



National Housing Trust Fund

The State of New Jersey Department of Community Affairs has amended the Maximum award per project & Maximum Per-Unit Subsidy for the National Housing Trust Fund (NHTF) program

The changes are:

Maximum award per project is \$1,000,000.

Per unit subsidy based on bedroom size:

Unit Size	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom or Above
Maximum Per-Unit Subsidy	\$250,000	\$350,000	\$430,000	\$500,000	\$570,000

See below for NHTF Program information



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What is this program?

The National Housing Trust Fund (NHTF) provides funding to create new, decent, safe and affordable housing for extremely low-income families.

The State of New Jersey is awarded Housing Trust Funds from the United States Department of Housing and Urban Development (HUD). The program provides zero percent loans to eligible entities that will create affordable rental housing units through either new construction, rehabilitation or redevelopment. Occupancy of the units developed under this program is restricted to households at or below 30% of Area Median Income as defined by HUD for a period of at least 30 years.

Who is eligible?

Non-Profit and For Profit Affordable Housing Developers that demonstrate strong financial, organizational, and development capacity.

What will the program fund?

The program will provide up to \$500,000 in subsidy per unit (based on need and bedroom size). The maximum per project award is \$1,000,000. Funding can be used for the following activities: acquisition, new construction, renovation, reconstruction and demolition. Acquisition and/or demolition must be directly related to new construction or reconstruction. All units must be vacant at the time of application.

How do I apply?

The Department of Community Affairs (DCA) has issued a Request for Proposals (RFP); the RFP is only available on the DCA's website via its System for Adminstrating Grants Electronically (SAGE) which can be found at the following link:

<https://dcasage.intelligrants.com/Portal.asp>

Along with the information provided in the SAGE RFP, interested parties must contact DCA staff by email, james.lordi@dca.nj.gov for a mandatory technical assistance conference.