) – The Municipal Rehabilitation and Recovery Act was signed into law in 2002 as a comprehensive redevelopment strategy to enable eligible cities like Camden to achieve economic growth and self-sufficiency. The Act lays out a plan for reorganizing government operations and for making substantial investments in infrastructure improvements and development projects that will improve the quality of life and economic opportunities for Camden residents. Since September 2003, the ERB has allocated approximately \$115 million of the total allocation of \$175 million for residential neighborhood improvements, downtown revitalization, redevelopment work, higher education and health care development and planning.
- School Renaissance Zones – The School Renaissance Zone Program (SRZ) was designed to target existing public, non-profit and private resources to address disinvestments in the immediate neighborhood around selected school sites. The School Renaissance Zone initiative is administered by the New Jersey Economic Development Authority, and incorporates the efforts of local partners and other state agencies including the Department of Community Affairs, New Jersey Housing and Mortgage Finance Agency, New Jersey Redevelopment Authority, Department of Environmental Protection, Department of Transportation and Department of Human Services.

18. Support people-based strategies in highly stressed communities

Some communities within New Jersey are highly stressed, and continue to exhibit high crime, high transience, low quality of life standards, high poverty and negligible market appreciation. Most federal housing subsidy programs target physical improvements in neighborhoods with the highest levels of poverty and dysfunction. The theory is that physical improvements will bring personal stability, which leads to personal empowerment. This approach has resulted in a great deal of investment in communities that continue to decline or show no significant improvement.

There are three alternative approaches to addressing these communities that the state supports, all of which are centered on people: 1) Community development, 2) Individual capacity building, and 3) Moving to opportunities.

The first approach is to support an organized, committed group of residents that have demonstrated a minimum level of capacity to plan, gather resources, articulate an agenda and effectively pursue their agenda. Non-profit agency involvement is typically an important and highly encouraged factor in making these efforts successful.

- Neighborhood Revitalization Tax Credit, people-based – This DCA program is described fully in “Policy 16 - Encourage use of community revitalization plans.” The backbone of this program is the community-based organization that facilitated the creation of the neighborhood plan and is charged with its implementation. Resources are provided through the NRTC to fund the implementation.
- Neighborhood Indicators – This proposed DCA project will work with local communities to develop a set of quality of life indicators that the local group can own and use to plan and improve neighborhood conditions.
- Office of Housing Advocacy (OHA) Non-profit Grant Program – This DCA program enhances the capabilities of non-profits to expand their roles as affordable housing providers. The grant also enables community-based non-profits to increase planning and revitalization strategies.

The second approach is to provide the social services and supports necessary to help people attain a level of self-reliance that affords them choices of where to live and work. Much work has been accomplished in looking at this approach during the intense debates around welfare reform.

- Individual Development Accounts (IDA) – The Individual Development Account (IDA) Program, offered by DCA, assists low-income families to build long-term productive assets by providing a one-dollar match for every dollar saved in an IDA savings account up to \$4,500 over a three-year period. The participant’s accumulated funds may be used to purchase a house, start a business or continue higher education. New Jersey was the first state in the country to provide seamless statewide financial education programs for all participants in IDA programs and is now planning even more financial education programming.
- Family Self-Sufficiency (FSS) Program – This DCA program assists families that are receiving housing assistance under the Housing Choice Voucher Program by helping them become self-sufficient and self-reliant through the implementation of a jointly developed action plan between the participant and the housing agency.

- Community Services Block Grant Program (CSBG) – This DCA program provides federal funds to Community Action Agencies throughout the state. The funding is utilized to support the operation and delivery of services to low-income families throughout the state. The types of programs provided to individuals and families include literacy education, information and referral services, childcare assistance, housing assistance, emergency services, and other social service programs. President Bush’s proposed federal 2007 budget includes defunding/termination of the CSBG program. Such a cut represents a loss of \$17.3 million in DCA anti-poverty funds which provide funds to 27 community action agencies.

The third approach is to provide the resources and information to help people move from high poverty, low opportunity areas to areas that offer better choices.

- Mobile Voucher Programs – The following DCA programs provide housing vouchers to households. The vouchers can be used to obtain housing in any part of the state provided the rent or sales prices are within federal limits. These programs are all included in Policy 2 – “Include deeper income targeting of housing for very low-income households”:
 - Housing Choice Voucher Program (typically referred to as Section 8 Rental Program)
 - Section 8 to Home Ownership Program
 - State Rental Assistance Program (SRAP)
 - HOME - Tenant-Based Rental Assistance

Many of the necessary individual capacity building initiatives are outside of DCA and HMFA’s scope of operation and authority, but DCA and HMFA cooperate with other state agencies wherever possible including the Department of Human Services, the Department of Children and Families, the Department of Health and Senior Services and the Department of Corrections.

D. *Efficiency in Government* – To improve the impact and efficiency of government housing programs and services

State government plays an important role in researching, creating, supporting and implementing state housing policies. State government's effectiveness is measured by the practical results that are achieved in accordance with the stated housing policies. To the degree these results are achieved with fewer resources expended is a measure of state government's efficiency.

State government uses a number of tools to increase both its efficiency and effectiveness, including partnering with county and municipal governments, working with private and non-profit partners, eliminating redundant programs and processes, breaking down regulatory barriers and sending clear policy signals to housing providers before large expenses are incurred. State government can also leverage its resources to achieve the desired policy results by providing incentives that encourage positive outcomes and disincentives that discourage negative outcomes.

19. Promote inter-departmental coordination
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Housing policy is complex with many interconnections to other policy areas, like employment, transportation, education, community quality of life and the environment. No one agency or department has the resources or skills to address all of these interconnections. Coordination and cooperation saves time and financial resources, while at the same time ensuring better outcomes.

Challenges: DCA has committed resources to manage internal coordination. The next step will be to dedicate resources for additional interdepartmental coordination and coordination with private sector stakeholders. Coordination can occur on a day-by-day, project-by-project basis, but it can also be done through more comprehensive planning. It is anticipated that a more inclusive and comprehensive approach to developing a housing plan will be undertaken.

Current Initiatives:

- Housing Policy Task Force – Senior staff from all the DCA housing programs and affiliates meet together once a month to better coordinate and prioritize housing initiatives. This group is being expanded to include other state agency partners.
- State Housing Policy Advisory Committee – DCA has created a standing advisory committee as an outgrowth of Governor Corzine's housing transition team. The committee consists of private, for-profit, non-profit, academic, and government officials. Their goal is to review and advise on housing policy, and to help implement the Governor's housing priorities through the development of a housing action plan.

- Smart Growth Interagency Team – Twice a month, the Office of Smart Growth pulls together representatives from each of the state agencies, the “I-team”, in order to promote better coordination of Smart Growth policy initiatives within the agencies. A related group, the Smart Growth Project Review Team, works with municipalities and developers on specific smart growth projects to help them identify the required permits and available financial resources to support timely project completion.
- Special Needs Collaborations – HMFA staff network continuously with the other relevant state departments in order to identify funding opportunities and partnerships for creating additional special needs housing opportunities.
- Brownfields Redevelopment Interagency Team (BRIT) – The BRIT, administered by the Office of Smart Growth, is a resource group representing more than 20 state programs and agencies, including COAH, HMFA, Historic Trust, NJDEP Green Acres Office, that provide financial and technical support for Brownfields redevelopment. They make Brownfields redevelopment understandable, provide direct access to state resources and guide projects through the regulatory requirements. Since the beginning of 2003, the BRIT has provided consultation on 77 Brownfields redevelopment projects throughout the state. An additional 80 projects have received assistance from the BRIT.
- DCA Balanced Housing and HMFA – These two agencies represent virtually all of the state subsidies and public financing for affordable housing in New Jersey. The two agencies have been working together to coordinate funding priorities under a unified policy and a streamlined process that developers and towns go through to receive funding.
- Council on Affordable Housing and State Planning Commission – The Council and the Commission signed Memorandums of Understanding in 1992 and 2005 to establish a cooperative planning process to meet the constitutional and legislative mandates outlined in both the Fair Housing Act and the State Planning Act and better integrate planning for housing development across the state.
- Resource Family: Department of Community Affairs and Department of Children and Families – In municipalities with a documented high concentration of Resource Families, also known as foster care families, DCA and DCF have partnered resources to effectively address community revitalization and safe housing for program participants. In addition to the services provided under the Neighborhood Preservation Program, the Resource Family initiative provides further resources to rehabilitate homes where DYFS children currently live. The goals are to protect intact families, reunite separated families and allow more potential families into the program while improving living conditions and standards.

- Camden Economic Recovery Board Coordination (ERB) – The functions of the ERB are coordinated through the New Jersey Economic Development Authority (EDA). Monthly meetings are held to review project applications for funding under the \$175 million allocation, with input and coordination from relevant state agencies based on the project and a sub-committee of the ERB Board. Additionally, the Economic Development Authority, HMFA, DCA, Department of Environmental Protection, Department of Transportation, Department of Labor and Workforce Development, and the School Construction Corporation all provide updates and project details.

20. Streamline funding and service provision

Municipalities and housing providers have certain capacities to provide for the housing needs of New Jersey’s citizens. In many cases, additional funding or services are required to assist these players. The state can make accessing these resources easier and thereby increase the efficiency and effectiveness of the private and public sectors.

Challenges: Over time specialty programs have been developed for unique purposes. These purposes may no longer be relevant or compatible with coordination objectives. The rules and regulations governing these programs have had a tendency to become more specialized and less flexible.

In some cases the rules are so specific that leveraging funds with other sources is nearly impossible. The state will work to consolidate and streamline the array of programs so applicants can develop good programs and projects, not simply try and follow state rules. DCA has the ability to facilitate this coordination process.

Current Initiatives:

- HomeExpress Program – This program offers financing subsidies to developers of affordable rental housing in New Jersey under a streamlined application review process. Funded under DCA’s Balanced Housing program, HomeExpress lets developers apply for the needed subsidies at the same time that they apply for both low-interest mortgage financing and federal low income housing tax credits from HMFA.
- Single Application – In an effort to streamline the application process for a number of funding sources (including LIHTC, HomeExpress and HMFA Multifamily Program Financing), developers of affordable housing will have a single entry point for applying, which will better direct applicants to the appropriate resources and reduce the need for duplicative paperwork.
- System for Administering Grants Electronically (SAGE) – SAGE was created to be a single place to go to find all of the information available on the broad range of grant programs available from DCA. SAGE not only improves the ability of applicants and grantees to track the progress of their application or grant, it also significantly improves the internal capacity of DCA to manage its grant programs more efficiently.

- NJ Customer Relations Management (CRM) System – NJRA uses a relational database system that tracks project development issues from the conceptual phase to closing on investment. The system is designed to be used internally to ensure projects receive the required level of assistance from NJRA and move expeditiously to approval.
- Weatherization and Energy Assistance Programs – A series of programs, administered by DCA's Division of Community Resources, assist elderly, disabled and low-income persons in weatherizing their homes, supplementing home heating bills, repairing heating systems, improving heating system efficiency and conserving energy. The programs are supported by funding from the US Departments of Health and Human Services, and Energy, as well as the NJ Board of Public Utilities, in collaboration with the NJ Department of Human Services. Funds must pass through multiple agencies at the federal and state level, expending a great deal of time before getting to local non-profit organizations and ultimately to the families who need it right away. DCA and DHS are working to expedite the funding transfer at the state level so that the assistance can reach families more quickly.

21. Improve standards, regulations and enforcement for the public good

A competitive, market-driven system relies on strong, consistent and simple regulations to provide operating parameters and to ensure that the public is well served. Enforcing standards and regulations is generally the work of government. The state can develop standards and regulations for the public good and ensure that enforcement takes place in a fair and expeditious manner.

Challenges: Developing codes and standards for the public good is a cost/benefit balancing act. The state energy code is one area that will be reviewed with the intent of increasing the standards for energy efficiency, which will reduce operating costs and conserve energy.

