

SPECIAL NEEDS HOUSING PARTNERSHIP AND LOAN PROGRAM (SNHPLP)



SNHPLP PROGRAM OVERVIEW

The Special Needs Housing Partnership Loan Program (SNHPLP) creates affordable, permanent supportive housing and community residences for individuals with developmental disabilities. The initiative aligns with the State of New Jersey's goal to help integrate people with special needs into the community who are able to be moved whenever possible from developmental centers, those who are part of the Return Home NJ Initiative, those who are on the DHS waiting list, and those who require emergency community residential placements into appropriate housing.

Under the SNHPLP, the **New Jersey Housing and Mortgage Finance Agency (NJHMFA)**, the **New Jersey Department of Community Affairs (DCA)** and the **New Jersey Department of Human Services (DHS) Division of Developmental Disabilities (DDD)** provide financing to meet this initiative for the creation of housing for individuals with special needs.

Loan proceeds through the SNHPLP may be used for the acquisition, new construction and rehabilitation of existing three to four-bedroom single family homes and the acquisition and rehabilitation of first floor three to four-bedroom condominiums.

Other housing arrangements of up to six (6) bedrooms may qualify, on a case-by-case basis, as may be accepted by NJHMFA staff, in consultation with the DDD. New construction, while not encouraged, will be considered on a case-by-case basis.

As part of this initiative, the NJHMFA, DCA and DDD will assist municipalities in utilizing the monies in their municipal affordable housing trust fund accounts, and/or other state, municipal or private sources available to them by matching a municipal commitment of funds dollar for dollar with SNHPLP financing.

The Partnership has developed a Memorandum of Understanding (MOU) that municipalities will sign, along with the NJHMFA and DDD, agreeing to the basic requirements of the program. Also available is a model resolution for use by the governing body authorizing the execution of the MOU.

Applications to the SNHPLP do require a Letter of Support from the DDD.

For more information, contact: NJHMFA Multifamily/Supportive Housing Lending Division at 609-278-8884.

Visit HMFA's Special Needs webpage: <http://www.njhousing.gov/developers/needs/partnership/>