



Sandy Special Needs Housing Fund

What is this program?

The Sandy Special Needs Housing Fund (SSNHF) is dedicated to the development of quality, permanent supportive housing located in the nine most impacted counties. SSNHF can be used to fund permanent supportive rental housing or community residences in which some or all of the units are affordable to low- and moderate-income special needs residents. Special needs populations include individuals with mental, physical, or developmental disabilities, and other at-risk populations identified by the State.

The program provides loans to developers of projects which combine rental housing and support services. Developers may apply for stand-alone financing or for program funding in conjunction with the Low Income Housing Tax Credit Program, tax-exempt bonds, and/or Fund for Restoration of Multifamily Housing. The State has dedicated \$25,000,000 in CDBG-DR funds to this program.

Who is eligible?

Eligible applicants are private for profit and nonprofit housing developers and public housing authorities capable of developing and managing the housing projects and providing supportive services directly or indirectly with the service provider to the targeted special needs populations.

What will the program fund?

Total maximum per unit cap is \$100,000 with a maximum per project cap of \$2,500,000. The maximum total development cost per unit is \$275,000. SSNHF funding is available for hard and soft costs related to acquisition, rehabilitation, and construction.

How do I apply?

SSNHF is administered by the New Jersey Housing and Mortgage Finance Agency (HMFA). Program guidelines, application forms, selection criteria and other program information are available at <http://www.state.nj.us/dca/hmfa/developers/cdbg/>.



Sandy Special Needs Housing Fund – Application Checklist

For developers with applications they wish to submit, the following threshold documents may be required:

- Unified Application for HMFA Multifamily Housing Production Programs (UNIAP)
- Commitment of funding for support services
- Project Narrative
- Support services plan approved by HMFA or appropriate state agency
- Commitment of operating subsidy/rental assistance or documents demonstrating ability to ensure the long term operation of the project
- Sources and Uses of funds
- Site control documents
- Legal descriptions of project property
- Zoning Certification Letter or other zoning evidence
- Appraisal
- Market study or other documentation for rental unit demand
- Term sheets or letters of intent from a tax credit equity investor/syndicator (if applicable)
- IRS Determination Letter of 501(c)(3) or 501(c)(4) status (if applicable)
- EPA Energy Star Homes V.3 Certification for new construction and reconstruction projects
 - A copy of a signed contract between the applicant and a HERS rater (per NJCEP ENERGY STAR Homes Program (tier 2) guidelines)
 - Signed letter of intent provided by HMFA
 - Signed Energy Star Partnership Agreement
 - Market manager site submittal acceptance notification

- HUD CPD Green Building retrofit checklist for rehabilitation projects
- Environmental checklist
- All other exhibits and additional information required for Low Income Housing Tax Credit and other program applications through HMFA