Discussion Points

1. Jacquelyn A. Suárez was retained by the Sherrill Administration as the Commissioner of Community Affairs following her tenure in the Murphy Administration.

- ***Questions:*** **What are the priorities for the Department of Community Affairs under the new administration? What operational changes does the Commissioner intend to introduce under the new administration? Please describe in detail: a) any new initiatives planned for the department in the upcoming fiscal year; and b) any changes to the department's objectives, performance benchmarks, and priorities.**

Under the Sherrill Administration, the Department of Community Affairs (DCA) is focused on lowering costs for residents, expanding access to housing and homeownership, and making government more responsive and accountable. Core priorities include ending veteran homelessness through the Bringing Veterans Home initiative, expanding the supply of affordable housing and pathways to homeownership, and delivering cost savings to municipalities through shared services. This work is supported by a strong focus on data-driven decision-making, allowing the Department to pinpoint where needs are greatest, track trends across communities, and target resources where they will have the most impact.

Operationally, DCA is shifting toward a stronger customer-service model, streamlining applications, modernizing systems, and reducing processing times so residents can access services faster and with fewer barriers. In the upcoming fiscal year, DCA will advance initiatives that expand housing production, strengthen eviction and homelessness prevention and rapid rehousing efforts, and improve our internal systems to simplify access to DCA programs. Performance benchmarks will focus on measurable outcomes, including faster service delivery, increased affordable housing production, cost savings for local governments, and greater transparency through public-facing data tools. These changes align directly with the Administration's broader focus on affordability, accountability, and making government work better for the people it serves.

2. The Governor proposes increasing State funding for the New Jersey Innovation Authority by $13.3 million in FY 2027. According to the FY 2027 Budget in Brief, the recommended funding level would "support the Governor's efforts to improve customer experience, reduce administrative burdens, and make government more responsive and accountable."

- ***Questions:*** **Please describe the current and past collaborations between the New Jersey Innovation Authority and the Department of Community Affairs. What have been the objectives and outcomes of the joint projects? Please detail the associated impacts on departmental performance metrics, as well as expenditures and revenues.**

- DCA has collaborated with the New Jersey Innovation Authority (NJIA) since it was the Office of Innovation. We have consulted with them on projects or initiatives to help our agency modernize program and service delivery, save our staff time, decrease administrative burden, achieve cost savings, and increase New Jerseyans' satisfaction with our services, as well as integrating our information and systems into the systems they have created that provide benefits directly to the public. DCA has worked with NJIA on:
  - Permitting and Registration systems integration to Business.NJ.gov which established a seamless data exchange between DCA (a Dynamics 365 system supporting the

Discussion Points (Cont'd)

Division of Codes and Standards and the Division of Fire Safety) and the State's primary business interface, reducing redundant data entry and improving information accessibility.

- Chatbots use (prior to Generative AI chatbots) which allowed personnel to pivot from answering basic questions to addressing complex, high-value constituent needs. By automating responses to routine inquiries, the Department significantly reduced the burden on customer service staff.
- Lead system modernization (in development, to be released by fiscal year end) which will transition the lead program from a legacy infrastructure of outdated and unsupported systems to a modern, cloud-capable environment. The new system eliminates downtime, improves the user interface, and modernizes reporting tools for better data-driven decision-making.
- Asbestos system modernization (in development, to be released by fiscal year end). Further, enhanced reporting features allow for more accurate monitoring of asbestos-related compliance and inspections.
- Homeowner Protection Public Portal
    - Builder Registration Applications
        - Staff processing time reduced from four weeks to less than two weeks.
        - Builder Registration Cards are also available immediately online upon approval and builders do not have to wait for the cards to be mailed through the USPS.
        - Immediate availability of a duplicate card (e.g. original was lost) is available online, with no replacement card fee or mailing delay.
    - New Home Warranty Applications
        - Staff processing time reduced from four weeks to less than one week. The longer processing time often led buyers to opt for private warranties. This timing improvement may encourage more buyers to choose State warranties.
        - Simplified renewal process for builders as no new application is needed, builders only update existing information on file.

- **What additional collaborations is the department planning or implementing with the New Jersey Innovation Authority? What are the objectives of the new initiatives and their anticipated impacts on the department's revenues and expenditures? How are the new initiatives anticipated to improve the department's performance and administrative efficacy? Please use any available metrics that will be used to assess the success or failure of the initiatives.**

- DCA looks forward to ongoing collaboration with the New Jersey Innovation Authority. We are currently consulting with them on the "State Smart Solar Permitting Platform":
    a. Core Objectives
        i. Automated Code Compliance: The system is mandated to perform robust, real-time checks against the State Uniform Construction Code (UCC).
        ii. Instant Issuance: The objective is to release permits or permit revisions instantly for code-compliant residential solar systems, battery storage, and necessary electrical panel upgrades.

Discussion Points (Cont'd)

iii. Statewide Standardization: By requiring municipalities to either use the State platform or an "equivalent" automated tool, P.L.2025, c.174 seeks to end the "patchwork" of 564 different local permitting processes.
iv. Accessibility: The platform must be available 24/7 to contractors and licensed professionals, utilizing electronic signatures to remove physical filing requirements.

b. Impacts on Departmental Revenues and Expenditures
   i. DCA and the Innovation Authority will face indeterminate costs associated with developing and deploying the platform. Costs will vary depending on whether the system is built in-house or through a third-party framework. In addition, ongoing operational expenses will be incurred for system maintenance, cybersecurity, and mandated training for local enforcement agencies.
   ii. P.L.2025, c.174 authorizes DCA to collect solar permit surcharge fees from applications, which could help offset some of the costs of developing and administering the platform.

c. Performance & Administrative Efficacy
   i. The initiative is designed to shift how the department and local agencies manage their workloads.
   ii. Automated checks reduce the "human error" factor in code compliance, ensuring that every permit issued meets the latest UCC standards before work begins.
   iii. The law permits DCA to waive manual requirements for stamps, seals, or notarizations required by statute, provided they are replaced by the platform's secure digital authentication.

d. Metrics for Success
   i. The platform will be designed to process 75% of all residential solar permit applications that meet standard conditions without manual intervention.
   ii. Success will be measured by the reduction of the current average permitting timeline (historically one of the slowest in the nation) down to "instant" or "same-day" issuance.
   iii. A goal to lower the 20% project cancellation rate currently attributed to bureaucratic delays and "installer frustration."

- Additional efforts include upgrading the Division of Housing and Community Resources (DHCR) contact center with new cloud-based technology and design improvements facilitated by our ongoing partnership with the Innovation Authority. Through this partnership, digital tools and automation capability will connect residents to help faster and more efficiently while leveraging the State's existing investments in public cloud infrastructure.
  a. This initiative directly supports the Governor's agenda by reducing the time residents spend waiting on hold for assistance with programs, eliminating unnecessary call abandonment, and replacing the need for repeated callbacks with

Discussion Points (Cont'd)

first-contact resolution. For residents seeking support from programs like utility assistance, homelessness prevention, and rental assistance, these improvements will offer faster access to services and fewer barriers for constituents.

b. DCA will track performance via the new call center with a Service Scorecard, tracking how quickly staff answer calls, how many residents hang up before reaching someone, whether issues are resolved on the first try, and how satisfied residents are with the service received via customer satisfaction (CSAT) score.

c. DCA plans to keep costs low by using technology and resources already in-house. The platform operates on a pay-per-use basis within DCA's existing environment. The platform's automation and digital tools allow a lean team to serve more people, helping the State do more with less as program volume grows.

d. Past collaborations with NJIA have focused on the services provided to residents via DHCR's Office of Eviction Prevention, with that collaboration supporting the development of two resident-facing online tools to receive referrals from community-based organizations that serve residents as DHCR grantees. NJIA has also provided key support in the rollout of the Department's SimpliGov business automation platform, particularly in the automation of DHCR's Office of Homelessness Prevention's Homelessness Program screening process. Elsewhere within the Department, partnerships with NJIA have also assisted in creating new online portals to better meet the needs of constituents, such as the modernization of key public-facing online portals, with a new modern portal improving the process that new home builders use to register and apply for new home warranties.

e. Additional collaborations are anticipated around the adoption of artificial intelligence, particularly in the area of deploying and maintaining AI-based applications following the best practices spearheaded by NJIA.

- Additional detail regarding the Division of Local Government Services' collaboration with the Innovation Authority may be found below in the response to question 11.

3. The table in the appendix shows allocations to the Department of Community Affairs from the State's largely discretionary $6.24 billion federal Coronavirus State Fiscal Recovery Fund grant under the American Rescue Plan Act of 2021, which have not yet been fully expended. The federal grant had to be fully obligated by December 31, 2024 and must be expended by December 31, 2026. Any sum remaining unexpended after this date will revert to the federal government. States, however, may transfer unexpended previously obligated funds among programs that had received an allocation by December 31, 2024.