Current Initiatives:

- Site Improvement Standards – In 1997, DCA adopted Uniform Residential Site Improvement Standards. These standards were written to ensure that infrastructure built in connection with residential development, including streets, sidewalks and parking, water supply and sanitary sewers and stormwater management structures, is based on sound engineering practice. These rules establish uniform minimum requirements for site improvements that will meet the calculated needs of residential development. These rules eliminate the "gold plating" of infrastructure that, in the past, added to the cost of housing and had adverse environmental impacts.

- Housing Codes and Inspections – DCA establishes and enforces requirements to ensure that New Jersey's housing stock is maintained in safe condition. These include: the Hotel & Multiple Dwelling Regulations, the Rooming and Boarding House Regulations and the Uniform Fire Code. All housing units are subject to periodic inspection to ensure that they are in compliance with the requirements of these rules. Taken together, these requirements ensure that basic standards of habitability are met. This year, DCA has proposed rules to add standards for the elimination of lead hazards to these housing maintenance requirements.

22. Work with municipalities to identify and develop housing opportunities

Land use is a local decision. Planning and developing affordable housing is ultimately the responsibility of each municipality in the state. Affordable housing can be a vital and positive component of all municipalities if located, designed and developed appropriately.

Challenges: More and more towns are recognizing the importance of providing a mix of affordable housing options to their residents. Many municipalities do not have the capacity or access to the latest advances in housing design and development. There still exists in the minds of many residents of New Jersey a negative perception of affordable housing and who benefits. The state can cost-effectively provide technical assistance to municipalities that includes explaining rules, regulations, policies, programs and funding opportunities, as well as sharing data, analysis and relevant experiences from across the state.

Current Initiatives:

- Council On Affordable Housing (COAH) and Municipalities – In the third round, COAH is increasing its efficiency and outreach to municipalities, planning consultants, and developers of affordable housing. Additional staff has been hired to handle the volume of affordable housing plans received, and COAH planners, organized by region, provide technical assistance to municipalities that voluntarily petition COAH.
- Office of Smart Growth (OSG) and Municipalities – OSG provides technical planning assistance and is available to work with municipalities to coordinate agency funding resources and regulatory requirements associated with development projects. As staff to the State Planning Commission (SPC), the Office of Smart Growth implements the Memorandum of Understanding with COAH to coordinate affordable housing and smart growth development policies. Through Plan Endorsement, the SPC promotes local planning efforts, including housing initiatives that support the State Development and Redevelopment Plan, by coordinating state agency investment.

- New Jersey Meadowlands Commission (NJMC) and Municipalities – The NJMC has approved an affordable housing policy for the Meadowlands District, acknowledging the shortage of suitable, affordable housing in close proximity to the District’s employment centers. As part of its policy, the NJMC reserved \$350,000 in grant funds for towns to prepare housing plans and seek certification from COAH. The Commission has allocated \$25,000 per constituent municipality on a reimbursement basis. So far, six municipalities have applied for the NJMC’s financial assistance package, and the remainder has indicated that they intend to avail themselves of the financial assistance package. More recently, the NJMC has reserved an additional \$490,000, which is the equivalent of \$35,000 per municipality, for Meadowlands towns to implement and administer their Fair Share Housing Plans. The NJMC, in cooperation with COAH, also lends its planning expertise informally to District municipalities to assist in affordable housing planning and development.
- New Jersey Redevelopment Authority (NJRA) and Municipalities – The NJRA works closely with New Jersey’s urban communities in all facets of their redevelopment efforts from providing technical assistance services to financial investments in redevelopment projects. The NJRA has developed successful partnerships with municipalities because of its comprehensive approach to redevelopment, enhanced by its financial products. For example, the NJRA has provided the initial funds municipalities need to jumpstart their redevelopment efforts.
- Municipal Housing Market Assessments – The state is reviewing a proposal to offer municipalities a set of assessments that identify type of housing stock and neighborhood conditions within their community. This analysis contributes to more dialogue around the most efficient type of housing investments and intervention strategies that will contribute to growth and revitalization.
- HMFA Locator – HMFA has developed two web-based tools within the Smart Growth Locator. The Census Tract Locator tool allows users to better understand the demographics of an area and gives valuable insight into appropriate housing development choices. The HMFA Program Eligibility Tool allows both developers and consumers to see what HMFA programs they are eligible for, given a specific site location.
- Community Development Block Grant (CDBG) Small Cities Program – This program run by DCA assists eligible municipalities and counties in meeting pressing development needs and addressing emergency conditions that cannot be assisted by other programs. Goals include increasing the supply of safe, decent, and affordable housing; restoring basic infrastructure in low-income areas; increasing employment opportunities; and supporting neighborhood revitalization efforts. The CDBG Small Cities program received a 7% budget cut in federal fiscal year 2006, and a 25% cut is proposed for fiscal year 2007. Overall, the impact to New Jersey, including all other entitlement and county CDBG programs is a potential decrease of over \$28 million.

23. Listen and respond to housing providers' concerns that benefit the public

The state relies on feedback and innovation from the private, non-profit, and municipal sectors to continually evaluate its programs and to make improvements. The following are examples of feedback the state has received, and the state's response:

The state does not offer a big enough incentive to create market rate housing in emerging markets.

- Created and modified the City Living (rental) and Market Oriented Neighborhood Initiative (home ownership) programs.
- Exploring the possibility of bringing a preferred equity fund to New Jersey that would help close the equity gap in emerging market deals.
- HMFA developed a pilot social equity investment program and funded two projects.

State programs don't encourage mixed-use development.

- Improved the At Home Downtown program (1 to 4 units) and expanded marketing to include larger projects.
- Working with Main Street Atlantic City to explore doing a large number of mixed-use properties in a concentrated area.

HMFA finances projects over 25 units, but many of our downtowns are struggling and they contain a large number of properties between 5 and 25 units.

- Developed the 5-25 program for creating and preserving mid-sized buildings that often create the character that distinguishes downtowns.

Balanced Housing and HMFA financing do not work well together.

- Created HomeExpress
- Coordinating additional Balanced Housing funding with HMFA Special Needs programs

One of the biggest hurdles for new homeowners is coming up with the down payment.

- Developed the Smart Start closing cost and down payment program for eligible home buyers in smart growth locations.
- Developed the Close to Home mortgage program which encourages municipalities and employers to provide down payment assistance.

Many affordable Assisted Living Projects are not renting up and are experiencing financial difficulties.

- Working with the Department of Human Services and developers to see if other special needs clients can occupy these units, which will help both developers and the service providers.

Existing state subsidy programs do not reach lower income populations.

- Developed the Deep Subsidy program, which helps developers create very low-income units without additional paperwork or headaches.

As building owners, we would like to save money on energy but do not have the technical expertise or can not work around the regulatory barriers.

- Working with BPU, implemented a pilot check-metering program for master-metered buildings, which will cause tenants to be more accountable for their usage.
- Developed the SUNLIT program that combines BPU rebates with Low Income Housing Tax Credits to allow developers to afford the installation of solar photovoltaic systems on multifamily rental housing projects.
- Developed a model energy efficiency and renewable energy retrofit initiative based on a NY model that would streamline the assessment, planning and financing process for building owners.

Some of the more capable non-profit developers can not compete with for-profit developers because they cannot build up the capital necessary for acquisition and predevelopment.

- Developed the Predevelopment Loan and Acquisition for Non-profit Fund to provide lending to non-profits that have a proven track record and can operate at scale.

Victims of domestic violence would benefit from a program to help them and their children move from temporary shelters to more permanent homes.

- Created the Shelter Exit (SHE) program, a partnership between the DCA Division of Housing and Division on Women, which moves women and their children living in shelters and transitional units into permanent housing - a place they can call home and a place to start their lives over, free from domestic violence.

What other forums does the state have for regular public input?

- The public comment period that occurs before any new regulation is adopted, including the LIHTC QAP.
- COAH and HMFA Board meetings are open to the public and all municipal petitions submitted to COAH are open to a 45-day comment and objection period.
- Programs and program contact people are published and available in multiple media. Staff is available for questions and comments.
- New Jersey Consolidated Plan: As a participating jurisdiction for use of HUD funds, New Jersey is required to write a five-year plan, with annual updates, that review the state's needs, and how its programs can satisfy those needs. The Consolidated Plan has a 30-day public comment period as well as a public hearing before submission.
- Public Housing Agency Plan: The plan examines the operations of various statewide housing assistance programs offered through DCA. It has a five-year and annual plan. The public forum for the Public Housing Agency Plan is held simultaneously with the public hearing for the Consolidated Plan.

24. Use data collection and analysis to make strategic and informed decisions

Just as consumer feedback is important, primary and secondary research from around the state, country and world helps inform decision-making. The state seeks to learn from others to shorten the implementation curve and avoid “re-inventing the wheel.” Sound data collection and analysis can also point to new program or funding priorities that would otherwise have not been so obvious.

Challenge: In tight budget times, it is difficult to prioritize an investment in data collection, analysis and research, though it is critical for cost-effective and sound decision-making. Another large challenge is coordinating data systems and information across divisions and departments that have historically not been related.

Current Initiatives:

- HMFA Executive Information System – HMFA has developed an internal system for collecting, consolidating, tracking, analyzing and reporting all HMFA investments.
- DCA Grant Tracking Program – DCA is developing a new system called SAGE that will greatly enhance the administering, tracking and analysis of grants across its many program areas. The first phase of implementation took place at the end of 2005 and additional programs will be phase in over the coming year.
- Homeless Management Information System for Data – A State administered data system meeting HUD specifications for tracking, reporting and analyzing homelessness information in New Jersey. This HMFA system is in its third year of implementation.
- Consolidated Plan – DCA compiles relevant information each year to prepare a single Consolidated Plan for HUD. The plan is a guide for using federal resources and is required for the state to receive funds from a number of federal sources. DCA just completed its FY 2004-2008 plan that identifies strategies that the state will pursue when spending these federal funds.
- COAH Tracking and Monitoring System – DCA and COAH are working with the Office of Information Technology to develop an electronic tracking, review and compliance web-based system to store and monitor all fair share plans submitted to COAH, including information on the crediting, construction and administration of affordable units. Several phases of the system are currently in production. Eventually the system will be available as an interactive tool for municipal representatives to submit information to COAH.
- Uniform Neighborhood Indicators – DCA is investigating the possibility of developing a set of neighborhood level quality of life indicators that the state can own and use to direct investment and measure impact.
- Policy Research Group – HMFA is looking to develop a policy research group with the task of reviewing relevant research, analyzing secondary data and conducting primary research to better inform housing policy, programmatic and investment decisions.

- Center for Hispanic Policy Research and Development – The CHPRD's goal is to play an active role in policy development regarding the fastest growing minority group in the State of New Jersey by recruiting the best and brightest Latino scholars to assist in identifying trends and issues to address. A research fellowship program has been established in cooperation with Rutgers University's Center for Strategic Urban Community Leadership.
- Division on Women – This division of DCA advocates for the rights and opportunities for all women in New Jersey. The Division provides leadership in the formulation of public policy and in the development, coordination and evaluation of programs and services for women.

25. Inform the public about available programs, services and resources

Programs, services and resources intended for the public are only useful if the public knows about them. The state can use a number of outreach vehicles to let the public know what is available.

Challenges: In today's information overload economy, it is difficult to design, develop and implement effective outreach efforts that reach the intended audience. This is especially true when one of the first government budgets to be cut is advertising and marketing. The state will look to expand its grassroots and targeted marketing efforts. For the Housing Resource Center mentioned below to be more effective, it will need to expand the number of rental and ownership units listed. This will require a larger scale marketing effort.

