

SANDY IMPACTED RESIDENT SELECTION PRIORITY POLICY
FUND FOR RESTORATION OF MULTI-FAMILY HOUSING

1. FRM funded projects will be marketed to indicate a priority will be given to “qualified”* “Sandy-impacted residents”** until 90 days after the project is completed (i.e. a temporary certificate of occupancy (“TCO”) is issued for the first building).
2. Marketing shall include in addition to the affirmative marketing plan submitted to HMFA: (a) listing at least six (6) months prior to the anticipated TCO date on the NJ Housing Resource Center website on a page specifically designated for people impacted by Superstorm Sandy; (b) at least six (6) months prior to the anticipated TCO date provide information as to the availability of units and how to apply, including an application form, to a contact person designated as part of the DCA outreach program conducted pursuant to the Voluntary Compliance Agreement; (c) conduct all marketing in the affirmative marketing plan consistent with the DCA CDBG-DR Language Action Plan (LAP) and provide marketing in the languages identified in the LAP for the county in which the development is located.
3. Sandy-impacted residents must provide at least one of the following:
 - a) FEMA registration number;
 - b) Copies of insurance claims;
 - c) Tax return as evidence of casualty loss;
 - d) Receipts showing extended stays at hotels/motels;
 - e) Evidence that the applicant has received other rental assistance from a program specifically designed to assist people impacted by Superstorm Sandy requiring demonstration of impact from Sandy, such as funding from FEMA, SHRAP, DCA and/or a private philanthropy or non-profit;
 - f) Local inspection (including flood plain manager) reports showing major or severe damage to pre-storm residence;
 - g) Contractor estimates of damage to their pre-storm residence;
 - h) Other evidence, such as a letter or certification from the owner of the resident’s pre-storm and/or post-storm residence, showing that that the resident was required to relocate by and/or suffered major or severe damage from Superstorm Sandy;
 - i) Other evidence of financial distress directly related to housing which is a direct result of Superstorm Sandy.
4. The Sponsor’s resident selection plan, which must be approved by HMFA’s Property Management Division, must clearly indicate this priority and its impact on the waiting list.

5. Through the end of the priority period, should 2 qualified applicants apply, the unit would go to the Sandy impacted resident, even if a Sandy impacted resident applies at a later date than a non-impacted resident.
6. If the project is fully occupied prior to the end of the priority period, but a qualified Sandy victim applies within that period, that applicant would jump to the top of the waiting list for the next available unit.
7. Residents must sign the New Jersey Housing and Mortgage Finance Agency FRM Certification of Sandy Displacement.
8. Developers receiving FRM Funds are required to sign a CDBG-DR Owner Certification which includes language that requires developers to comply with the priority period policy.
9. Priority for Sandy impacted residents is included in the FRM Guidelines. This policy is the more detailed interpretation of that priority which all recipients of FRM funds are required to utilize.

**qualified - the Sandy priority would not exempt them from any other selection criteria that may be in place (e.g. income, credit, etc)*

*** Sandy impacted residents – requires that applicant was displaced by and/or experienced major or severe damage from Superstorm Sandy*