- ***Questions:*** **By program, by what date does the department expect to fully disburse the remaining Coronavirus State Fiscal Recovery Fund balances? Please identify the programs for which the department anticipates surplus balances by the federal December 31, 2026 expenditure deadline relative to the allocations shown in the table above, as well as the reasons for the expected surplus balances. If applicable, please**

Discussion Points (Cont'd)

describe the plan for reallocating undisbursed amounts prior to the federal expenditure deadline.

DCA aims to fully expend all SFRF monies before the December 31, 2026 deadline. DCA will work with the Governor's Disaster Recovery Office to ensure that any surpluses are reallocated towards other eligible State needs and expended before the deadline.

Housing Programs and Rental Assistance

4. The Lowering Housing Costs and Expanding Homeownership Action Team noted in its recent report that housing affordability is one of the most pressing concerns for residents across New Jersey and one that the Sherrill-Caldwell Administration was vocal about addressing during the campaign. The state faces a severe housing shortage – more than 200,000 units – and this gap not only affects low- and moderate-income households but increasingly affects middle-class families who are also struggling to rent or buy a home. More than one-third of New Jersey households spend over 30 percent of their income on housing, leaving them cost-burdened and with little room for savings, emergencies, or long-term stability. Rising rents and home prices have outpaced wage growth for years, causing a strain on households. State residents when polled consistently cite escalating rent costs and homes that are too expensive for first-time buyers as among their most pressing housing concerns.

In the report, the Action Team made many recommendations to address these and other housing-related issues affecting the State, including areas where the department could work with other State agencies and entities.

- *Questions:* **Please identify the initiatives the department is currently undertaking, or is planning to undertake, to implement the recommendations listed in the Action Team report. For each initiative, please provide a timeline for implementation, anticipated one-time start-up and recurring operation costs, the need for additional staff, and expected outcomes or policy goals. If necessary, how will the department guide other agencies in determining the fitness for housing on agency-owned properties? What involvement does the department have with housing-oriented initiatives with NJ Transit or other departments?**

Below are recommendations from the Action Team report for which the Division of Housing and Community Resources (DHCR) has projects that address or will undertake in the next fiscal year.

- Recommendation: Explore incentives and opportunities to expedite the construction of light touch density housing types (duplexes, triplexes, quads), and HUD-code manufactured housing to advance "Missing Middle" housing and expand homeownership opportunities

Light touch density housing is the focus of DHCR's housing production activities. DHCR directs the resources of the NJ Affordable Housing Trust Fund and the federally funded National Housing Trust Fund and HOME Investment Partnership specifically to projects that are 25 units or fewer. Since 2020, the Affordable Housing Trust Fund has invested in 70 light touch density projects

Discussion Points (Cont'd)

across the State totaling 660 units, including 34 affordable rental projects with 426 units and 36 affordable homeownership projects totaling 226 units. These projects include single family homes, duplexes, triplexes, garden apartments, and other models designed to fit into a wide range of communities. Light touch density housing projects will continue to be the focus of DHCR's housing production efforts in the future.

DHCR also encourages and incentivizes the development of light touch density housing through its NJHOMES program. NJHOMES and its soon-to-launch offshoot, Affordable Building Club, provide municipalities with education, technical assistance, and access to funding designed specifically for them, and focus on the development of light touch density housing that fits into a variety of communities and offers housing for people at every stage of life. The first cohort of NJHOMES, which included ten towns, launched in FY 2026 and provided a municipal-focused training curriculum, intensive technical assistance, funding for housing development staff and access to a predevelopment fund for the development of light touch density housing. DHCR intends to launch the second cohort of NJHOMES in fall 2026. In addition, DHCR will launch the Affordable Building Club in spring 2026, which will offer a monthly training and discussion series on various aspects of the development of life cycle/light touch density housing for municipalities.

- Recommendation: Expand and raise awareness about the Section 8 Homeownership Program

DHCR is currently expanding capacity and raising awareness regarding the Section 8 Homeownership Program (also called the Housing Choice Voucher Homeownership Program) through a mix of program policy and design changes aimed to increase accessibility, enhance outreach strategies, and develop new partnerships. DHCR has recently hired a new Homeownership Coordinator to provide hands-on support to tenants, as well as soliciting more lenders to work with the program, and is in the process of hiring an additional staff person. DCA has adopted changes within its Administrative Plan which was submitted to HUD on April 15 to remove some barriers to participation in the program. One barrier facing tenants is a lack of financial literacy and financial resources for down payments and ongoing costs of maintaining a home. To address this barrier, DHCR is also expanding capacity and enrollment in the HCV Family Self-Sufficiency Program (FSS), which assists HCV participants in improving their income through employment and in saving for goals including homeownership. DHCR has hired an FSS Coordinator and is in the process of hiring another staff person and is engaged in a marketing campaign to the more than 24,000 participant households in the HCV program. DHCR's goal is to increase participation in the Homeownership program by 1,200 households by the end of calendar year 2026. The staffing costs for Homeownership and Family Self-Sufficiency are approximately $355,000 (inclusive of fringe and benefits).

- Recommendation: Identify opportunities to streamline state housing funding programs into a "one-stop shop," creating an ease of execution for affordable housing developers.

Discussion Points (Cont'd)

DHCR's Housing Production Unit is currently developing a common application for all of the State and federal resources it administers for production. In addition, DHCR has also undertaken an evaluation of our current processes in every stage of production, from application to agreement to pre-construction and construction to close-out, to streamline requirements and eliminate duplication of requirements and to more efficiently facilitate submission. DHCR will continue this work through FY 2027.

- Recommendation: Protect and invest in the Affordable Housing Trust Fund.

DHCR continues to advocate for protection and investment of the AHTF, most importantly by demonstrating good stewardship of these limited funds and encouraging and incentivizing high-quality, cost-effect, high-impact affordable housing development.

- Recommendation: Expand opportunities for non-profit, emerging, faith-based, and small and mid-sized developers to access state capital for housing projects.

DHCR has designed its housing production programs to be accessible for non-profit, emerging, faith-based and small developers, and has included incentives for non-profit developers in its funding criteria. DHCR's staff also conduct outreach to emerging developers and provide intensive technical assistance to assist small and newer developers in navigating the affordable housing development regulations and process.

- Recommendation: Strengthen New Jersey's homeless service system.

DHCR will continue to strengthen NJ's homeless services systems through the efforts of the Office of Homelessness Prevention (OHP). OHP has rapidly expanded its portfolio, including:

- Coordination of homelessness prevention services with Office of Eviction Prevention services
- Development of a successful Homelessness Diversion program that assists households in avoiding homelessness or in returning quickly to housing
- Expanded outreach to unsheltered homeless people, including in rural and suburban areas
- Significantly increased quality and analysis of data through our Data-Driven Decision-making program
- Targeted assistance to address homeless encampments or other needs in collaboration with municipalities
- Launch of the NJ Housing Supports Provider Readiness Program in collaboration with the NJ Department of Human Services
- Launch of the Bringing Veterans Home initiative, which to date has permanently housed more than 2,100 veterans

- Recommendation: Fight back against cuts to federal programs and changes to federal policies that will negatively affect New Jersey.

Discussion Points (Cont'd)

DHCR has engaged in data-based efforts to provide officials, legislators and other stakeholders with accurate information about the impacts of changes and proposed changes to federal policies, as well as potential interventions that will mitigate the effects of those policies. In response to federal threats to housing, homelessness, and other programs, DHCR developed the Homelessness Economic Risk Framework (HERF), an analytical tool that integrates ZIP-level analytics, predictive modeling, and both dynamic economic indicators and fixed structural factors to anticipate where and when housing instability is likely to intensify. This shift allows DCA to move from reactive response toward earlier, more strategic prevention planning. DHCR has used this tool to model the potential effects of various proposed federal funding cuts and policy changes, as well as potential interventions to address these issues. DHCR has used this information to make presentations to our non-profit community, philanthropic partners, State and local officials, and State and federal legislators.

We have also used this data to design interventions that will generate the greatest impact from our resources, such as the $25 million Homelessness Initiative included in the Governor's budget. HERF also assisted DCHR in identifying grantees that were impacted by the critical delay in HUD Continuum of Care homelessness funding for grantees whose contracts expired in the first half of calendar year 2026, and modeling the potential effects of that delay and the most cost-effective way to assist. DHCR was able to ensure that 47 agencies in 15 counties that deliver crucial housing and services to homeless people were able to weather the delay, which kept 874 individuals and families from returning to homelessness.