Current Initiatives:

- New Jersey Housing Resource Center (HRC) Website – The HRC is a free, online housing information clearinghouse with two major parts: 1) a searchable registry of affordable and accessible housing located throughout New Jersey, and 2) an extensive collection of housing related links. HMFA, DCA, and the Department of Human Services are partners in this initiative. Since its inception in mid-2005, there have been over 2 million public searches conducted. Visit the HRC online at www.njhousing.gov.
- Governor's Conference on Housing and Community Development – Annual conference sponsored by HMFA that attracts upwards of 1,500 attendees and includes educational sessions, an industry trade show, networking receptions, and award presentations.
- Housing Program Book – This resource is a compilation of all housing programs available from DCA and HMFA. The book is available online at <http://www.nj.gov/dca/publications/dhcr/hoprobktr.shtml>.
- DCA Program Book – The "People, Places and Progress" booklet provides program descriptions and contact information. The book is available on line at <http://www.nj.gov/dca/programsbook>.
- State Websites – The following are relevant websites operated by the state:
 - The Department of Community Affairs - <http://www.nj.gov/dca/>

- The New Jersey Housing and Mortgage Finance Agency - <http://www.nj-hmfa.com>
- The New Jersey Redevelopment Authority - <http://www.nj.gov/njra>
- The Office of Smart Growth - <http://www.nj.gov/dca/osg/>
- The Council on Affordable Housing - <http://www.state.nj.us/dca/coah/>
- Housing Fairs – HMFA’s Single Family Division regularly participates in housing fairs and seminars throughout the state. These “outreach” events are presented in coordination with municipal and county sponsored housing fairs, faith-based sponsored groups, senior citizens, employee related events, Section 8 tenant groups, housing authorities, ethnic based festivals and seminars and the general public at events such as county fairs. Events are staged for groups ranging from as few as 15 people to over 500 people. The Single Family Staff has participated in over 50 events since 2002 and reached an estimated 8,000 people.
- Truth in Renting Booklet – DCA publishes a booklet that summarizes all of the laws establishing the rights and responsibilities of landlords and tenants in New Jersey. Under state law, landlords are required to provide a copy of this booklet to each tenant. DCA also maintains an Office of Landlord-Tenant Information to respond to questions about these laws.
- Brownfields Redevelopment Resource Kit – This kit, available from the Office of Smart Growth, serves as a comprehensive resource to anyone interested in redeveloping brownfields. It contains information on the financial, legal, technical and planning resources available from the state. It also includes clear prerequisites for qualifying for assistance as well as contacts in each state agency that will assist in the redevelopment process.
- Redevelopment Handbook – This practical guide, published jointly in September 2003 by DCA and the New Jersey Chapter of the American Planning Association, was created to help New Jersey communities more effectively control the development process and implement smart growth. It contains case studies and current examples of how municipalities have used redevelopment to revitalize their communities.
- COAH Handbook – COAH offers a handbook to educate municipal representatives, planning officials, attorneys and the general public about COAH’s rules. Specifically the handbook provides guidance on how to develop municipal Housing Elements and Fair Share Plans in accordance with COAH’s third round rules. The handbook is available in print and online at www.nj.gov/dca/coah/round3resources.shtml.
- New Jersey Smart Growth Planning and Program Resources Guide – This DCA publication, which contains information from all state agencies, describes grant, loan and technical assistance programs that are available to assist with planning and infrastructure improvements in New Jersey.
- Plan Endorsement Guidelines – These guidelines provide information on how government agencies at all levels develop and implement plans that will achieve the statewide planning policies of the New Jersey State Development and Redevelopment Plan. The intent of the State Planning Commission, through the Office of Smart Growth, is to provide technical assistance to achieve those goals.

- Fair Housing Education and Outreach Campaign – This DCA campaign is designed to reduce housing discrimination and increase the number of complaints referred to HUD and the state’s Civil Rights Office. Current activities include: a statewide television and radio campaign through the New Jersey Network; printing and distribution of federal and state bi-lingual fair housing materials; developing a new brochure on the amendments to the New Jersey Law Against Discrimination and predatory lending practices; developing a 2005 Fair Housing calendar and posters; and continuing to utilize DCA’s toll-free fair housing phone line, 1-800-390-4845 and its TTY line to provide information on fair housing rights and responsibilities and how to file a complaint.
- Housing Scholars – This program is a partnership between Wachovia Bank and DCA that places undergraduate students in positions in government and non-profit organizations for the ten-week summer term. The program not only provides the students with exciting internship opportunities, but students contribute to substantive projects, including the development of community plans, architectural designs for housing projects, and other neighborhood initiatives that drive development in communities.
- Hispanic Interns In Community Service/Latino Leaders Fellowship Institute – Run by DCA, the Institute provides Hispanic college students with exposure to career opportunities in state government or other areas of public service, while allowing them to develop and strengthen professional and leadership skills through employment placement. Students selected for participation are required to attend weekly leadership training sessions

DETAILED PROGRAM LIST

At Home Downtown Program

This HMFA program allows for below market-rate mortgages to fund the acquisition and rehabilitation; the refinance and rehabilitation; or the construction of a residential structure with a storefront. The program objective is to assist small business owners in reviving the mercantile and housing potential of main street and neighborhood commercial areas. There are no income restrictions, and the program is available to owner occupants and small investors. Projects are limited to 1-3 apartments plus the commercial unit for a total of up to 4 units.

Camden Economic Recovery Board (ERB)

The Municipal Rehabilitation and Recovery Act was signed into law in 2002 as a comprehensive redevelopment strategy to enable eligible cities to achieve economic growth and self-sufficiency. The act lays out a plan for reorganizing government operations and for making substantial investments in infrastructure improvements and development projects that will improve the quality of life and economic opportunities for residents. Camden was certified as an eligible municipality and the state authorized \$175 million to be used throughout the city for specified housing and economic development and redevelopment purposes and specific projects. The Camden ERB is responsible for administering those funds. Projects are dedicated to neighborhood revitalization, downtown redevelopment, planning and higher education and health care.

CDBG Small Cities Program

This program, administered by DCA, assists eligible municipalities and counties meet pressing development needs and address emergency conditions that cannot be assisted by other programs. Goals include increasing the supply of safe, decent, and affordable housing; restoring basic infrastructure in low-income areas; increasing employment opportunities; and supporting neighborhood revitalization efforts.

Check Metering Pilot Program

Check Metering is a pilot program with the Board of Public Utilities to convert HMFA-financed multifamily rental developments that are master-metered to check metering. Check metering, also known as sub-metering, allows the tenant to control and pay for only the energy they actually use, rather than a pro-rata portion of the entire building's usage, which has been proven to equate to significant energy savings.

City Living (Urban Market Rate Rental Housing Subsidy Loan Program)

The City Living Program is a low-interest rate, secondary mortgage loan program used in conjunction with an HMFA first mortgage, to assist in the production of market-rate rental housing in emerging markets. The Program provides per unit subsidies on market-rate projects. Increased subsidies are permitted when an affordable set-aside is elected.

Community Housing Rental Production Program (CHP)

The CHP is a category of programs under the HMFA Community Housing Demonstration Programs, to assist project sponsors by providing low-interest financing as well as gap financing for the Special Needs Housing Tax Credit program cycle. The Community Housing Program has funding set aside to serve clients of the Divisions of Developmental Disabilities (DDD), Mental Health Services (DMHS), Office of Children's Services, Division of Youth and Family Services (DYFS) and the Commission for the Blind and Visually Impaired (CBVI).

Community Services Block Grant Program (CSBG)

This program, administered by DCA, provides federal funds to Community Action Agencies throughout the state. The funding is utilized to support the operation and delivery of services to low-income families throughout the state. The types of programs provided to individuals and families include literacy education, information and referral services, childcare assistance, housing assistance, emergency services, and other social service programs.

Continuum of Care (CoC) Assistance

A Continuum of Care system is a community based coordinated effort by all homeless service providers to address and eradicate homelessness within their community, based on the understanding that the underlying causes extend beyond the need for shelter. HMFA is leading the effort to help the 19 countywide CoCs coordinate their applications for federal assistance and share best practices across jurisdictions. In 2005, the agency's efforts brought a total of \$31 million into New Jersey, \$5 million above the HUD allotted share for the State. The CoC is important because it fosters collaboration among service providers and municipalities who have traditionally worked autonomously to solve the problem of homelessness. In addition, the CoC is the only vehicle by which a community can apply and compete for HUD administered McKinney-Vento Funds for Supportive Housing, Shelter Plus Care and Single Room Occupancy Programs.

Deep Subsidy Program

The program, which is a sub-program under Home Express, allows a rental project to reduce some of its rents, making them affordable to very low-income tenants. Through this program, developers are able to provide housing for very low-income families, households earning less than 30 to 35% of the area median income, while ensuring that the project stays financially viable. DCA has set aside \$10 million of its Balanced Housing funds to support the Deep Subsidy program. It is available to eligible projects having a total of ten or more affordable units of which at least one unit is affordable to a very low-income household. This funding can be combined with other affordable housing subsidy programs.

Downtown Business Improvement Zone Loan Fund

In connection with the Special Improvement Districts (SID) Grant program, DCA developed this complementary loan fund. DCA has provided 12 loans totaling \$3.8 million to enable SIDs to implement, in partnership with municipal government, physical improvements to the downtown's infrastructure. These loan investments have been utilized primarily to make streetscape and parking enhancements.

Emergency Shelter Grant (ESG)

This DCA program is under the umbrella of the Shelter Support Program, and provides funds to non-profit organizations and local governments to renovate and construct homeless shelters and transitional housing facilities. Funding awards have been used for capital improvements, such as code correction, minor and major rehabilitations and site acquisition. The ESG grants included awards to domestic violence agencies. These agencies used the funds for a range of projects, including adding new beds and correcting code and life-safety violations.

Employer Assisted Housing/HOPE

The HOPE Program is a mortgage loan program, administered by HMFA, in which the borrower's employer guarantees 20% of the employee's (borrower's) mortgage loan. The program offers zero down payment, below-market fixed rate mortgages to eligible employees, as defined by the employer, without the need for private mortgage insurance. The employer's guarantee remains in effect for 5 years. If the employee leaves the company the employer is required to maintain the guarantee for 2 years after the termination date, but in no event for more than 5 years total if the loan remains current. The employer may submit a plan designating the criteria for employee participation. The employee may be eligible to borrow up to 100% of the property's appraised value, which in some cases may allow the borrower to amortize usual and reasonable closing costs.

Energy Star Requirement

Participation in New Jersey's Energy Star Homes Program is now required for a number of state housing programs, including the LIHTC program and DCA's Balanced Housing Program. A project meeting Energy Star standards will use 30 percent less energy for heating, cooling and hot water heating than a facility meeting the standards of the 1995 Model Energy Code. The Board of Public Utilities Office of Clean Energy offers numerous initiatives in partnership with Energy Star, including discounted lighting products, air conditioner rebates.

Environmental Equity Program (E²P)

The New Jersey Redevelopment Authority's Environmental Equity Program (E²P) provides the up-front capital to assist with site acquisition, remediation and demolition costs of redeveloping contaminated brownfields properties in New Jersey's urban areas.

Equity Social Investment Program

The Equity Social Investment Program was created for the purpose of making "social investments" in housing and housing-related projects that further the purposes of HMFA. The investments are generally made in the early states of significant redevelopment projects. HMFA has allocated \$10 million to this effort. An example of a social investment would be the financing of the conversion of office space to residential apartments to assist in the revitalization of a downtown area.

Family Self-Sufficiency (FSS) Program

This DCA program assists families that are receiving housing assistance under the Housing Choice Voucher Program by helping them become self-sufficient and self-reliant through the implementation of a jointly developed action plan between the participant and the housing agency. Families participate in a series of job training, career counseling and education and social service programs. As the participants' income increases, the rental subsidy decreases, and the amount of the subsidy that the program would have paid on behalf of the family is deposited in an escrow savings account. FSS funds can be used for programs that include, but are not limited to, job training and education, home ownership, business skills and entrepreneurial training.

Green Homes Office

Situated within DCA's Division of Housing, the New Jersey Green Homes Office (GHO) has inspired design and construction professionals across the state to "go green." Through advocacy, education, technical assistance and financial assistance programs, the GHO works with developers to produce high quality, high standard affordable housing that meets the definition of "green," by being resource efficient and environmentally healthy. The GHO utilizes the most advanced and proven green and high performance building technologies, in combination with traditional building science principles, to help construct buildings that are more energy and resource efficient, have higher indoor air quality standards and employ recycled and recyclable materials.

