

Governor Phil Murphy

# ICYMI: DCA to Open Application Period for FY2026 Affordable Housing Trust Fund This Week

Posted on - 09/2/2025

*\$35 Million in Funding Available to Assist 10–20 Affordable Housing Projects Statewide in Addition to \$10 Million for Habitat for Humanity Projects*

**TRENTON** – The New Jersey Department of Community Affairs (DCA) today announced that it will issue a request for proposals (RFP) for the Fiscal Year 2026 Affordable Housing Trust Fund (AHTF) on September 5, 2025. The Department is making \$35 million available, which will assist between 10 and 20 affordable housing projects statewide. On top of this, an additional \$10 million will be set aside for Habitat for Humanity projects. Through the AHTF, municipalities and both for-profit and nonprofit developers can access financial assistance to advance affordable housing opportunities that provide high-quality homes, strengthen neighborhoods, and drive economic growth across New Jersey.

“Ensuring New Jerseyans have access to quality, affordable places to call home is crucial to our administration’s efforts to create opportunity,” **said Governor Phil Murphy**. “This \$45 million investment will help more working families set down roots in our state. This is a step in the right direction of fulfilling our affordable housing goals for New Jersey.”

“Creating affordable housing remains one of the Department’s highest priorities,” **said DCA Commissioner Suárez**. “Through the Affordable Housing Trust Fund, we are investing in projects that not only create safe and stable homes but also strengthen communities and open successful pathways for families in New Jersey. By making these strategic decisions, we can invest in more projects, extend opportunities to more families, and continue advancing New Jersey’s affordable housing goals.”

All RFP applications must be submitted electronically through the Department’s SAGE system, including required documentation. Applicants should not email or mail documents.

- Application Period: Opens September 5, 2025, and closes October 3, 2025, at 5:00 p.m. No applications will be accepted after this time.
- Funding Limits: Applicants may apply for up to \$3 million per project.
- Award Announcements: Anticipated on November 7, 2025.

Applicants who previously submitted or had applications in process prior to the June 3, 2025, pause in AHTF applications must reapply under the FY2026 RFP. Existing applications may be copied forward into the FY2026 cycle within SAGE.

The application process will be highly competitive, beginning with a review of submissions to ensure that program requirements are met. Projects that meet the threshold requirements will proceed to a scored review, after which a ranked list will be submitted to the Commissioner for final funding decisions.

A webinar on the AHTF application period will be scheduled following the RFP posting. While the application period is open, the State cannot respond to individual inquiries; however, applicants may submit questions by email to

[AHTF@dca.nj.gov](mailto:AHTF@dca.nj.gov).

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Responses will be published as FAQs on the DCA Affordable Housing Trust Fund website.

More information on the FY2026 AHTF RFP can be found

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Under the Murphy Administration, New Jersey has advanced a series of transformative affordable housing initiatives designed to give municipalities the tools and resources they need to meet their constitutional obligations. In March 2024, Governor Murphy signed landmark affordable housing legislation that established a clear framework for towns to plan and build the housing their communities require. Following the law’s passage, DCA released updated calculations in October 2024 to guide municipalities in developing their affordable housing plans over the next decade, with the vast majority of towns adopting these calculations. Building on this foundation, DCA launched NJHOMES in 2025, the latest initiative to help municipalities design affordable housing that aligns with local needs while ensuring every community contributes to meeting the state’s housing goals.

Since the beginning of the Murphy Administration, a significant number of financial resources have been geared toward housing production. More than \$225 million has been invested through the State's Affordable Housing Trust Fund, the National Housing Trust Fund, and the NJ Healthy Homes initiative. These investments have already created nearly 1,300 units of affordable rental and homeownership opportunities, most of them smaller-scale projects ranging from one to 24 units that are designed to fit seamlessly within neighborhoods. Together, initiatives like NJHOMES, the affordable housing law, and these funding programs demonstrate the Administration's commitment to expanding the supply of affordable housing, strengthening communities, and opening pathways to stability and opportunity for New Jersey residents.

The Division of Housing and Community Resources, which administers the NJHOMES program, strengthens and revitalizes communities through affordable housing, supportive services, and financial and technical assistance to communities, local governments, and community-based organizations.

DCA offers a wide range of programs and services, including energy assistance, housing vouchers, affordable housing production, fire and building safety, community planning and development, local government management and finance, and disaster recovery and mitigation. For more information about DCA, visit

<https://nj.gov/dca/>

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