DHCR is currently working on modeling the effects of the recently proposed President's Budget Request.

While DHCR does not have a formal housing initiative with NJ Transit, our housing production programs prioritize transit-oriented development by utilizing access to transit as a criterion for funding. DHCR has housing-oriented initiatives with the New Jersey Department of Human Services, including:

- Supportive Housing Connection, a partnership with the Division of Mental Health and Addiction Services and the Division of Developmental Disabilities, in which DHCR administers vouchers for these divisions
- Healthy Homes Initiative, a partnership with the Division of Medical Assistance and Health Services to develop up to 200 new units of affordable housing for eligible NJ FamilyCare members
- NJ Housing Supports Provider Readiness Program, in partnership with the Division of Medical Assistance and Health Services

DHCR has partnered with the New Jersey Department of Veterans Affairs on the Bringing Veterans Home Initiative, which will functionally end veteran homelessness across the state.

Discussion Points (Cont'd)

DHCR has partnered with the New Jersey Department of Children and Families on the Keeping Families Together Initiative, which provides supportive housing and services to certain families involved with the child welfare system.

5. The Affordable Housing Trust Fund (AHTF), administered by the department and supported by a portion of the State's realty transfer fee collections, provides municipalities and for-profit and non-profit developers with financial assistance to facilitate the development of affordable housing across the State. The Governor's FY 2027 budget removes and revises several language provisions that diverted $114.5 million from the AHTF in FY 2026.

Continuing budget language provides for the transfer of funds, indeterminate in amount, from the Affordable Housing Trust Fund to the Affordable Housing Production Fund (AHPF) to provide subsidy financing for projects that are 100-percent affordable and are included in an approved Mount Laurel Fair Share Settlement Agreement or Plan. The Housing and Mortgage Finance Agency (HMFA) administers the AHPF. Applicants are required to secure Low-Income Housing Tax Credits and other financing for the project prior to applying for the funds. As of April 8, 2026, about 59 percent of the $414.8 million available for the AHPF remains uncommitted. This total includes $305 million from the State's largely discretionary $6.24 billion federal Coronavirus State Fiscal Recovery Fund (SFRF) grant under the American Rescue Plan Act of 2021. All monies allocated from the American Rescue Plan Act are required to be expended by December 31, 2026.

In July 2024, the Department of Community Affairs, together with the Department of Human Services, announced the Healthy Homes Initiative. A total of $100 million in federal SFRF funds pursuant to the American Rescue Plan Act of 2021 was made available to developers to produce up to 200 low-rent housing units for NJ FamilyCare members who are homeless, at risk of homelessness, or living in an institution. Nearly all, 99.8 percent, of this federal funding for the Healthy Homes Initiative has been expended as of April 8, 2026. In response to an FY 2026 discussion point, the department indicated that funding had been committed for five projects representing 27 units. The FY 2026 Appropriations Act included $20 million from the General Fund for New Jersey Healthy Homes, and budget language permits this State funding to be transferred to the Affordable Housing Trust Fund to support housing-related operating costs pertaining to the New Jersey Healthy Homes program. However, the $20 million appropriation in FY 2026 is not expected to be expended and will instead be returned to the General Fund at the end of the fiscal year. The FY 2027 Governor's Budget includes a $1 million appropriation for New Jersey Healthy Homes.

- ***Questions:*** **Please provide the project status (i.e. units placed in service, under construction, not yet started) for each development funded through each of the AHTF and AHPF in FY 2025 and FY 2026 to date. How much funding was allocated for AHTF and AHPF projects, respectively, in FY 2025 and FY 2026 to date? What percentage of funding for each project is State funds versus federal funds? How much of the $305 million in SFRF funds remain both uncommitted and unexpended?**

Please see below for the project status of developments funded through the Affordable Housing Trust Fund in FY 2025 and FY 2026.

AHTF Funds Allocated	

Discussion Points (Cont'd)

FY 2025**	$8,941,893.00
FY 2026	$45,309,381.00

**Please note that FY 2025 saw a lower investment of AHTF funds due to the timing of awards from the AHTF and due to the Division of Housing and Community Resources' (DHCR) receipt of additional COVID-era National Housing Trust Fund (NHTF) resources that DHCR focused on putting into production to meet federal deadlines. In FY 2024, DHCR funded $42,800,629 in AHTF resources for affordable housing development. In FY 2025, DHCR funded $15,742,856 in NHTF resources and in FY 2024, DHCR funded $28,723,657 in NHTF resources for affordable housing development.

Funded AHTF 2025- July 1, 2025 thru June 30, 2026	**# Projects**	**# Units**
Placed into Service	0	0
Under Construction	4	20
Approved not Started	2	27
Funded AHTF 2026- July 1, 2026 thru March 30, 2027	**# Projects**	**# Units**
Placed into Service	0	0
Under Construction	0	0
Approved not Started	23	229

AHTF Project Federal v. State	**State %**	**Federal %**
SFY 2025	72.00%	1.50%
SFY 2026	40.00%	13.00%

Note – rows do not add up to 100% due to the availability of local and private sources of funds.

The Affordable Housing Production Fund (AHPF) is an NJHMFA gap subsidy fund used to finance 100% affordable projects that have been awarded Low Income Housing Tax Credits (LIHTC) and are included in an approved Mount Laurel Fair Share Settlement Agreement. The AHPF was funded using State and Local Fiscal Recovery Fund (SLFRF) dollars authorized under the American Rescue Plan Act (ARPA). In regard to the status of AHPF dollars NJHMFA has committed all of the SLFRF dollars allocated to the AHPF. HMFA has closed, or is closing, loans totaling $396,320,581 with AHPF dollars. These funds are being used to produce 67 projects, consisting of 4,513 affordable units.

Project Name	City	County	Total # Units	Status
Galloway Family Apartments – Ph I	Galloway Twp.	Atlantic County	66	Under Construction
Galloway Family Apartments – Ph II	Galloway Twp.	Atlantic County	66	Under Construction

Discussion Points (Cont'd)

Galloway Family Apartments – Ph III	Galloway Twp.	Atlantic County	66	Under Construction
Closter Schoolhouse	Closter Borough	Bergen County	35	Under Construction
Willows at Saddle Brook	Saddle Book Twp.	Bergen County	58	Under Construction
Cliffs on Hudson	Englewood Cliffs Borough	Bergen County	66	Completed/Placed-Inservice
Little Ferry Senior Housing	Little Ferry Boro	Bergen County	85	Completed/Placed-Inservice
Columbus Crossing	Paramus Boro	Bergen County	120	Under Construction
Saddle River Family	Saddle River Borough	Bergen County	112	Completed
Gerard's Riverview	Bordentown	Burlington County	66	Completed/Placed-Inservice
Hainesport Family Apartments	Hainesport Twp.	Burlington County	72	Under Construction
Randolph Senior Estates	Hainesport Twp.	Burlington County	70	Preconstruction work
Heritage Village at Moorestown	Moorestown Twp.	Burlington County	82	Under Construction
Harper Family Apartments	Moorestown Twp.	Burlington County	76	Under Construction
Fair Share Senior Housing, Phase II	Mount Laurel Twp.	Burlington County	58	Completed/Placed-Inservice
Mount Laurel Senior Housing/Fair Share Senior Housing Phase I	Mount Laurel Twp.	Burlington County	70	Completed/Placed-Inservice
Palmyra Application	Palmyra Boro	Burlington County	102	Under Construction
Cherry Hill Senior	Cherry Hill Twp.	Camden County	64	Preconstruction work
Park Village at Garden State	Cherry Hill Twp.	Camden County	76	Under Construction
Brittany Woods	Gloucester Twp.	Camden County	29	Completed/Placed-Inservice
Victory Commons at Voorhees	Voorhees Twp.	Camden County	81	Completed/Placed-Inservice
Waterford Family – Phase I	Waterford Twp.	Camden County	38	Completed/Placed-Inservice

Discussion Points (Cont'd)