HAS Foreclosure Prevention Program

Deed restrictions on many affordable units, mostly those considered 95/5 home ownership units, expire in the event of a foreclosure on the property. This HMFA program will create a revolving loan fund to allow HAS municipalities or HMFA to buy a deed restricted 95/5 unit that is being foreclosed on and retain the deed restriction on the unit.

HOME – CHDO Housing Production Program

The program is identical to DCA's HOME Housing Production program (see below) except that the only eligible applicants are non-profit, housing development organizations that meet the Federal definition of a Community Housing Development Organization (CHDO). A minimum percentage of the Board of Directors of a CHDO must be either low-income individuals, reside in a low-income census tract or represent a low-income constituency.

HOME – Housing Production Program

These federal funds are administered by DCA and provide non-interest bearing, interest bearing and deferred loans to for-profit and non-profit developers for the purpose of creating affordable housing throughout the state. Funds are targeted to: applications for the Balanced Housing program that are feasible, but for which state funds are not available; applications from developers in municipalities where there is a demonstrated need for affordable housing, but that are not eligible for Balanced Housing funds; and areas where there is demonstrated need for affordable housing and other sources of federal funds, such as HOME and Community Development Block Grants, are not available from the local jurisdiction.

HOME – Tenant-Based Rental Assistance

This DCA program helps reduce the housing costs of very low-income households by providing direct rent subsidy payments to their landlords. Assistance is provided to participants for a period of up to 24 months.

Homebuyer Mortgage Program

The HMFA Homebuyer Mortgage Program, designed for low- and moderate-income households, provides first-time home buyers and urban area home buyers with below market, fixed-interest rate 30-year mortgages. Under the 100% Financing Program, no down payment or mortgage insurance is required. In the past four years the program has served households in close to 500 municipalities throughout the state. This financing may be combined with HMFA's Smart Start Down Payment/Closing Cost Assistance Program.

HomeExpress

HomeExpress was created to offer a streamlined approach to developers applying for both federal Low Income Housing Tax Credits and the Department of Community Affairs' Balanced Housing Program Funds. Prior to the implementation of this program, municipalities had to apply to DCA for Balanced Housing funds on behalf of the developer with the developer following a separate path and apply to HMFA for tax credits and bond financing. This program allows the developer to make one application to HMFA for all three funding sources.

Homeless Management Information System (HMIS)

HMFA is leading a state and local collaborative to implement a state administered Homeless Management Information System (HMIS) meeting federal Department of Housing and Urban Development (HUD) specifications for tracking, reporting and analyzing homelessness information in New Jersey. Implementation of HMIS is required by HUD for all Continua of Care (CoC) and service providers to receive HUD McKinney-Vento Homeless Assistance. Local CoCs use the system to meet HUD reporting requirements and the Statewide Collaborative uses aggregated data from HMIS to establish baseline data on homelessness for planning and to assess resource utilization. It is the goal of the State HMIS partners (HMFA, DCA and DHS) to use HMIS to move towards performance based contracting for homeless programs. Over 150 individual agencies are currently enrolled.

Homeless Supported Housing Program

This HMFA program set aside up to \$1.5 million as a demonstration program to enable eligible organizations to develop new units of permanent supportive housing for homeless persons and persons with disabilities by providing matching or gap financing. The program is specifically intended to promote the leveraging of non-state financial resources to increase funding for permanent rental housing for homeless families and individuals in New Jersey.

Homelessness Prevention Program

This DCA program provides financial assistance to low- and moderate-income tenants and homeowners who are in imminent danger of eviction or foreclosure due to temporary financial problems beyond their control.

HOPE VI

This federal program is intended to foster innovative and comprehensive approaches that address poverty in public housing. Typically a project includes demolishing high-density, dilapidated public housing and building new housing throughout the neighborhood that features different housing types for a mix of incomes. The state supports HOPE VI development by matching state funds to the federal funds to make projects feasible.

Housing Affordability Service (HAS)

HAS was developed for the long-term administration and monitoring of nearly 5,000 affordable housing units created under DCA and HMFA or created under the Fair Housing Act. HMFA took over HAS in 2005 and has created a market-based program offering choice, ease of access, and a range of services to its municipal clients, developers, property managers, and consumers searching for affordable housing units. The municipalities and developers that are served by HAS are offered many benefits including annual monitoring report preparation, technical assistance, and special Housing Resource Center (HRC) features not available to other administrative agents. Residents needing affordable housing are helped by the agency's extensive property management and mortgage experience and knowledge base. HAS at HMFA is implementing new and innovative ways of servicing affordable housing in New Jersey.

Housing Choice Voucher Program (typically referred to as the Section 8 Rental Program)

This DCA-administered program assists very low-income families, the elderly and the disabled to afford decent, safe and sanitary housing and to obtain housing in lower poverty areas. A housing subsidy representing the difference between the actual rent and what the renter can afford is paid to the landlord directly on behalf of the participating family. Renters pay approximately 30 percent of their income. Rental units must meet minimum housing quality standards.

Housing Counseling

The Public Housing Authority (PHA) Section 8 counseling program enables PHAs to provide HUD required Section 8 Home Choice Voucher counseling, in accordance with HUD program rules and HMFA's curriculum requirements, for their tenants who choose to become homeowners. Counseling is provided by HUD certified counseling agencies that have satisfied the HMFA qualification and program requirements and have agreed to provide services for a set fee. Counseling starts in "classes" consisting of 20 to 30 households. Initial sessions totaling at least 8 hours are provided in a group setting. After that, the counseling is one-on-one, and the counselors are committed to working with each individual for a period of at least one year. Most counseling agencies will work with a household through the purchase of a home regardless of the time frame.

HMFA also employs the services of approved HUD certified counseling agencies for home ownership counseling for its 100% Financing Program, Equity 24, default and delinquency counseling and special needs counseling.

Housing Opportunities for Persons with AIDS (HOPWA)

This program provides tenant-based rental assistance to persons with HIV/AIDS and their families. The funding is distributed to participating jurisdictions and more than 220 families and individuals are assisted on a continuing basis. DCA administers the HOPWA program on behalf of the New Jersey Department of Health and Senior Services (DHSS) with federal HUD funds that are provided annually through a formula allocation.

HUD Section 811 Bridge Loan Program

This HMFA program is available to recipients of a US Department of Housing and Urban Development (HUD) Fund Reservation Capital Advance award to develop 811 Supportive Housing Projects for persons with disabilities. The program provides bridge loan financing to secure and/or retain site control prior to closing on a Section 811 loan. The HUD 811 Program has funding set aside to serve clients of the Divisions of Developmental Disabilities and Mental Health Services.

Individual Development Accounts (IDA)

The Individual Development Account (IDA) Program assists low-income families to build long-term productive assets by providing a one-dollar match for every dollar saved in an IDA savings account up to \$4,500 over a three-year period. The participant's accumulated funds may be used to purchase a house, start a business or continue higher education. The IDA Program is managed by DCA and administered by nine local community-based organizations. These organizations counsel participants in their money management/financial skill development, control their match funds and authorize the withdrawal of their money.

Lead Interventions for Children-At-Risk Program (LICAR)

This DCA program is a grouping of initiatives designed to meet the goal of eliminating childhood lead poisoning in New Jersey by 2010. The LICAR Program strategy, through partnerships with municipalities, local boards of health and community based organizations, focuses resources from multiple sources. These financial resources are utilized to fund efforts which can be divided into two basic strategies or approaches: primary prevention efforts which include any effort to prevent lead-based paint poisoning; and responsive efforts to abate lead hazards in residences where children have been lead poisoned.

Lead-Based Paint Hazard Control Program

The DCA program is a comprehensive initiative to eliminate lead hazards in residential housing by providing loans to single and multi-family homeowners across the state for lead hazard control work; relocate families with lead-poisoned children to lead safe housing; create and maintain a lead registry to easily identify lead-safe housing; increase public awareness about the dangers of lead-based paint and provide opportunities for training in lead-related disciplines.

Limited Dividend-Non-profit Housing Corporations

The Limited Dividend-Non-profit Housing Corporations or Associations Law (P.L. 1949, c. 184) gave the Public Housing and Development Authority (PHDA) the authority to approve non-profit and limited dividend housing sponsors so that their projects would be eligible for property tax abatement. When the Department of Community Affairs was formed in 1966, it assumed the powers and duties of the PHDA. The powers include the authority to approve or disapprove the transfer and financing of projects owned by housing sponsors subject to the act and to approve or disapprove rent increases in those projects. The Division of Codes and Standards exercises this authority on behalf of the Commissioner, but delegates it to Federal and State agencies that finance affordable housing in those projects that they regulate. The authority exercised under this law gained increased significance when Federal housing laws and rules were changed so as to allow housing sponsors prepaying their HUD mortgages the choice of either accepting incentives to maintain affordability or going to market rent. However, housing sponsors organized under this law do not have the option of going to market rent unless they can satisfy both the municipality and the Department of Community Affairs that there is no longer a need for affordable housing in the municipality, which they are highly unlikely to be able to do. Therefore, their only option is to accept HUD incentives, thus preserving the affordability of the projects.

Low Income Housing Tax Credit (LIHTC) Program

Under the Federal Tax Reform Act of 1986, the Low Income Housing Tax Credit Program was established as an incentive for investment in the construction and rehabilitation of low-income rental housing. States are allocated the credits on an annual per capita basis. As the designated housing credit agency for New Jersey, HMFA is responsible for the annual allocation of credits to qualified applicants and the monitoring of projects for compliance with the Internal Revenue Code.

The tax credits provide a dollar-for-dollar reduction in federal tax liability and acts as a catalyst to attract private investment into the affordable housing market. The additional capital mitigates the debt burden incurred in the construction and rehabilitation development process. Once credits are allocated, the project must maintain continuous compliance with the program for a minimum of 15 years.

The 9% tax credits are distributed on a competitive basis, and to ensure that selected projects are consistent with state policies, applicants can take advantage of points and set-asides. Projects receive extra points if they are located in Smart Growth areas; participate in the NJ Affordable Green program or the HMFA SUNLIT program; are pedestrian friendly; include on-site amenities; or take advantage of existing development through historic preservation, brownfields redevelopment or adaptive re-use. The LIHTC program has also created certain set-asides for the rehabilitation of existing, currently occupied affordable housing projects at risk of losing their affordability controls; mixed-income projects; and HOPE VI projects.

Main Street Program

Main Street New Jersey (MSNJ) is a nationally recognized professional revitalization program based in DCA's Division of Community Resources that provides communities with the skills and knowledge to manage their downtown communities and create mixed-use 24-hour environments. The effort aims to improve the local economy, appearance, and image of traditional downtowns, by organizing the business community, local citizens and resources. DCA also holds the Downtown Revitalization Institute, a training session for municipal and community officials and stakeholders interested in implementing Main Street concepts in their communities.

Market-Oriented Neighborhood Investment (MONI)

The MONI Program was developed to provide construction loans to developers of home ownership housing units in designated urban areas, in order to encourage a mix of low, moderate and market home ownership opportunities. HMFA provides the funding for 50% of the construction loan with an outside lender providing the remaining 50%. MONI also provides gap funding in areas where sales prices are not adequate to cover development costs. Subsidies are available for both affordable and subsidized market for-sale units. The program may be combined with the 100% Financing Program that provides no-down payment mortgage loans.

Micro-Load Pilot Program

A major factor in housing affordability is the cost of energy. This project aims to utilize high performance design principles and passive and active solar strategies to construct 25 housing units, which will have a near net-zero use of fossil fuels, nearly eliminating the tenant's cost of electricity. DCA, with the assistance of nationally recognized experts, will demonstrate that zero energy principles can apply to affordable urban residences within DCA price, quality and code requirements. The resulting designs and constructed residences will be highly replicable models for urban housing throughout the coastal Mid-Atlantic climatic region.

Multifamily 80:20 Program

The 80:20 Program, administered by HMFA, provides tax-exempt construction and permanent loan financing for mixed income projects that contains either 20 percent of the units affordable to households below 50 percent of the median income, or 40 percent of the units affordable to households below 60 percent of the median income. Direct financial subsidy is available for all meeting the affordable housing definition. A typical project will contain 80 percent market rate units and 20 percent affordable units.

