The Money Follows the Person Housing Partnership Program (MFPHPP) is a partnership between the New Jersey Housing and Mortgage Finance Agency (NJHMFA) and the New Jersey Department of Human Services, Division of Aging Services (DoAS). Funding for the MFPHPP comes from state savings realized from participating in the Money Follow the Person (MFP) demonstration, a program created by the federal government to give people needing long-term services and supports (LTSS) more choice about where they live, and to increase the capacity of state LTSS systems to provide services and supports to people in community settings. New Jersey's MFP program ("I Choose Home") helps individuals residing in nursing homes to move into independent community settings with access to Medicaid-funded supports and services.

DoAS participates in the MFP Program and has committed its state's savings to help create the Money Follows the Person Housing Partnership Program (MFPHPP) which provides capital subsidies to eligible nonprofit and for-profit developers to set aside one-bedroom housing units for qualified individuals transitioning from nursing facilities to community settings.

The target population for the MFPHPP program are individuals with physical disabilities between the ages of 18 – 61 who are living in nursing homes and have an interest in residing in the community with supportive services. The funding for supportive services is paid through New Jersey's Managed Long-Term services and Supports (MLTSS) program rendered by the Managed Care Organization (MCO) chosen by the transitioning individual. The MCO develops the Transition Plan and assigns each participant a care manager.

Housing developers may apply for MFPHPP financing for up to five one-bedroom units in any one project. Financing for more than five one-bedroom units per project will be considered on a case-by-case basis. The maximum capital subsidy per set aside unit is $150,000. Projects that are applying for Multifamily traditional Bond financing are eligible to apply for this funding. Projects applying to the HMFA Conduit Bond Financing Program are not eligible for MFPHPP. Developers interested in the MFPHPP program should contact the project Director Donna Mazyck at Donna.Mazyck@dhs.nj.gov and include the MFPHPP application. Set aside units will be expected to meet MFPHPP guidelines and include mandatory accessibility features to accommodate individuals in wheelchairs such as roll – in showers, accessible controls for heating/cooling, front control oven range and roll under access for kitchen sink/cabinets. The full list of features is included in the application.

In coordination with NJHMFA, DoAS will review all MFPHPP applications and units will be selected based on MFPHPP selection criteria and eligible project location among other factors. Once a unit has been approved, , the developer will receive a letter of support from DoAS of the allocation of funds that will be set-aside for the unit/s.

Applications will be processed on a rolling basis until all MFPHPP monies are exhausted.

For additional information regarding HMFA financing programs, contact the Multifamily/Supportive Housing Lending Division at NJHMFA_Multifamily@njhmfa.gov