Waterford Family – Phase II	Waterford Twp.	Camden County	57	Completed /Placed-Inservice
Pecks Beach	Ocean City	Cape May County	60	Under Construction
722 Chancellor	Irvington Twp.	Essex County	56	Completed/Placed-Inservice
South Orange Commons	South Orange Twp.	Essex County	26	Under Construction
Verona Flats	Verona Twp.	Essex County	95	Completed/Placed-Inservice
West Orange Senior Housing Project	West Orange Twp.	Essex County	65	Completed /Placed-Inservice
Woolwich Family Apartments Phase 1	Woolwich Twp.	Gloucester County	66	Under Construction
Woolwich Family Apartments Phase 2	Woolwich Twp.	Gloucester County	66	Under Construction
East Greenwich Family Housing	East Greenwich Twp.	Gloucester County	70	Under Construction
The Mews at St. Mary	Monroe Twp.	Gloucester County	75	Under Construction
Third and Water	Swedesboro Borough	Gloucester County	80	Under Construction
Birchwood at Washington Twp.	Washington Twp.	Gloucester County	64	Under Construction
Tavistock at Woolwich	Woolwich Twp.	Gloucester County	72	Completed/Placed-Inservice
Heritage Village at Hoboken	Hoboken City	Hudson County	36	Under Construction
North Bergen Supportive Housing	North Bergen Twp.	Hudson County	61	Completed/Placed-Inservice
Union City Senior	Union City	Hudson County	101	Under Construction
Willows at Spruce Run	Clinton Twp.	Hunterdon County	48	Under Construction
Willows at Spruce Run – Ph II	Clinton Twp.	Hunterdon County	48	Under Construction
Apartments at Three Bridges	Readington Twp., Hunterdon County	Hunterdon County	80	Under Construction
Project Freedom at Historic Roebling	Hamilton Twp.	Mercer County	72	Completed/Placed-Inservice

Discussion Points (Cont'd)

Texas Avenue Homes	Lawrence Twp.	Mercer County	54	Under Construction
900 Herrontown	Princeton Twp.	Mercer County	65	Completed/Placed-Inservice
Avenel Veterans (Senior)	Woodbridge Twp.	Middlesex County	60	Under Construction
Monroe Veterans Housing	Monroe Twp.	Middlesex County	80	Completed /Placed-Inservice
Stirlingside Residences	New Brunswick	Middlesex County	53	Completed
The Vista at Old Bridge	Old Bridge Twp.	Middlesex County	73	Completed/Placed-Inservice
Henderson Road Supportive Housing	South Brunswick Twp.	Middlesex County	61	Completed /Placed-Inservice
The Place at Marlboro – Ph II	Marlboro Twp.	Monmouth County	104	Under Construction
Holmdel Family Apartments	Holmdel Twp.	Monmouth County	50	Completed/Placed-Inservice
The Place at Manalapan	Manalapan Twp.	Monmouth County	102	Under Construction
27 Burnt Tavern Road	Millstone Twp.	Monmouth County	67	Under Construction
Project Freedom at Wall	Wall Twp.	Monmouth County	66	Under Construction
Heritage Village at Wall Phase II	Wall Twp.	Monmouth County	67	Under Construction
Chatham Family Apartments	Chatham Twp	Morris County	63	Completed/Placed-Inservice
Madison Family	Madison Boro	Morris County	44	Completed/Placed-Inservice
West Main Street Residences	Rockaway Borough	Morris County	70	Under Construction
Manahawkin Family Apartments Phase II	Stafford Twp.	Ocean County	34	Completed/Placed-Inservice
Delaware View Apartments	Carneys Point.	Salem County	88	Under Construction
Bernardsville Family	Bernardsville Borough	Somerset County	60	Under Construction
Branchburg Senior Apartments Phase II	Branchburg Twp.	Somerset County	75	Completed/Placed-Inservice
Concord Residences	Hillsborough Twp.	Somerset County	88	Completed/Placed-Inservice

Discussion Points (Cont'd)

Montgomery Senior Housing	Montgomery Twp.	Somerset County	71	Under Construction
Willows at Greenwich	Greenwich Twp.	Warren County	66	Completed/Placed-Inservice
The Willows at Pohatcong Phase 1	Pohatcong	Warren County	48	Under Construction
The Willows at Pohatcong Phase 2	Pohatcong	Warren County	48	Under Construction

- **Please provide an update on the number of approved projects through the Healthy Homes Initiative and the status of such projects. Please discuss whether the funds available for the program, including the $1 million recommended appropriation, is sufficient to meet the demand for the program. Why is the $20 million appropriated in FY 2026 expected to be returned to the General Fund? Is the program expected to conclude following the expenditure of the FY 2027 appropriation?**

To date, DHCR has approved 12 Healthy Homes Initiative (HHI) projects for a total of 64 HHI units, of which six are online, 20 are under construction, and 38 are approved but not yet in construction.

The initial $95 million in funds for the HHI was scheduled to sunset on March 31, 2026. To continue to utilize these funds for affordable housing development, DHCR engaged a Community Development Financial Institution, Corporation for Supportive Housing (CSH), to serve as administrator of the funds under DHCR's direction through January 31, 2031, or earlier if fully expended.

The $20 million that will be returned to the General Fund was designed as an escrow that projects would receive at their start and utilize for operating expenses over the life of the project. In partnership with developers and stakeholders, DHCR has determined that a more sustainable model will be the annual provision of project-based SRAP vouchers. The return of the $20 million to the General Fund will not result in any reduction of units.

- **How are approved projects for each the AHTF, the AHPF, and the Healthy Homes Initiative distributed throughout each region of the State (North, Central, and South)?**

AHTF All Active Projects		All Active NJHHI	
Atlantic	3	Bergen	2
Bergen	4	Burlington	1
Burlington	3	Camden	1
Camden	5	Essex	2
Cape May	1	Hudson	1
Cumberland	1	Middlesex	2

Discussion Points (Cont'd)

Essex	6	Morris	2
Hudson	2	Passaic	1
Hunterdon	1		
Mercer	2		
Middlesex	5		
Monmouth	5		
Morris	7		
Ocean	1		
Passaic	9		
Salem	3		
Somerset	2		
Sussex	1		
Union	6		
Warren	1		

Regarding the AHPF, given the varying definitions used to delineate North, South, and Central Jersey, for the purposes of this response, North will mean the seven northernmost counties: Sussex, Passaic, Bergen, Essex, Morris, Warren, and Hudson, while South will mean the seven southernmost counties: Cape May, Cumberland, Salem, Atlantic, Gloucester, Camden, and Burlington. Central Jersey will consist of the seven counties in between these two clusters: Union, Middlesex, Somerset, Hunterdon, Monmouth, Mercer, and Ocean.

	Number of Units	***Percent of Units in Region***
Central	1478	33%
North	1255	28%
South	1780	39%
Grand Total	**4513**	

	Number of Projects	***Percent of Projects in Region***
Central	22	33%
North	19	28%
South	26	39%
Grand Total	**67**	

6. On October 2, 2025, the New Jersey Housing and Mortgage Finance Agency (HMFA) approved the creation of the State Tax Credit Subsidy (STCS) Program, created pursuant to P.L.2025, c.111. The program is intended to incentivize hundreds of millions of dollars in private investment through competitive auctions to create billions of dollars' worth of workforce and

Discussion Points (Cont'd)

affordable housing production. Through the STCS Program, the HMFA will sell up to $500 million in tax credits over the course of no more than six years through competitive auctions, which began in calendar year 2025. No more than $100 million in tax credits will be sold annually, and tax credits will be sold for no less than 80 percent of the face value of the tax credit amount. If less than the maximum allowable tax credits are sold in the first auction of a given year, the HMFA may conduct subsequent auctions in that year, provided it does not exceed the annual tax credit sale maximum. Bidders awarded state tax credits can apply them to the Corporation Business Tax or Insurance Premium Tax in the tax privilege period of approval and any unused credit can be carried forward for use in the next seven tax periods. Half of the money in the STCS Program Fund will be reserved for the creation of workforce housing through the Workforce Housing Fund set-aside, and the remaining half will be utilized to continue the Affordable Housing Production Fund to help municipalities meet their housing goals. The first auction under the program took place beginning on October 27, 2025 and the second auction is scheduled to commence on April 15, 2026.

- ***Questions:*** **What was the total amount of tax credits, and the average price of a tax credit, sold during the 2025 STCS auction? What housing projects will be supported by the proceeds of each the 2025 and 2026 STCS auctions? Please discuss any notable successes and challenges the department experienced during the 2025 STCS auction. How will these experiences inform the department as it conducts future auctions?**

Proceeds from the STCS auctions will be divided evenly between the Affordable Housing Production Fund Set-Aside (AHPF-ST) and the Workforce Housing Fund Set-Aside (WFH-ST). Applications for each type of gap subsidy will open based on the availability of funds.

AHPF-ST is available to help municipalities fulfill fair share affordable housing obligations. All residential units must be restricted to residents earning 60% or less of Area Median Income (AMI).

WFH-ST is for mixed-income LIHTC projects with non-LIHTC rental units restricted to households earning 80% to 120% of AMI.

HMFA stood up the STCS Auction and launched a pilot STCS Auction in October 2025, less than 100 days after P.L.2025, c.111 was signed into law. While the program garnered interest among many companies, it was deemed too short notice for participation. As a result, the 2025 pilot STCS auction closed without completed bids.