Multifamily Energy Retrofit Program

HMFA is currently developing a program that assists existing affordable multifamily development owners with improving the energy efficiency of their developments by assessing a whole building analysis of energy reduction opportunities and integrating the recommended measures of this assessment with other capital needs improvements. Each development will be guided through their individualized program whereby rebates, incentives, and potential financing will be packaged to allow the owner to make the necessary improvements.

Multifamily Housing Preservation and Receivership Act

This Act preserves multifamily housing by preventing deterioration and abandonment. The Act sets aside \$4 million from the Neighborhood Preservation Non-lapsing Revolving Fund to establish a Preservation Loan Revolving Fund. The fund provides operating grants to non-profit entities and builds their capacity to serve as receivers, and makes grants or loans to receivers to implement plans for the operation and maintenance of property in receivership.

Multifamily Housing Preservation Financing

The program provides funding for the preservation of affordable housing units in HMFA-financed projects, other affordable units which would be lost to the market, and existing affordable units in need of substantial repair. The Program provides for the acquisition, rehabilitation and repair of existing units and can be used to refinance an existing mortgage.

Multifamily Rental Housing Program

HMFA's Multifamily Rental Housing Program provides low-interest financing for construction and/or permanent mortgage loans. The funding source is through the sale of tax-exempt and taxable mortgage revenue bonds. The financing is available for the construction, rehabilitation, or preservation of multifamily rental housing projects in which at least a portion of the units are affordable to low-and moderate-income families and individuals.

Municipal Land Acquisition (MLA) Program

This DCA program will provide funds to eligible municipalities for acquisition of land and/or property for the construction of affordable housing. Affordable housing may be developed and/or owned by the municipality or by an agent of the municipality or the municipality may select a developer to build the affordable housing.

Neighborhood Preservation Balanced Housing

DCA receives funds from New Jersey's realty transfer tax to assist municipalities in the creation of affordable housing pursuant to the state's Fair Housing Act. The Neighborhood Preservation Balanced Housing program is within the DCA Division of Housing, and has the goal of promoting the construction and preservation of permanent high quality, location efficient affordable housing that meets the demand of low- and moderate-income families.

Neighborhood Preservation Program

DCA runs this neighborhood-based program that provides direct financial and technical assistance to municipalities over a three to five-year period to conduct activities that preserve "threatened but viable neighborhoods" through locally developed strategic plans. The program aims to stabilize and revitalize these neighborhoods by targeting resources for housing rehabilitation, infrastructure improvements, and social and economic activities.

Neighborhood Revitalization Tax Credit Planning Grant (NRTC)

This DCA grant program was implemented in 2005 to provide financial assistance to eligible community development corporations to support the development of resident-driven Neighborhood Revitalization Tax Credit Plans. The NRTC Planning Grants are awarded to non-profits actively involved in community development and related activities within a NRTC eligible municipality.

Neighborhood Revitalization Tax Credit Program

The NRTC program, administered by DCA's Division of Community Resources, is designed to foster the revitalization of New Jersey's distressed neighborhoods. The program offers business entities that invest in the revitalization of low- and moderate-income neighborhoods a 50 percent tax credit against certain New Jersey state taxes. Sixty percent of the tax credit funds must be used for activities related to the development of housing and economic development. The remaining balance may be used for complementary activities such as providing assistance to small businesses, removing barriers to self-sufficiency and promoting the integration of mixed-income neighborhoods.

New Jersey Affordable Green Program

Working within DCA's affordable housing production subsidy program, and offering a per unit funding subsidy via the Neighborhood Preservation Balanced Housing program, the Green Homes Office has integrated high performance and green technologies in over 2,400 home ownership and rental units. The New Jersey Affordable Green program has won numerous national awards and is a national leader in green affordable housing development. The success of the program has played an essential role in current efforts to coordinate the implementation of Balanced Housing rules requiring all affordable units developed in the state meet minimum green criteria, the first statewide rule of its kind in the country.

New Jersey Historic Trust

The Trust, located within DCA, provides matching grants of \$5,000 to \$750,000 for preservation planning and capital projects to repair, restore and rehabilitate historic properties, including those in heritage neighborhoods. The grant recipient must be a certified non-profit or governmental entity that has ownership or leases the property to be assisted. Awards are made through annual grant rounds. The Historic Trust has funded the rehabilitation of historic structures for new uses within the State's many historic, urban communities.

New Jersey Housing Resource Center (HRC)

The HRC is a free, online registry of affordable and accessible housing units available throughout New Jersey. It is free to both users searching for housing, and landlords and property owners posting available units. In addition to a continuously updated and searchable housing registry with mapping features, the HRC contains an information and links section that serves the housing continuum from renters to home buyers, landlords to developers. HMFA, DCA, and the Department of Human Services are partners in this initiative. Since its inception in mid-2005, there have been over 2 million public searches conducted. Visit the HRC online at www.njhousing.gov.

New Jersey Urban Site Acquisition Program (NJUSA)

The NJUSA Program is a \$25 million revolving loan fund that facilitates the acquisition, site preparation and redevelopment of properties, which are components of an urban redevelopment plan in NJRA eligible communities. NJUSA serves as a catalyst to jump start urban revitalization efforts. The Program provides for-profit and non-profit developers and units of government with a form of bridge financing to acquire title to property and to provide the capital needed until a construction loan closes.

NJRA Bond Financing

The NJRA sells bonds to raise capital for making long-term loans at attractive, below-market interest rates to a broad range of qualified businesses and not-for-profit organizations. The NJRA has the ability to issue \$100 million of taxable and tax-exempt bonds annually to stimulate revitalization in New Jersey's urban areas. Proceeds from tax-exempt bonds may be used for land and building acquisition, new construction or expansion, purchase of new equipment and machinery and debt/refinancing and working capital.

NJRA Planning Loans

NJRA, as a state redevelopment financing agency, provides planning assistance for specific projects located within designated redevelopment areas. This flexible financing allows municipalities to develop project-specific plans to attract development opportunities to Smart Growth areas.

Office of Housing Advocacy (OHA) Non-Profit Grant Program

This DCA program enhances the capabilities of non-profits to expand their roles as affordable housing providers and to increase their housing production. Each grantee is provided base level funding; each has an opportunity to earn additional bonus funds based on production. In recognition of the increased costs to attract and retain qualified staff, the base grant was increased to \$60,000 in FY '06. Grantees may earn up to \$80,000 in bonuses through increases in their production of housing units. As they build more affordable housing, their total grant amount increases.

Police & Fire Retirement System Mortgage Program

The Police and Fire Mortgage Program, administered by HMFA, provides home mortgages for either the purchase of a new home (first-time or trade-up) or the refinancing of an existing home. Borrowers must be active members of the New Jersey Police and Firemen's Retirement System (PFRS) with at least one-year of creditable service. Funding is provided by the PFRS pension fund. The interest rate is set at 1% over the 10-year treasury rate.

Potable Water Loan Program

This HMFA program provides zero-percent-interest loans of up to \$10,000, in the form of a second mortgage, to homeowners residing in single-family residences where the drinking water violates DEP primary drinking water standards for sodium, chloride, lead, mercury, iron, and manganese or is contaminated by agricultural activity. The loan proceeds may be used for well treatment, repair, or municipal water hook-up. The borrower may take up to ten years to repay the loan.

Predevelopment Loan and Acquisition for Non-profit (PLAN) Fund

Created in 2004, this revolving loan fund is administered by a private fund manager, funded by public and private investments and supported by a partial HMFA guarantee. The loan pool will ultimately be capitalized at \$10 million and will revolve regularly. The fund is for non-profit housing developers with established production track records to be used for acquisition and predevelopment expenses.

Project-Based Housing Choice Voucher Program

This program will provide stability in the lives of eligible households that include families supported by the Department of Children and Families' DYFS, working poor, elderly and special needs households through the creation of permanent housing. DCA will dedicate SRAP vouchers to project-based assistance over the next several years. DCA's Division of Housing will enter into a contract with building owners and/or developers to ensure that these units remain available to low-income households.

Public Housing Authority Capital Funding Bond Program

The program was created to enable HMFA to issue tax-exempt bonds on behalf of New Jersey PHAs. The payments on the bonds are secured by the PHAs' HUD Capital Fund Program allocations. These transactions enable the PHAs to accelerate the acquisition, development, modernization and repair of public housing units. Prior to this program the PHAs had to rely on an annual Capital Fund allocation to develop and maintain their units, which limited their ability to take on larger projects. This program allows PHAs access to larger amounts of funding up front which in turn provides them with the resources needed to accelerate the development of new units and repair of existing units. The PHAs repay the bonds with future allocations of their Capital Funds from HUD.

Purchase/Refinance Rehabilitation Program

This HMFA program provides below market interest rate financing for the purchase and major rehabilitation of a home or the refinancing/rehabilitation of a presently owned home. As part of the rehabilitation, 75% of the home's existing external walls and interior structural framework must remain in place. At least one quarter of the loan proceeds must be used for repairs.

Redevelopment Investment Fund (RIF)

The Redevelopment Investment Fund (RIF), managed by NJRA, is a revolving loan pool to be used for the purpose of making loans, loan guarantees or grants for mixed-use real estate ventures, pursuant to the NJ Urban Redevelopment Act. Through this program initiative, NJRA is able to offer flexible financing to projects located in NJ's urban communities.

Residential Green Policy Working Group

DCA is chairing this group in order to facilitate intergovernmental collaboration on the matter of greening housing in New Jersey. This group is comprised of individuals with the expertise to develop a state residential green building standard, from the state and other sectors. Following the development of a state green standard, the group will design a package of incentives to encourage the use and adherence to the new standard.

Resource Home Grant Program

The purpose of this DCA program is to create new resource homes, previously referred to as foster homes, expand existing resource homes to enable additional placements and to help existing homes maintain their licensure. The program was launched in July 2005.

Reverse Mortgage Loan Program

HMFA offers a mortgage program which allows homeowners 62 years or older to access the equity in their homes. They can use the equity in their home as collateral and draw out money without a monthly repayment schedule. The loan amount is determined by the property value and the borrower's age. There are no restrictions on the value of the property or income restrictions. However since the Federal Housing Authority (FHA) insures the loans in this program FHA maximum mortgage loan amounts apply. The mortgage can be set up as an annuity, line of credit or lump sum payout.

Section 8 to Home Ownership Program

This program helps qualified DCA Section 8 participants purchase a home using their Section 8 Housing Voucher. The vouchers are applied toward the participant's mortgage and other home ownership expenses. Free home buyer and long-term credit counseling are provided and HMFA offers mortgages with special terms for Section 8 home buyers.

Shelter Housing Exit (SHE) Program

Administered by DCA, and under the auspices of the Division of Youth and Family Services (DYFS) of the Department of Children and Families, this program provides security deposits and rental assistance to victims of domestic violence and their children who are currently living in shelters or in transitional housing facilities.

Shelter Plus Care Program

This DCA program provides rental assistance to homeless persons with disabilities, in collaboration with local non-profit agencies under their jurisdictional "Continuum of Care," the vehicle for homeless planning activities. DCA applies for annual renewals to HUD's Super Notice of Funding Availability (NOFA) program for federal funds to administer this program.

Small Rental Project Program (5-25)

The 5-25 Program is designed to assist in the preservation and development of small rental projects by providing financing for rental projects containing between 5 and 25 apartments. In addition to the first mortgage financing, per unit subsidies are available. The HMFA financing may be used for the acquisition, preservation, and rehabilitation of existing projects or for new construction projects. Developers may choose to income-restrict or rent-restrict the units, to 80% of area median income, or a combination of both.

Smart Future Grants

The Smart Future planning grant program, administered by the Office of Smart Growth, provides funds directly to municipalities and counties to support comprehensive regional planning efforts – including community design charrettes, downtown revitalization efforts, transit-oriented development plans, corridor and greyfields redevelopment planning, green building design planning, and Transfer of Development Rights (TDR) planning efforts. Towns are given higher consideration when projects are directed to smart growth areas.

Smart Start Program

Smart Start is a down payment and closing costs assistance program, offered by HMFA and available to families earning less than 80 percent of area median income and purchasing homes in Smart Growth areas. The assistance is in the form of a second mortgage in an amount up to 4 percent of the first mortgage amount. The funding is available only in conjunction with HMFA's Home Buyer Program mortgage loans.

Special Improvement District (SID) Grants

A SID enables downtown property owners to collect financial assessments. The receipts are used to provide specialized services such as sidewalk maintenance, graffiti removal, physical improvements, security, special events and holiday lighting, as well as marketing and business promotion. The SID Grant Program, administered by DCA, provides matching grants to municipalities, non-profit organizations and business associations to assess the feasibility of creating a SID in downtown areas.

Special Needs Home Ownership Program

The Home Ownership Program has funding set aside to serve clients of the Division of Developmental Disabilities and adoptive parents/ guardians served by the Department of Children and Families. This program is the result of a partnership between HMFA and the Departments of Human Services and Children and Families.

Special Needs Housing Trust Fund

The Special Needs Housing Trust Fund provides capital financing to create permanent supportive housing and community residences for individuals with special needs, with priority given to individuals with mental illness. The purpose of this \$200 million special non-lapsing, revolving fund, which is being administered by HMFA, is to develop special needs housing and residential opportunities as alternatives to institutionalization or homelessness for those who would benefit from these programs and to ensure the long-term viability of such housing. The Trust Fund provides capital financing in the form of loans, grants, and other financial vehicles and investments to eligible not-for-profit and for-profit developers as well as government entities at the state, county, and municipal levels, for special needs housing projects costs, including the acquisition of land, building(s), rehabilitation, new construction, or conversion of building(s) as permanent or trans-permanent rental apartments/units and community residences for people with special needs. Funding for rent and operating subsidies and supportive services is not available through the Trust Fund.

HMFA worked with the New Jersey Institute of Technology on guidelines to help developers create housing for special needs residents that incorporates green and sustainable design features, improves the community appearance of the facility and enhances the livability and quality of life through interior designs that are specific to the user's needs.

State Rental Assistance Program (SRAP)

The State Rental Assistance Program, initially funded at \$25 million, was rolled out in May 2005 and parallels the federal Housing Choice Voucher program. Thirty percent of the allocation is reserved for senior citizens aged 65 or older, seventeen percent of the allocation is set aside for homeless families with children, thirty one percent of the allocation is set aside for applicants currently on DCA Housing Choice Voucher waiting list, and seventeen percent of the allocation is set aside for project based assistance. Further, DCA is working in conjunction with the Department of Labor to address the work requirement.

SUNLIT

SUNLIT is an HMFA initiative that makes it financially and logistically feasible for LIHTC projects to install solar photovoltaic cells on their developments in order to cover the common area electric load of the building. This program is the first of its kind in the country, and couples the Board of Utilities CORE rebates for solar with the equity generated from tax credits so that affordable housing developments can realize the numerous benefits of renewable energy.

System for Administering Grants Electronically (SAGE)

SAGE was created to be a single place to go to find all of the information available on the broad range of grant programs available from DCA. SAGE not only improves the ability of applicants and grantees to track the progress of their application or grant, it also significantly improves the internal capacity of DCA to manage its grant programs more efficiently.

Weatherization Program

The Weatherization Program run by DCA's Division of Community Resources, works with community-based agencies to assist elderly, handicapped and low-income persons weatherize their homes to improve heating system efficiency, conserve energy and decrease utility bills. The program also provides funds to pay heating bills under emergency circumstances.

GLOSSARY

Adaptive Reuse – A process that adapts buildings for new uses while retaining their historic features.

Affordable Housing – Housing that is appropriately priced for low- and moderate-income households. A low-income household earns less than 50% of the area median income, and a moderate-income household earns between 50% and 80% of the area median income. A very-low income household earns less than 30% of the area median income. To be considered affordable, a renter household generally should pay no more than 30% of their income for housing, and a homeowner should pay no more than 35% of their income for housing.

Affordability Controls – Legal restrictions placed on a property that limits the sale price or rent that can be charged for the unit to ensure the unit will remain affordable for a low or moderate-income household. Controls often take the form of a deed restriction.

Affordability Set Aside for Tax Credits – The first reservation of tax credits from the Family and Senior Cycles is given to the highest-ranking eligible application that either a) targets all tax credit units at or below 50% of Area Median Income or b) is a mixed income project where affordable units comprise 50 percent and 80 percent of the project.

Agency General Obligations (G.O.) – A bond issue backed by the full faith and credit of the Agency. In the event that project revenues are insufficient to cover debt service, the bondholders are repaid with Agency administrative funds, to the extent available.

AMT (Alternative Minimum Tax)/ NON-AMT Bonds – The Tax Code imposes an alternative minimum tax on individuals and corporations. The earned interest on private activity bonds issued after August 7, 1986 is subject to the alternative minimum tax. There is no alternative minimum tax applied for qualified 501 (c) (3) bonds and current refunding bonds if the refunded bond issued before August 8, 1986 thus producing a lower bond yield since the bonds are more attractive.

Annuity – Periodic fixed payments to be received for a specific period of time or for life.

Arbitrage – The interest rate differential between the rate on a bond and the yield on the securities in which the bond proceeds are invested.

Area Median Income (AMI) – A figure calculated by HUD based on census data, for specific size households in a specific area. The median income divides the income distribution into two equal groups, one having incomes above the median, and other having incomes below the median.

Brownfield – Any former or current commercial or industrial site, currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant. (Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-1 et seq.)

Capital Fund Program – Under the Capital Fund Program PHAs receive formula-based capital funding grants from HUD, which may be used, among other things.

Census Tract – A census tract is a small statistical subdivision of a county. Census tract data identifies population and housing statistics about a specific part of an urban area. A single community may be composed of several census tracts.

Charrette – An intensive planning and design workshop involving the community in a needs assessment, interviews with community groups, prioritization of issues, development of recommendations, the identification of neighborhood development projects and implementation strategies (www.louisville.edu).

Council on Affordable Housing (COAH) – The 12-member body created by the Fair Housing Act of 1985, composed of elected officials and representatives from government, the public and the for-profit and non-profit development community. The Chairman is the Commissioner of the Department of Community Affairs.

COAH Credit – A count of each existing unit of low and moderate income housing of adequate standard constructed since April 1, 1980 within a municipality that can be used to address the municipality's affordable housing obligation.

COAH Third Round Rules – The third set of procedural and substantive rules for the Council on Affordable Housing which uses a growth share methodology for determining municipal fair share obligations. The Third Round rules were adopted on December 20, 2004 and govern municipal affordable housing obligations for the period 1999 to 2014.

Community Development Block Grant (CDBG) – A federal entitlement program administered by US HUD. The purpose of CDBG funds is to improve communities by providing decent housing, a suitable living environment, and expanding economic opportunities—principally for persons with low and moderate incomes. Local governments automatically receive a designated portion of these funds and participate in either the Entitlement Program (for cities with more than 50,000 people or urban counties with more than 200,000 people) or the States and Small Cities Program (for communities with less than 50,000 people).

Community Housing Development Organization (CHDO) – A private, non-profit development corporation that meets a series of qualifications prescribed in the HOME regulations and has been designated by the local Participating Jurisdiction (city, county or state) to receive a set-aside of HOME program funds. 1/3 of the CHDO's board must represent low-income households. A participating jurisdiction must award at least 15 percent of its annual HOME allocation to CHDOs. CHDOs may own, develop, or sponsor HOME-financed housing.

Competitive Sale – The sale of a bond issue in which underwriters submit sealed bids to purchase the securities being offered by an issuer.

Consolidated Plans (ConPlans) – HUD-approved housing and community development plans that are written by states and local communities to assess local housing needs and to prioritize and plan local and federal housing and community development resources that will address these needs. The ConPlan describes how a state or local jurisdiction will use its Community Development Block Grant (CDBG) or its HOME money for affordable housing and community development. The ConPlan is a planning tool and therefore, it must be updated yearly as local housing conditions, needs, and priorities change.

Construction Loan – Short-term financing for improvements to real estate, such as the building of a new home. The lender advances funds to the borrower as needed while construction progresses. Upon completion of the construction, the borrower must obtain permanent financing or pay the construction loan in full.

Continuum of Care (CoC) – A community-based system of services that addresses the needs of homeless persons. This system helps homeless persons access services more easily and progress toward permanent housing and self-sufficiency. The CoC is developed through collaboration with a broad cross section of the community and based on a thorough assessment of homeless needs and resources.

Continuum of Care Plan – A community plan prescribed by HUD to organize and deliver housing and services to meet the needs of people who are homeless and move them to stable housing and maximum self-sufficiency.

COAH Third Round Rule Proposal – The third set of procedural and substantive rules for the Council on Affordable Housing which proposes to use a growth share methodology for determining municipal fair share obligations. The Third Round rule proposal was published on October 6, 2003 and was open for a 60-day comment period.

Cross-acceptance – The process of comparing planning policies among government levels with the purpose of obtaining consistency between municipal, county, regional, and State plans and the State Development and Redevelopment Plan. (Preliminary Plan)

Deed Restriction – A limitation written into a deed limiting or restricting the use of the real property.

Development fees – A fee charged to an individual, person, partnership, association, company or corporation for the improvement of property to be used by a municipality for affordable housing opportunities in a COAH-certified plan in accordance with a municipal ordinance approved by COAH.

End Loan – The final mortgage loan to the ultimate purchaser of a property as opposed to a construction loan or other form of interim financing.

Energy Star or Energy Star Home – In 1992 the US Environmental Protection Agency (EPA) introduced ENERGY STAR as a voluntary labeling program designed to identify and promote energy-efficient products to reduce greenhouse gas emissions. ENERGY STAR qualified homes are independently verified to be at least 30% more energy efficient than homes built to the 1995 Model Energy Code or 15% more efficient than state energy code, whichever is more rigorous.

Equity – Net ownership, the difference between fair market value and current indebtedness. The value of a homeowner's unencumbered interest in real estate.

Fair Housing Act – The state act of 1985 which established the administrative process for municipalities to satisfy their constitutional obligation to provide affordable housing through participation in the Council on Affordable Housing process.

Fair Share Plan – The plan that describes the projects, strategies and funding sources, if applicable, by which a municipality proposes to address its fair share of affordable housing obligation as set forth in COAH's rules. It also includes the draft fair share ordinances necessary to implement the plan.

Gap Financing – An interim loan or grant made to provide funding during the time between the end of loans extended during the development stage of a project and the beginning of the permanent mortgage extended to the buyer.

Green Building – One definition of “Green” or “Sustainable building” is the design and construction of buildings using methods and materials that are resource efficient and that will not compromise the health of the environment or the associated health and well-being of the building's occupants, construction workers, the general public, or future generations. Sustainable building involves the consideration of many issues, including land use, site impacts, indoor environment, energy and water use, solid waste, and lifecycle impacts of building materials.

Growth Share Obligation – The affordable housing obligation generated in each municipality by both residential and non-residential development from 2004 through 2014. It is represented by a ratio of one affordable housing unit for every eight market-rate housing units constructed plus one affordable housing unit for every 25 newly created jobs as measured by new or expanded non-residential construction within the municipality in accordance with COAH’s rules.

HERS - Home Energy Ratings Systems – A service that has been developed in all 50 states to provide uniform, reliable and unbiased information regarding: The energy efficiency of a existing home and make recommendations on the potential for cost effective improvements; and The estimated energy performance of a new home based on the construction drawings and building specs, and then performance testing and verification once the home is built.

High Performance Homes – A rating system, under development by the Green Homes Office at DCA, that relies on systems-engineered design, proper orientation, citing and land use, quality controlled construction and performance testing to assure that the home provides excellent indoor environmental quality, optimum energy performance and is built with maximum resource efficiency.

HOME Investment Partnerships Program – A block grant of federal housing funds that flows to 500 states and local jurisdictions. This program is designed to expand the supply of safe, decent, sanitary, and affordable housing, with an emphasis on providing rental housing for low-income families. It is also intended to mobilize and strengthen state and local governments’ abilities to design and implement strategies for achieving adequate supplies of affordable housing. Congress typically allocates approximately \$1.4 billion a year for the HOME program.