During CY 2026, HMFA has conducted a robust outreach campaign to inform, educate, and persuade eligible businesses to participate in the STCS auction. These efforts include:

- Advertising in several NJ business-oriented publications such as NJ Business Magazine, NJ BIZ, and NJ CPA Magazine;
- Contacting hundreds of individuals working in accounting, finance, insurance, tax advisory, and other business professions;
- Launching a LinkedIn advertising campaign with a targeted audience of senior business and financial professionals garnering over 36,000 impressions to date;

Discussion Points (Cont'd)

- Hosting a successful webinar and several personal information sessions, and
- Exhibiting the program at numerous in-person business events such as the Hudson County Chamber of Commerce B2B Expo in Jersey City and the ReNew Jersey Business Summit & Expo in Atlantic City

Outreach efforts have motivated many eligible corporations to engage NJHMFA to discuss detailed, procedural questions on tax credit applicability and how to participate ahead of the 2026 auction window opening on April 15, 2026. The auction will remain open for 30 days.

7. P.L.2023, c.77 established the Urban Preservation Program (UPP) in the New Jersey Housing and Mortgage Finance Agency for the purposes of rehabilitating at least 50 percent of the dwelling units within certain multiple dwellings to be used as affordable housing, renovating and preserving existing affordable housing units nearing the end of their affordability control periods, and the construction of a multiple dwelling within an urban preservation municipality to replace an existing multiple dwelling used for affordable housing. In response to an FY 2026 discussion point, the department indicated that 12 applications for $105.9 million worth of UPP funding had been received to preserve 1,188 existing housing units. Moreover, $107 million out of the State's flexible $6.24 billion federal Coronavirus State Fiscal Recovery Fund was made available for the UPP. As of April 8, 2026, 60.8 percent of this amount remains uncommitted.
In addition, $27.95 million was made available out of the State's largely discretionary $6.24 billion federal Coronavirus State Fiscal Recovery Fund grant under the American Rescue Plan Act of 2021 for the Workforce Housing Program. The purpose of the program is to incentivize the creation of deed-restricted apartments for middle-income residents earning between 80 percent and 120 percent of the Area Median Income. The program seeks to connect middle-income New Jersey residents to housing near reliable transportation and increased job opportunity by requiring that projects be located in a Workforce Housing Area. In response to an FY 2026 discussion point, the HMFA indicated that $26.7 million in program funds were provided to four projects that will create 446 total units, including 186 units for low- to moderate-income households, 178 workforce housing units, and 82 market rate units. As of April 8, 2026, 32.9 percent of the available $27.95 million remains uncommitted.

- ***Questions:*** **Please provide an update on the status of the 1) preservation of the 1,188 existing housing units through the UPP, by project; and 2) creation of the 446 units through the Workforce Housing Program.**

All of the funds in both the UPP and WFH programs have been fully committed. The HMFA is in the process of conducting mortgage closings on these funds. All SLFRF funds will be fully expended prior to the December 31, 2026 deadline. Additionally, given that demand for the UPP far outpaced the funds available, DCA, in collaboration with the Legislature, reallocated funds to UPP to fully fund the UPP pipeline of applications as of the program close date.

Urban Preservation Program:

Project Name	City	County	Total # Units	Status

Discussion Points (Cont'd)

Garden Court Apartments	Atlantic City	Atlantic County	177	Under Construction
Alfred Cramer	Camden	Camden County	73	Preconstruction work
Vineland Gardens	Vineland	Cumberland County	76	Under Construction
Highland Views Ph II	Newark	Essex County	94	Under Construction
Birchwood @ Fairmount Hotel	Jersey City	Hudson County	59	Under Construction
JHRC Senior Housing	Jersey City	Hudson County	67	Under Construction
Kingsbury Tower East	Trenton	Mercer County	152	Under Construction
Kingsbury Tower West	Trenton	Mercer County	152	Under Construction
Neptune Court	Neptune Twp.	Monmouth County	70	Under Construction
Salem Senior Apartments	Salem	Salem County	64	Under Construction
Heritage Village at Rosegate	Rahway	Union County	150	Under Construction
Glendenning Homes Ph I	Rahway	Union County	58	Under Construction

Workforce Housing:

Project Name	City	County	Total # Units	Status
Bayfront Promenade - Ph I	Jersey City	Hudson County	105	Under Construction
Bayfront Promenade - Ph II	Jersey City	Hudson County	105	Under Construction
150-170 South Broad Street	Trenton	Mercer County	120	Under Construction
South Brunswick Mixed income	South Brunswick Twp.	Middlesex County	116	Completed/Placed-Inservice

- **To the extent that the department has received additional applications for the UPP or Workforce Housing Program in FY 2026, please provide an update on the size of the projects that have applied for assistance and provide the HMFA's current estimate for the number of projects to be funded through each of the programs and the number of**

Discussion Points (Cont'd)

housing units the programs expect to preserve and create, as applicable. How are approved projects for each program distributed throughout each region of the State (North, Central, and South)?

The UPP and WHP stopped accepting applications last year after all of the funds were accounted for by completed applications. Therefore, the expected number of older affordable housing units to be preserved through the UPP remains 1,192, while the WHP is still expected to create 446 total units, including 186 units for low- to moderate-income households, 178 workforce housing units, and 82 market rate units, across the four projects.

Given the varying definitions used to delineate North, South, and Central Jersey, for the purposes of this response, North will mean the seven northernmost counties: Sussex, Passaic, Bergen, Essex, Morris, Warren, and Hudson, while South will mean the seven southernmost counties: Cape May, Cumberland, Salem, Atlantic, Gloucester, Camden, and Burlington. Central Jersey will consist of the seven counties in between these two clusters: Union, Middlesex, Somerset, Hunterdon, Monmouth, Mercer and Ocean.

UPP	*Number of Projects*	*Total Units in Region*	*Percentage of Units by Region*
Central	5	582	49%
North	3	220	18%
South	4	390	33%
Grand Total	**12**	**1192**	

Workforce Housing	*Number of Projects*	*Total Units in Region*	*Percent of Units by Region*
Central	2	236	53%
North	2	210	47%
Grand Total	**4**	**446**	

8. The State Rental Assistance Program (SRAP) is a State-funded voucher program that provides housing subsidies on behalf of very low-income New Jersey residents for decent, safe, and sanitary housing. The FY 2027 Governor's Budget recommends $18.5 million from the General Fund and not less than $20 million from the Affordable Housing Trust Fund for SRAP. P.L.2024, c.98 requires SRAP to reserve a portion of the funds available to it to establish and administer programs comparable to the federal section 8 Housing Choice Voucher Homeownership Program and Family Self-Sufficiency Program, as well as a Home Repair Emergency Assistance Fund. Additionally, the department administers the SRAP for expecting mothers program for which $2 million has been appropriated each year since FY 2022, and $2 million is recommended in FY 2027. In response to an FY 2026 discussion point, the department indicated that the program was expected to be fully leased by June 30, 2025, and funding would be used to provide case management services, housing navigation, security deposits, landlord incentives, application fees, and rental assistance.

Discussion Points (Cont'd)

The Department of Community Affairs also administers the federally funded Section 8 Housing Choice Voucher Program. This program assists in making safe and quality housing in the private rental market affordable to eligible low- and very low-income households by reducing housing costs through direct rent subsidy payments to landlords. The Executive anticipates a $20 million increase, from $370 million to $390 million, in federal funding for the Section 8 Housing Choice Voucher Program in FY 2027.

- ***Questions:*** **How many active SRAP vouchers and Section 8 Housing Choice Vouchers are currently being utilized? Please provide an updated breakdown of how many SRAP vouchers are currently being utilized by each household group provided for in regulation. Please provide the average amount per month that is provided to a household under each voucher program.**

As of April 2026, 24,109 Section 8 Housing Choice Vouchers are utilized, with an average Per Unit Cost per month of $1,176.

As of April 2026, 4,732 SRAP vouchers are utilized, with an average Per Unit Cost per month of $1,546. SRAP currently assists the following household groups:

Veterans	302
Elderly	1,123
Homeless	1,531
Disabled	1,124
Opioid Initiative	39
Families	613

- **How many households are currently on the SRAP and Section 8 Housing Choice Voucher Program waiting lists? How many households that are currently on the waiting list for each of the voucher programs are expected to receive an active voucher during FY 2026 and FY 2027? For how long are households typically on the waitlist for each of the voucher programs before receiving an active voucher?**

There are currently 6,000 households on the SRAP waiting list and 11,525 households on the HCV waiting list. The number of people on each waiting list who are expected to receive vouchers will depend on funding available. An added factor for serving families on the HCV waiting list is that in the recently released President's Budget Request, the U.S. Department of Housing and Urban Development announced an intention to prevent public housing authorities from serving any new households from their waiting lists in FFY 2027. This has not yet been made official but is a concerning development.