Homeless households – Individuals or families that do not have stable housing, including individuals coming out of a State psychiatric hospital, a transitional living program, half-way house, jail or correctional facility, or persons with no place to live.

Inclusionary Development – A housing development zoned for both affordable units and market rate units. This term includes, but is not necessarily limited to, new construction, the conversion of a non-residential structure to residential and the creation of new affordable units through the reconstruction of a vacant residential structure.

Individuals with special needs – Individuals with mental illness, physical or developmental disabilities, households that are homeless; victims of domestic violence; ex-offenders and youth offenders; youth aging out of foster care, runaway and homeless youth; and individuals with AIDS/HIV as well as individuals in other emerging special needs groups identified by State agencies.

Infill Development – The development of new housing or other buildings on scattered vacant sites in a built-up urban, suburban or redevelopment area.

Leverage – The practice of using a small amount of funds to attract other funds, including loans, grants and equity investments. The premise of leveraging is to use public dollars in conjunction with private dollars to increase the number of affordable housing units that can be produced.

Limited Dividend – Housing sponsors that organized under New Jersey's limited dividend law (55:20) agreed to limit the returns they would earn from operating affordable housing developments and subject themselves to the Department of Community Affairs' regulatory oversight in return for property tax abatement. These housing sponsors also received federal funds to build affordable housing and are subject to Federal regulatory oversight. Owners have the option to prepay the federal mortgages, but are still subject to state regulatory controls and obligations because of their status as limited dividend owners. The Department has used this status to help maintain affordability controls on "expiring use" properties that have the potential to buy out of their federal obligation.

Low Income Housing Tax Credits (LIHTC) – A dollar-for-dollar reduction in federal tax liability. The credits offered under this program help ease the debt usually incurred during the process of developing or rehabilitating housing. Since less rental income than is needed for operating expenses, owners can offer more affordable rents.

LIHTC "Points" – Because of the limited amount of credits and the high volume of applications to HMFA, only a fraction of the projects that apply typically receive credits. In addition to meeting eligibility criteria such as site control, preliminary site plan approval, a market analysis and firm financing commitments, projects must score sufficiently high enough under the LIHTC Point System to receive a tax credit award. HMFA's point system gives preference to projects that serve low-income residents for the longest period of time, projects that receive county, municipal or PHA support and projects that meet Smart Growth Initiatives.

Market Rate Housing – Housing units that are not income and/or rent restricted, thereby allowing rents to increase or decrease over time in response to fluctuating market conditions. Market Rate Units are typically financed with private debt and cannot be constructed and/or financed with HOPE VI or any other public housing funds.

Microload Home – Microload homes combine state-of-the-art, energy efficient construction and appliances with commercially available renewable energy systems such as solar water heating (solar thermal) and solar electricity (PV). This combination can result in net zero energy consumption for the utility provider and homeowner. Microload homes are connected to the utility grid but can be designed and constructed to produce as much energy as they consume annually. Microload homes provide: improved comfort, reliability, security, and environmental sustainability. They also optimize: climate specific design, passive solar heating and cooling, energy efficient construction, appliances and lighting, solar thermal and solar electric systems.

Mixed Income – Affordable housing development is best supported when there are tenants or residents with a range of incomes. A portion of units in a building or development may be subsidized through a federal, state, or local housing program and set aside for low to moderate income families. Other units in the same building may be available to tenants regardless of income, and with no restrictions on rents (known as market-rate units).

Mixed-use Development – An area or tract of land with several different uses including, but not limited to, residential, office, manufacturing, retail, public or entertainment, in an integrated, compact pedestrian-oriented form.

Mount Laurel Supreme Court Decision – A series of New Jersey Supreme Court Decisions which determined that every municipality in the state has a constitutional obligation to provide through its land use regulations a realistic opportunity for a fair share of its region's present and prospective needs for housing low and moderate income families. The Mount Laurel Decision also stated that the methods for satisfying this constitutional obligation are best addressed by the legislature.

Negotiated Sale – The sale of a bond issue where an underwriter negotiates, on behalf of an issuer, the terms and conditions of the sale with the bond buyers.

New Jersey Energy Star Program – This program provides outreach, technical support, and financial incentives to home buyers and builders to carry out energy efficient housing construction. Utilities companies across the state offer the Program, providing a comprehensive package of valued added services that make energy efficient investments cost effective for home buyers and builders.

Northeast HERS Alliance – Established to develop a robust home energy ratings industry in the region, the NEHERS Alliance is a regional chapter of RESNET, NJHERS Alliance would be a state chapter of NEHERS

Permanent Financing – A commitment to provide a permanent loan (with anywhere from a 9- to 40-year term) following the construction of a planned project.

Petition for Substantive Certification – A request made by municipal resolution that a municipality files in accordance with COAH's rules, and that engages public comment and COAH's review process seeking a determination as to whether the Housing Element and Fair Share Plan of the municipality are consistent with the Fair Housing Act and compliant with COAH's rules.

Plan Endorsement – The process undertaken by a municipality, county or regional agency, or any grouping thereof, to petition the State Planning Commission for a determination of consistency of the submitted plan with the State Development and Redevelopment Plan. (Preliminary Plan)

Predevelopment funding – Financing provided to nonprofits for costs associated with the beginning stages of a development project. That is defined as costs incurred from the conceptual phase, up to the closing of the construction loan (but before construction commences), at which time the funds are re-paid from the initial construction draw.

Preliminary State Development Plan and Redevelopment Plan – The document, including maps, appendices and other material included by reference, approved by the State Planning Commission as the basis for public discussion and negotiation to update New Jersey's State Development and Redevelopment Plan. (Preliminary Plan)

Public Housing – The public housing program was created by the United States Housing Act of 1937, to provide improved housing for low-income households and to stimulate employment in the construction industry during the Great Depression. Under the system established by the 1937 Act, local governments adopted legislation to create PHAs. PHAs, such as the Authorities, develop, own, operate and maintain housing for rental to low-income families (those with incomes at or below 80% of area median income) and very low-income families (those with incomes at or below 50% of area median income). Currently, the 1937 Act requires, generally, that at least 40% of the public housing units of a particular PHA, which become available in a given year be rented to families with incomes at or below 30% of area median income.

Qualified Allocation Plan (QAP) – The guidelines by which a housing credit agency awards tax credits, as required under Section 42(m) of the Internal Revenue Code.

Real Estate Owned (REO) – This is property that is acquired and held by the Agency as a result of a default on an Agency single-family mortgage loan through foreclosure or other legal means.

Realty Transfer Fee – A realty transfer tax that all residential property-owners pay when selling their properties for more than \$150,000. Home or property sales costing less than \$150,000 are exempt from the tax.

Regional Contribution Agreement (RCA) – Pursuant to COAH's rules and the Fair Housing Act, up to 50% of a municipality's fair share obligation can be transferred to another municipality within its housing region by means of a contractual agreement into which two municipalities voluntarily enter. Housing units developed pursuant to an RCA shall be included as credits against the sending municipality's fair share obligation.

Renewable Energy – Energy that the environment provides, such as solar and wind energy.

Revolving Loan Fund – A pool of money set up to make loans. The pool is replenished through borrower paybacks.

Second Mortgage – A loan that is junior to a primary or first mortgage. The lender for the second loan has the right to be repaid after the holder of the first mortgage in the event of loan default and foreclosure, or sale of the project.

Section 236 – A mortgage interest reduction program administered by HUD. The program combines federal mortgage insurance with interest reduction payments to the mortgagee for the production of low-cost rental housing. HUD provides interest subsidies to lower a project's mortgage interest rate to as low as 1 percent.

Special Limited Obligation (S.L.O.) – Bonds which are secured by a pledge of the mortgage loans, revenues and established accounts under a bond resolution. The full faith and credit of the Agency is not pledged for the payment of principal and interest on the bonds.

Sprawl – A pattern of development characterized by automobile dependence; a single land-use; resource consumption, including energy and open space; low-density; and discontinuity.

State Development and Redevelopment Plan (State Plan) – The plan prepared and adopted pursuant to the State Planning Act that sets forth Statewide planning policies and serves as the official blueprint for development and redevelopment in New Jersey.

State Moral Obligation (M.O.) – A bond issue secured by projects revenues which has a “moral” pledge of the State to make up an deficiency in the housing finance account which may be drawn upon in the event that revenues are insufficient to cover debt service. The housing finance account is established at the bond closing and is equal to one year’s maximum annual debt service. This pledge is considered evidence of good intentions but is not in any way legally binding. The State legislature must take an action to appropriate the amount needed to restore the housing finance account to the required level during the then current fiscal year.

State Planning Commission – The 17-member body created by the State Planning Act of 1985, composed of public members and cabinet officers. The Chairman is selected by the governor from among the public members.

Subsidy – A grant or below market loan usually from a government entity that helps to off-set costs of development of the affordable housing

Substantive Certification – A determination by COAH approving a municipality's housing element and fair share plan in accordance with the provisions of the Fair Housing Act and COAH’s rules. A grant of substantive certification is valid for a period of 10 years.

Supportive Housing – This includes a range of permanent service enriched housing options that provide access to on-site or off-site supportive services for individuals and families with special needs. Permanent supportive housing has as its primary purpose assisting the individual or family to live independently in the community and there is no limitation for length of tenancy. Participation in services is not a condition of tenancy.

Taxable Financing/Bonds – Typically issued to provide financing for housing projects utilizing the 9% low-income housing tax credits. The cost of taxable bonds is higher since the interest paid to bondholders is subject to federal taxation. Taxable bonds do not carry any of the restrictions associated with tax-exempt bonds.

Tax-Exempt Financing – Issued by state and local governments to provide lower-cost financing. The interest paid to holders of tax-exempt bonds is exempt from federal taxation, and in certain circumstances, is exempt from state and local taxes. In order to utilize tax-exempt bonds to finance housing, many restrictions must be met, including a set-aside of units for low-income residents. Tax-exempt bonds may be used to provide financing for housing in conjunction with the 4% non-competitive low income housing tax credits.

Tax Lien Finance Corporation (TFLC) – The TFLC is a corporate body established within the Department of Treasury. The corporation's purpose is to acquire tax lien certificates from any qualified municipality. The TFLC has the ability to issue bonds necessary to acquire the liens. The City of Camden is a qualified municipality.

TEFRA Hearing – A public hearing required by the Tax Code, for which reasonable public notice must be given, held prior to the sale of private activity bonds, in which the general public has the opportunity to comment on the intended use of the bond proceeds.

Urban Aid municipality – A municipality which is eligible to receive special State Aid for distressed municipalities, as pursuant to P.L. 1978, c.14 (NJSA 52:27D-178 et. seq.). Urban Aid is administered by DCA's Division of Local Government Services: www.state.nj.us/dca/lgs.

Volume Cap – In 1986, Congress created the private-activity bond volume cap to limit the amount of tax-exempt debt that can be sold each year to benefit private businesses. A limit is imposed for each state, which is currently equal to \$80 per capita or \$246 million, whichever is greater. New Jersey's limit is approximately \$697 million a year.

Zero Energy Housing – Housing where there are no direct heating costs. The house is kept warm by means of heat containment by the building's envelope, ensuring none is wasted. The heat comes mainly from solar gain, but also all the heat from appliances, lights, and even bodies, is collected by the components of the house, and radiated back to the occupants.