DHCR determines the number of people to select for each waiting list based on the number of people we expect to be able to serve in three to five years. However, this is based on historical funding trends and recent federal policy and budget volatility has made serving families from the waiting list more challenging.

- **How many referrals has the department received for the SRAP for Expecting Mothers Program in FY 2025 and FY 2026? How many households have received assistance**

Discussion Points (Cont'd)

through the program in FY 2025 and FY 2026, and how many households are on the waiting list? Please detail the use of expended funds to date.

DCA received 301 referrals for the Expecting Mothers program. There are currently 139 households receiving assistance. 86 households received assistance in CY 2025. There are four households on the waiting list. $1.4 million has been expended to date.

- **Please provide an update on the development of the Homeownership Program, Family Self-Sufficiency Program, and Home Repair Emergency Assistance Fund required to be established pursuant to P.L.2024, c.98. How much SRAP funding was utilized for each of these programs in FY 2026 and how much is expected to be utilized for these programs in FY 2027?**

DHCR has drafted Homeownership Program and Family Self-Sufficiency guidelines and policies that are aligned with the HCV Homeownership and FSS programs and is in the process of drafting an SRAP Administrative Plan that will reduce barriers to participation in these programs by SRAP participants. We have hired a Homeownership Coordinator and FSS Coordinator and are in the process of hiring a Special Initiatives Director to oversee the unit, as well as two additional FTEs and interns. We have also engaged outside agencies to provide training and technical assistance to staff on both programs. DHCR has built out new program designs, started a marketing program for FSS and is rolling out a marketing program for SRAP Homeownership. To date, we have utilized approximately $300,000 for staff, professional trainers and marketing, and anticipate using $650,000 in FY 2027 to continue these efforts, hire additional staff, and provide counseling and case management to participants. Based on program capacity and priorities, DHCR has not launched the Home Repair Assistance Fund.

9. P.L.2024, c.2 abolished the Council on Affordable Housing and amended the Fair Housing Act. Utilizing the department's present and prospective municipal affordable housing obligation calculations, municipalities were required to, in advance of the fourth round, which began on July 1, 2025, formally adopt their affordable housing obligations and a housing element and fair share plan to meet the obligation, in order to be assured of protection from exclusionary zoning litigation. A municipality's "fair share plan" is the plan: (1) by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs; (2) that details the measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing; and (3) that addresses the development regulations necessary to implement the housing element. A municipality's "housing element" is that portion of a municipality's master plan designed to meet the municipality's fair share of its region's present and prospective housing needs. The law permitted an interested party to initiate a challenge to a municipal housing element and fair share plan if submitted on or before August 31, 2025. Municipalities were required to adopt associated changes to municipal ordinances on or before March 15, 2026.

- ***Questions:*** **Please provide a list of municipalities that have adopted an affordable housing obligation that differs from the department's calculation and the figures that represent such differences. Which municipalities have had their fair share plan or housing element challenged and for what reasons? Which municipalities have not yet adopted a fair share plan and housing element? Please discuss the similarities and**

Discussion Points (Cont'd)

differences in municipal fair share plans and housing elements that the department has identified. What feedback has the department received from municipalities concerning the process established by P.L.2024, c.2?

Any challenges to municipalities are being addressed through the Judiciary's Affordable Housing Dispute Resolution Program. As DCA is not directly involved in the adjudication of these issues, it does not independently evaluate the merits of such claims. The Judiciary's Affordable Housing Dispute Resolution Program website contains information such as available Housing Element and Fair Share Plans. DCA is not directly involved in the plan filing process established by P.L.2024, c.2 and the subsequent compliance certification process is between municipalities and the Judiciary's Affordable Housing Dispute Resolution Program. As a result, DCA does not maintain a formal record of municipal feedback on the process.

Municipal Assistance

10. In addition to municipal aid provided through the Consolidated Municipal Property Tax Relief Program and the Energy Tax Receipts Property Tax Relief Aid Program, which together are recommended to remain flat at $1.45 billion total in FY 2027, the department also administers Transitional Aid to Municipalities. Transitional Aid is the only discretionary aid available for municipal budgets and is only available to municipalities that have severe structural difficulties and anticipate problems making payments toward nondiscretionary or critical obligations, including debt service, contractual obligations, and payroll. Municipalities are required to enter into a memorandum of understanding with the Division of Local Government Services (DLGS), agreeing to a certain level of State oversight, in order to receive transitional aid. The FY 2027 Governor's budget indicates that nine municipalities have received transitional aid in each of FY 2023, FY 2024, and FY 2025, and 11 municipalities received transitional aid in FY 2026. Eleven municipalities are also expected to receive transitional aid in FY 2027. The Executive recommends a total of $256.5 million for Transitional Aid in FY 2027, $94.6 million more than in FY 2026, including $28.4 million from the off-budget Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Fund.

In FY 2019, the City of Union City received transitional aid in the form of an interest-free loan in the amount of $6 million, which was required to be repaid before the 90th day following the effective date of the associated memorandum of understanding. In FY 2025 and FY 2026, the City of Newark received transitional aid in the form of interest-free loans in the amount of $52 million total. The agreement with the City of Newark provides that $22 million is repayable in five equal installments from 2027 through 2031, and an additional $30 million was repayable in full by March 3, 2026. The Borough of Seaside Heights also received transitional aid in the form of an interest-free loan in FY 2025 in the amount of $697,000. The department indicated in response to an FY 2026 Senate Budget and Appropriations Committee follow-up question that the loan to the Borough of Seaside Heights is required to be repaid in two equal installments by June 30 each year commencing in 2025.

Additionally, the City of Jersey City has applied for transitional aid in the amount of $150 million. If approved, this transitional aid award to Jersey City would be the largest award in the program's history.

Discussion Points (Cont'd)

- ***Questions:*** **Please list the municipalities and the amount of transitional aid received in each of FY 2024, FY 2025, and FY 2026, including loans provided through the program.**

Municipality	FY 2024	FY 2025	FY 2026 YTD
Atlantic City	4,735,000	2,721,000	
Camden City	14,203,000	18,707,000	40,500,000
Paterson City	23,355,000	27,000,000	29,700,000
Penns Grove Borough	1,550,000	1,100,000	
Salem City	3,989,000	3,778,000	
Seaside Heights Borough	1,621,000	1,325,000	
Trenton City	19,373,000	38,114,000	36,929,146
Union City	20,162,000	27,682,000	35,935,903
Manville	959,000		
South Brunswick Township		6,500,000	6,500,000
Jamesburg Borough			756,000
Ocean Gate Borough			1,150,000
LOANS			
Newark	22,000,000		30,000,000
Seaside Heights		697,000	

Why is an additional $94.6 million in resources required in FY 2027? Which municipalities are expected to receive this additional transitional aid funding in FY 2027 and in what projected amounts? What factors does the department consider when assessing a transitional aid application and contemplating the amount of aid to award through the program?

While a few municipalities in the program are able to decrease their aid request due to positive actions within their control, most are facing outsized expense increases outside of their control, from enormous health insurance increases – from the SHBP, HIFs, and private health insurance alike – as well as liability and workers comp insurance, solid waste contracts, and pension increases. Applications for FY 2027 funding are currently being reviewed.

When assessing a Transitional Aid application, the Division of Local Government Services (DLGS) reviews the detailed financial data provided in the application, as well as the previous year's budget, early drafts of the current year budget, and the annual financial statement. DLGS also reviews progress made on municipal-specific requirements in the memorandum of understanding addendum to further analyze the aid request as compared to the aid need.

DLGS prioritizes providing aid to municipalities that are facing financial challenges driven by market or other outside forces like lack of economic development, inflation, supply chain

Discussion Points (Cont'd)

challenges, or weather disasters, not financial challenges due to bad management or overspending.

- **Which transitional aid awards in FY 2027 are expected to be grants versus loans? Please detail the discussions that lead to providing a loan, rather than a grant, through the program. Please detail the difference in the required memorandum of understanding and State oversight between a municipality that receives a transitional aid loan and a municipality that receives a transitional aid grant, and the reasons for these differences. Please provide an update on the repayment status of any transitional aid loans awarded in the last 10 fiscal years, including those discussed above. Please discuss the long-term impact of a short-term transitional aid loan on a municipality, including but not limited to, successes and challenges, and the potential need for such a municipality to assume interest-bearing debt in order to repay a short-term loan from the State.**

DLGS anticipates awarding the recommended $256,487,000 budget completely as grants in FY 2027.

Historically, grants have been provided when municipalities are facing structural financial issues that require intensive technical assistance and medium- to long-term support. Loans are rare and are usually given when the issue is a temporary cash flow issue due to unique circumstances, not a structural financial challenge, and such a loan will help the municipality prevent unaffordable interest payments as part of annual debt service calculations.

Union City repaid its FY 2019 loan as promised after closing on emergency notes in late June 2019. Union City remains under a Transitional Aid memorandum of understanding.

After receiving a loan in FY 2025 to help address a FEMA debt from a previous administration from Super Storm Sandy, Seaside Heights continued to be held to the terms of the Transitional Aid memorandum of understanding as they remained in the program. Seaside Heights made its first repayment in June 2025 and is on track for its second repayment in June 2026.

Newark is scheduled to begin its FY 2024 loan repayment in September 2027, and they have already paid back their $30 million FY 2026 loan in March 2026. Specific financial oversight requirements were outlined in Newark's FY 2026 loan agreement, amending the FY 2025 agreement. This included a financial assessment and submission of financial data to DLGS.

- **What activities is the DLGS engaging in to ensure decreased reliance upon transitional aid grants and transitional aid loans?**

The Director of DLGS assigns a Municipal Technical Advisor to act on the Director's behalf and provide fiscal oversight and technical assistance to each Transitional Aid municipality. The Municipal Technical Advisor partners with the municipality to implement sound fiscal practices and ensure compliance with the terms of an MOU. This includes the implementation of government, administrative, and operational efficiencies and measures necessary for the fiscal recovery of the municipality, such as the approval via written waiver of personnel actions, professional services and related contracts, payments in lieu of tax agreements, acceptance of grants from State, federal or other organizations, and the creation of new or expanded public services.

Discussion Points (Cont'd)

Once DLGS has a full understanding of the challenges each municipality in the program is facing, they are provided a list of items required to implement to "graduate" from the program. These are both "low-hanging fruit" changes to policies, procedures, or services that will result in financial benefits to the municipality, as well as more complex opportunities that will have long-term impact.

The Municipal Technical Advisor also serves to organize other technical assistance, connecting the municipality to DLGS staff who can promote departmental efficiencies, including the implementation of shared or regional services, as well as grant and resource opportunities through other State agencies.

11. New Jersey has robust requirements and long-established regulation and protections of its local finance officers, as well as long-established consequences for failures by those individuals. Despite the professionalization of these local officer titles, explicit officer responsibilities, the protections for reporting, and the potential consequences of revocation or suspension of certificates, the State has not been able to stem the frequency and scale of municipal financial problems. This is evidenced in large and prosperous municipalities as well as smaller municipalities with fewer assets, including recent requests for transitional aid by Jersey City and reports of structural debt concerns in Newark, utility asset deterioration and compliance issues in Phillipsburg, budget gaps in Paterson, and bookkeeping failures in Dover.

- ***Questions:*** **What issues had DLGS identified with municipalities prior to public reporting on their respective budget complications? Please discuss the successes and challenges the department has experienced with regard to ensuring early identification of financial concerns, including insight on whether the current requirements and responsibilities imposed on financial officers are sufficient to meet this expectation.**

The privilege and responsibility for policy decisions and financial choices rests with the governing body and municipal officials. However, on an annual basis, the Division of Local Government Services (DLGS or Division) reviews the budgets of each one of New Jersey's municipalities. As part of that review, the Division confirms that the budget is compliant with all applicable laws. Additionally, the Division serves as a resource in the fiscal management process, helping when asked or, unfortunately, when certain negative thresholds are reached and intervention is deemed necessary by law. In this capacity, the Division works with municipalities to strengthen financial practices, improve transparency, and encourage long-term fiscal planning.

It is necessary to note that, in conducting its annual review and serving as a resource for the municipalities, the Division's review operates within certain parameters as prescribed by law. The Division's review is primarily compliance-focused, retrospective and procedural rather than prospective. The Division reviews what municipalities submit, but cannot dictate operational decisions, staffing levels, or service priorities. The statute specifically states that the Division "shall not substitute [its] discretion" in appropriating amounts that are not mandated by law (N.J.S.A. 40A:4-78). Indeed, budget reviews occur at a single point in time, providing only an annual snapshot rather than real-time monitoring of fiscal deterioration.

Discussion Points (Cont'd)

Nevertheless, the Division engages in other efforts to be proactive with regard to municipal financial conditions. For example, the Division oversees the Transitional Aid program, a voluntary program where financial assistance is conditioned on the implementation of government, administrative, and operational efficiencies and measures as proposed by the Division that would be necessary for their fiscal recovery. Through this program, the Division will appoint staff members to work with a municipality to identify cost drivers, implement operational, financial and budgetary reforms and policies, and identify revenue generation and enhancement opportunities. The Division's experts can provide analysis and suggestions for limiting expenses and growing revenue in areas ranging from public safety, public works, operational reforms, utility rates, labor negotiations, and shared services opportunities with other local government units. This program helps to address short-term gaps while planning for long-term sustainability. Additionally, the Division offers voluntary education programs to the municipalities to highlight the importance of fiscal responsibility.

In conclusion, while the Division's primary responsibility with regard to municipal budgets is limited to an annual, one-time, review of the municipal budget, the Division implements other measures to ensure that municipalities are provided with all the resources necessary to maintain a responsible budget.

- **How many times in the last four years has DLGS received information about disconcerting financial practices by municipalities? How many investigations of finance officers has DLGS engaged in over the last 10 years, and has DLGS suspended or revoked any finance officer certificates in that period, and if so, under what circumstances?**

Formal Complaints Involving Financial Mismanagement

The DLGS' Certification Unit does not categorize formal complaints by subject matter, as complaints are often lengthy documents containing multiple and varied allegations. This practice makes it difficult to isolate and quantify with precision those complaints that specifically involved claims of financial mismanagement.

Based on a review of institutional records and the recollection of unit staff, it appears that two formal complaints from prior years may have involved allegations of financial mismanagement: one filed against a Certified Municipal Finance Officer (CMFO) and one filed by a CMFO against a municipality. Both matters were resolved without formal adjudication either through settlement agreements that the Division accepted, or through withdrawal of the complaint by the filing party.

To the best of the Certification Unit's knowledge, no formal complaints received during the current manager's tenure have alleged financial mismanagement as a primary basis. The Division has, however, received informal inquiries and communications from governing body members, municipal business administrators, and residents expressing concern about financial practices in their respective municipalities. These contacts have not been accompanied by the specific factual allegations or supporting documentation necessary to initiate a formal complaint process.

When information is received suggesting potential criminal conduct, such as theft or misappropriation of funds by a Chief Financial Officer, the Division directs complainants to the appropriate law enforcement authorities. The Division does receive notification when an individual

Discussion Points (Cont'd)

holding a certification is convicted of a crime, which triggers the mandatory revocation of that individual's certification.

Certificate Revocations and Suspensions (Last Ten Years)

Over the past ten years, the Division has revoked one certification. In 2024, the Division revoked the certification of a Certified County Finance Officer (CCFO). This person's CCFO certification was derivative of a Certified Municipal Finance Officer (CMFO) certification, which this person had allowed to lapse.

- **Does DLGS currently use, or have plans to use, artificial intelligence or large data analysis applications to identify or monitor emerging financial problems for local government budgets submitted through the department's Financial Automation Submission Tracking System?**

DLGS' Director and staff started working with the NJ Innovation Authority to develop an AI budget review tool in-house using Microsoft Power Automate. This will allow for the use of AI to review components of the budget that require checking between different documents of different formats (i.e., Excel against a PDF file).

DLGS' Financial Regulations is evaluating technology at multiple levels:

- Embedding more logic into the templates provided to local governments to support local analysis, create greater data uniformity, and support regulatory compliance.
- Building Excel models to support Financial Regulations budget review and improve efficiencies. Based on discussions with the Innovation Authority, Excel is a suitable and simpler tool for certain review processes that do not require the complexity of an AI model.
- Expanding the FAST portal to incorporate additional functionality for local governments and internally for Division review and analysis.
- Exploring use of AI and other data modeling tools to support the budget review process.

- **Does DLGS have the staff, technological capability, and funding necessary to properly monitor, prevent, and minimize waste, fraud, and abuse in local budgets?**

Based on DLGS' statutory authority, DCA has appropriate resources.

12. Section 6 of P.L.2016, c.5 required the establishment of the Atlantic City Review Commission, by January 1, 2025, to review and determine the efficacy of the payment in lieu of property tax program established by that law. Specifically, the commission is to determine: the economic vitality and viability of Atlantic City's casinos; the economic vitality and viability of Atlantic City's government; the effect of the payment in lieu of property tax program on the economic viability of the casinos, and on Atlantic City's ability to fund its own government and to provide services to the residents of Atlantic City; and the feasibility of extending the payment in lieu of property tax program.