INDEX

	PG
Abandoned Properties Rehabilitation Act	24
Address Homelessness (Policy #6)	12
Administration of Units	10
AFFORDABLE HOUSING	4
At Home Downtown	19
Brownfields Program	23
Brownfields Redevelopment Interagency Team (BRIT)	36
Brownfields Redevelopment Resource Kit	45
Build on Community Assets to Move Local Housing Markets Toward Viability (Policy #15)	28
Camden Affordable Housing	30
Camden Economic Recovery Board Coordination (ERB)	37
Camden Economic Recovery Board Targeting (ERB)	32
Camden Home Improvement Program	30
Camden Predevelopment Financing	30
Camden Tax Lien Sales	30
CDBG Small Cities Program	40
Center for Hispanic Policy Research and Development	44
Check Metering	27
City Living and LIHTC Planning Incentives	31
City Living Program	29
COAH Accessibility	16
COAH and State Plan Endorsement	18
COAH Credit	10
COAH Growth Share and Inclusionary Zoning Tools	21
COAH Growth Share Methodology	6
COAH Process	20
COAH Targeting	7
COAH Tracking and Monitoring System	43
Community Housing Rental Production Programs	16
Community Services Block Grant Program (CSBG)	34
Competitive (9% credit)	5
Concentrate Inter-Departmental Investments in Target Locations (Policy #17)	31
Consolidated Plan	42
Continuum of Care (CoC) Assistance	13
Council on Affordable Housing (COAH) and Municipalities	39
Council on Affordable Housing and State Planning Commission	36
Cultivate Economically Mixed Communities (Policy #10)	20
DCA Affiliates	2
DCA Balanced Housing and HMFA	36
DCA Program Book	44
Deep Subsidy Program	8
Develop Mixed-Use, Walkable Communities (Policy #9)	19
Direct Growth Into Smart Growth Areas (Policy #8)	17
Division on Women	42

Downtown Business Improvement Zone Loan Fund	23
EFFICIENCY IN GOVERNMENT	35
Emergency Shelter Grant (ESG)	14
Employer Assisted Housing/HOPE	20
Encourage "Green" Building (Policy #13)	24
Encourage Mixed-Income Developments, with Adequate Affordable Housing (Policy #11)	21
Encourage Use of Community Revitalization Plans (Policy #16)	30
Energy Star Requirement	26
Energy Subcode	26
Environmental Equity Program (E ² P)	24
Equity Social Investments	29
Executive Information System	43
Expand Community Integrated Housing Opportunities with Supports for People... (Policy #7)	15
Fair Housing Education and Outreach Campaign	46
Family Self-Sufficiency (FSS) Program	33
Governor's Conference on Housing and Community Development	44
Grant Tracking Program	43
Green Homes Office (GHO)	25
Green Homes Office and New Jersey Board of Public Utilities (BPU) Partnership	25
GROWING COMMUNITIES	17
HAS Foreclosure Prevention Program	10
Heritage Revival Neighborhood Program	24
Hispanic Interns in Community Service/Latino Leaders Fellowship Institute	46
HMFA Community Housing Demonstration Programs (CHDP)	16
HMFA Locator	40
HOME - CHDO Housing Production Program	6
HOME - Housing Production Program	6
HOME - Tenant-Based Rental Assistance	8
Homebuyer Mortgage Program	6
HomeExpress Program	37
Homeless Management Information System	13
Homeless Management Information System for Data	43
Homeless Policy Academy	13
Homeless Supported Housing Program	14
Homelessness Prevention Program (HPP)	14
HOPE VI	20
Housing Affordability Service (HAS)	11
Housing Choice Voucher Program (Section 8 Rental Program)	8
Housing Codes and Inspections	39
Housing Counseling	8
Housing Fairs	45
Housing Investment Tool	29
Housing Mission Statement	2

Housing Policy Task Force	35
Housing Program Book	44
Housing Scholars	46
HUD Section 811 Bridge Loan Program	16
Implement Appropriate Long-Term Affordability Controls (Policy #4)	10
Improve Standards, Regulations and Enforcement for the Public Good (Policy #21)	38
Increase Access to Affordable Housing for Very Low-Income Households (Policy #2)	7
Individual Development Accounts (IDA)	33
Inform the Public About Available Programs, Services and Resources (Policy #25)	44
Introduction	1
Lead Interventions for Children-At-Risk Program (LICAR)	12
Lead-Based Paint Hazard Control Program	12
LIHTC Amenity Incentives	19
LIHTC Green Point	25
LIHTC Mixed-Income Incentives	22
LIHTC Preservation Set-aside	10
LIHTC Re-use Incentives	23
LIHTC Smart Growth Points	18
LIHTC Suburban Incentives	20
Limited Dividend Corporation (LDC) Preservation	9
Listen and Respond to Housing Providers' Concerns that Benefit the Public (Policy #23)	41
Low Income Housing Tax Credit (LIHTC) Program	5
Main Street Program	22
Market Oriented Neighborhood Investment Program (MONI)	29
Micro-load Pilot	25
Mobile Voucher Programs	34
Multifamily 80:20 Projects	21
Multifamily Energy Retrofit Program	27
Multifamily Housing Preservation and Receivership Act	12
Multifamily Housing Preservation Financing	9
Multifamily Rental Housing Program	5
Municipal Land Acquisition (MLA) Program	5
Municipal Housing Market Assessments	40
Neighborhood Indicators	33
Neighborhood Preservation Balanced Housing (BH)	5
Neighborhood Preservation Program	29
Neighborhood Revitalization Tax Credit Planning Grant	31
Neighborhood Revitalization Tax Credit Program	31
Neighborhood Revitalization Tax Credit, People-based	33
New Jersey Affordable Green Program	25
New Jersey Housing Resource Center (HRC) Website	44
New Jersey Meadowlands Commission (NJMC) and Municipalities	40
New Jersey Redevelopment Authority (NJRA) and Municipalities	40
New Jersey Redevelopment Authority Priority	31
New Jersey Smart Growth Planning and Program Resources Guide	45

New Jersey Urban Site Acquisition Program	23
New Jersey's Olmstead Stakeholder Task Force	16
NJ Customer Relations Management (CRM) System	38
NJ HERS Alliance	25
NJ High Performance Homes Plus	25
NJ Meadowlands Commission (NJMC) Master Plan	18
NJRA Planning Loans	18
Noncompetitive (4% credit)	5
Office of Housing Advocacy (OHA) Non-Profit Grant Program	33
Office of Smart Growth (OSG) and Municipalities	39
Office of Smart Growth (OSG) Technical Assistance	18
Plan Endorsement	32
Plan Endorsement Guidelines	45
Police and Fire Retirement System (PFRS) Mortgage Program	7
Policies	3
Policy Categories	3
Policy Research Group	43
Potable Water Loan Program	23
Predevelopment Loan and Acquisition for Nonprofit (PLAN) Fund	7
Preservation Risk Assessment Tool	10
Preserve Affordability of Non-deed Restricted Units for Existing Residents (Policy #5)	11
Preserve Existing Deed-restricted Affordable Housing Units (Policy #3)	8
Produce More Permanently Affordable Units to Meet State Demand (Policy #1)	4
Project-based Housing Choice Voucher Program	14
Promote High-energy Efficiency (Policy #14)	26
Promote Inter-departmental Coordination (Policy #19)	35
Public Housing Authority Capital Funding Bond Program	9
Purchase/Refinance Rehabilitation Program	6
Redevelopment Handbook	45
Redevelopment Investment Fund (RIF)	19
Rehabilitation Subcode	23
Residential Green Policy Working Group	25
Residential Green Primer	25
Resource Family: Departments of Community Affairs and Department of Children and Families	36
Resource Home Grant Program	16
Re-use existing buildings, sites and infrastructure (Policy #12)	21
Reverse Mortgage Loan Program at HMFA	12
REVITALIZING NEIGHBORHOODS	28
School Renaissance Zones	32
Section 8 to Home Ownership Program	8
Shelter Housing Exit (SHE) Program	14
Shelter Plus Care Program	14
Single Application	37
Site Improvement Standards	38

Small Rental Project Program (5-25)	29
Smart Future Grants	18
Smart Growth Interagency Team	36
Smart Growth Locator	18
Smart Start Closing Cost and Down Payment Program	18
Social Services for the Homeless	14
Special Improvement District (SID) Grants	23
Special Needs Collaborations	36
Special Needs Home Ownership Program	16
Special Needs Housing Trust Fund (Trust Fund)	15
Special Needs Housing Trust Fund Design Guidelines	25
State Housing Policy Advisory Committee	35
State Rental Assistance Program (SRAP)	8
State Websites	44
Streamline Funding and Service Provision (Policy #20)	37
Subsidized Affordable Housing Data Warehouse	10
SUNLIT	27
Support People-based Strategies in Highly Stressed Communities (Policy #18)	32
System for Administering Grants Electronically (SAGE)	37
Transit Villages	32
Truth in Renting Booklet	45
Understanding Market Causes for Loss of Affordable Housing	12
Uniform Housing Affordability Controls	7
Uniform Neighborhood Indicators	43
Urban Infill Guidelines	24
Use Data Collection and Analysis to Make Strategic and Informed Decisions (Policy #24)	43
Volume Cap Increase	5
Weatherization and Energy Assistance Programs	38
Weatherization Program	26
Work First New Jersey (WFNJ) Emergency Assistance	14
Work with Municipalities to Identify and Develop Housing Opportunities (Policy #22)	39

Acronym	Definition
5-25	Small Rental Project Program
BH	Neighborhood Preservation Balanced Housing
BPU	Board of Public Utilities
BRIT	Brownfields Redevelopment Interagency Team
CBVI	Commission for the Blind and Visually Impaired
CHDP	Community Housing Demonstration Program
CHIP	Camden Home Improvement Program
CHOICE	Choices in Home Ownership Incentives Created for Everyone
CHPRD	Center for Hispanic Policy Research and Development
COAH	Council on Affordable Housing
CoC	Continuum of Care
CRA	Camden Redevelopment Agency
CRM	New Jersey Customer Relations Management
CSBG	The Community Services Block Grant
DCA	Department of Community Affairs
DCF	Department of Children and Families
DDD	Division of Developmental Disabilities
DEP	Department of Environmental Protection
DHS	Department of Human Services
DHSS	Department of Health and Senior Services
DMHS	Division of Mental Health Services
DOL	Department of Labor and Workforce Development
DOT	Department of Transportation
E²P	Environmental Equity Program
EDA	New Jersey Economic Development Authority
ERB	Economic Recovery Board
ESG	Emergency Shelter Grant
FHA	Federal Housing Administration
FSS	Family Self-Sufficiency
GHO	Green Homes Office
HAS	Housing Affordability Service
HERS	Home Energy Ratings System
HMFA	New Jersey Housing and Mortgage Finance Agency
HMIS	Homeless Management Information System
HOME	Housing Production Investment Fund
HOPE	Homeownership for Performing Employees
HOPWA	Housing Opportunities for Persons with AIDS
HPP	Homelessness Prevention Program (HPP)
HRC	New Jersey Housing Resource Center
HUD	Department of Housing and Urban Development
IDA	Individual Development Accounts
LDC	Limited Dividend Corporation

LICAR	Lead Interventions for Children-At-Risk
LIHTC	Low Income Housing Tax Credit
MLA	Municipal Land Acquisition Program
MONI	Market-Oriented Neighborhood Investment
MSNJ	Main Street New Jersey
NAP	Nonprofit Acquisition and Predevelopment
NHI	The National Housing Institute
NJAG	New Jersey Affordable Green
NJHPH+	New Jersey High Performance Homes Plus Program
NJHT	New Jersey Historic Trust
NJIT	New Jersey Institute of Technology
NJMC	New Jersey Meadowlands Commission
NJRA	New Jersey Redevelopment Authority
NJUSA	New Jersey Urban Site Acquisition
NRTC	Neighborhood Revitalization Tax Credit
OHA	Office of Housing Advocacy
OSG	Office of Smart Growth
PHA	Public Housing Authority
QAP	Qualified Allocation Plan
RIF	Redevelopment Investment Fund
SAGE	System for Administering Grants Electronically
SCC	Schools Construction Corporation
SCCOAH	Somerset County Coalition On Affordable Housing
SHE	Shelter Housing Exit
SID	Special Improvement District
SPC	State Planning Commission
SpN	Special Needs
SRAP	State Rental Assistance Program
SRZ	School Renaissance Zone
SUNLIT	Solar Underwriting for Low-Income Tax Credit
TDR	Transfer of Development Rights
TTY	Telecommunication
UCC	Uniform Construction Code
UFC	Uniform Fire Code
UHAC	Uniform Housing Affordability Controls