The Department of Community Affairs along with the Atlantic City Mayor, Atlantic County Executive, and four individuals with certain credentials appointed by the Governor are to be

Discussion Points (Cont'd)

members of the commission. In response to an FY 2026 discussion point, the department indicated that the Governor's office was in the process of appointing members of the commission and was awaiting recommendations from legislative leadership. The commission was required to issue its findings and recommendations to the Governor and the Legislature no later than July 1, 2025.

- ***Questions:*** **Please provide an update on the establishment of the Atlantic City Review Commission. What work has the commission engaged in to date to fulfill its responsibilities pursuant to section 6 of P.L.2016, c.5? Please provide an update on the statutorily-required report on the commission's findings. When is this report expected to be available?**

DCA is unaware of any legislative or gubernatorial appointments being made to this Commission during the prior administration. Moving forward, the Governor's Office will work with the Legislature to ensure the Commission has the members it needs to do the work it is charged with.

13. The Municipal Stabilization and Recovery Act (MSRA) was enacted in May 2016 for the purpose of setting forth a procedure for the State to assist municipalities facing certain financial instability. In June 2016, the Department of Community Affairs deemed the City of Atlantic City in need of stabilization and recovery pursuant to section 4 of the MSRA, which allowed for the State's oversight of the city's finances beginning in November 2016. Initially, the period of State oversight was to conclude after five years in December 2021. However, the MSRA has since been extended twice, including by P.L.2025, c.324, and is now to conclude on December 1, 2031. Moreover, P.L.2025, c.324 also provides the Division of Local Government Services (DLGS) with additional oversight powers, including the ability to realign and reorganize the municipality's zoning or planning boards and to improve the municipality's redevelopment process, including the appointment of a master developer. The City of Atlantic City is the only municipality subject to the MSRA.

Separately, the Casino Property Tax Stabilization Act (CPTSA) was enacted to establish some certainty to Atlantic City and the casinos with respect to the casinos' financial obligation to Atlantic City. The CPTSA, in part, created a payment in lieu of taxes (PILOT) framework where casino owners signed a ten-year financial agreement with Atlantic City requiring the owner to pay to the city that property's allocated portion of the annual amount of the PILOT. The 10-year PILOT is statutorily scheduled to expire on December 31, 2026.

- **Please discuss the relationship between the MSRA and CPTSA in their attempts to stabilize Atlantic City's finances. Please discuss any potential impacts of the following: (1) allowing the CPSTA PILOT to expire as scheduled on December 31, 2026; and (2) extending the CPTSA PILOT in coordination with the MSRA.**

Regarding the current Casino Property Tax Stabilization Act ("CPTSA"), there are two critical components of the program. The first establishes the amount and method of determining the Gross Casino Pilot Payment ("GCPP") made by the casinos in lieu of conventional property tax assessment and taxation and the allocation of that GCPP to Atlantic City ("City"), the Atlantic City School district ("School District"), and Atlantic County ("County").

Discussion Points (Cont'd)

The second is the "redirection" of a separate tax the casinos pay pursuant to the Investment Alternative Tax, N.J.S.A. 5:12–144.1 ("IAT"). The IAT was established in 1984 and provided casinos with the option of either paying an additional annual tax to the State on gross revenues (2.5.% on land-based / 5.00% Internet casino gaming) or investing annually 1.25 % on land-based or 2.5% Internet casino gaming of such gross revenues in bonds or in investment projects.

The CPTSA was designed to address the dire situation that had occurred in the City resulting from the closure of four of the twelve casinos. Those closures, coupled with large property tax refunds owed to the casinos as the result of successful real property assessment appeals brought the City to the verge of bankruptcy. The purpose of the CPTSA was to provide certainty to both the casinos with respect to their financial obligation to the City, the County, and the School District and to those public entities for their budgetary needs.

The City has continued to be highly dependent on the gaming industry for both property taxes and income. Because casino properties constituted approximately half of the City's tax base in 2016, a reality distinct from all other New Jersey municipalities, a stable tax outlook could not have been contemplated without stabilizing casino property taxes. Stabilizing casino taxes was also recognized as helping to balance the casinos' performance themselves, making them more competitive with out-of-state casino gaming properties in the region, and ensuring consistent workforce conditions for the thousands of individuals employed by casino gaming properties.

The Legislature determined it to be in the public interest to convert the unstable tax revenues from casino gaming properties into a) a PILOT program establishing a stable PILOT payment (the GCPP) to be paid by the casinos, which payment is tailored and adjusted to reflect the performance of those casinos, and b) a redirection from the State to the City of the existing IAT. This carefully constructed legislative plan has successfully prevented the continuing reassessment by casino local property tax appeals that had plagued the City and has promoted the economic revitalization of the City as well as the casino gaming industry itself.

The curative effect of these two components of the CPTSA has allowed the City to fiscally recover from the brink of bankruptcy and be positioned for the future by focusing now on the redevelopment efforts described below. Over the ten-year life of the CPTSA to date, casino payments have been integrated into the City's budgets, and the prescribed allocations from those payments to the County and the School Board were implemented. The Act also facilitated the City's access to the municipal-bond market, enabling its successful issuance of bonds to fund the City's historic casino tax appeal settlements and repay the State for deferred pension and health benefit payments. And a critical portion of the "IAT redirection" has been applied to significantly reduce the City's resulting debt service, thereby enabling the City to achieve a series of credit upgrades from the City's rating agencies over the past three years.

The portion and method of the CPTSA that establishes the basis for what the casinos pay to the City, the School District and the County has provided a fundamentally critical stability that was wholly lacking when those payments were left to the highly unpredictable and volatile methods of conventional property tax assessments.

Returning to conventional local property taxation for casinos would place more than half of the City's tax base back into a realm of uncertainty that would lead, once again, to costly,

Discussion Points (Cont'd)

unpredictable, and likely very consequential tax appeal litigation. It is highly speculative how our conventional taxation system in the first instance, and then our Tax Court in the resulting litigation, would treat the increasingly unique casino revenue streams, which are comprised of significant levels of "non-real estate related" internet gaming and online sports wagering revenue. The stability and predictability (for the casinos as well as the related public entity budgets) that we have benefited from over the past ten years under the CPTSA would be replaced with the very same unstable conditions that led to Atlantic City's near demise in the first place.

Regarding the City's need for the continuation of the CPTSA's revenue portion, the City auditor's projections for the City's budget for the extended MSRA period through 2031 reveal that a continuation of the City's allocation from the GCPP as well as its IAT allocations are essential for the City to avoid significant deficits unless the City significantly increases its local levy amount in each year. The magnitude of these projected deficits necessitates the extension and continuation of the CPTSA through 2031.

- ***Questions:*** **Please provide an update on the fiscal distress facing the City of Atlantic City and discuss how further extension of the MSRA pursuant to P.L.2025, c.324 will assist in stabilizing the city's finances. Please discuss any notable successes and challenges experienced by the department and the City of Atlantic City as a result of the MSRA since its enactment in 2016? How will the additional oversight powers provided in P.L.2025, c.324 assist the DLGS in stabilizing the city's finances?**

In conjunction with and because of the above discussed CPTSA, from 2017 through 2026, MSRA has allowed the State to stabilize the City's annual budget. Various State Aid items have been adjusted to benefit the City's Local Purpose Tax Rate. MSRA and CPTSA have provided a steady amount of revenue to the City and helped to significantly reduce the City's outstanding debt obligations. This bolsters the municipality's credit worthiness, and provides a new, direct funding mechanism by which the Director has been able to address the City's budget imbalances. The fixed payments have permitted the City to reduce its debt during the recovery period, and avoid the need for deeper operational reductions, thereby addressing the City's tourism district's persistent blight.

The extended MSRA will also enable the State to carefully navigate the consequences addressing the fact that all City employee contracts expired as of 12-31-2025.

Another critical way the additional oversight provided in P.L.2025, c.324 will assist DLGS in further stabilizing the City's finances is by providing the authority of the Director to facilitate the realignment and reorganization of the municipality's zoning or planning boards, and to establish procedures and practices that, in the Director's discretion, enhance, streamline, and improve the municipality's redevelopment processes, including facilitating the appointment and retention of a master developer to assist in the redevelopment process. The resulting enhancement to the City's tax base will be the fundamental element for the City's more permanent recovery and return to normalcy.

In that regard, the DLGS recently guided the City to issue a Request for Proposals (RFQ) for a Redevelopment Consultant to provide the City with strategic input to further the City's goal of spurring redevelopment of underutilized properties within the City. The goal is for the

Discussion Points (Cont'd)

Redevelopment Consultant to serve a key development role in connection with larger redevelopment projects, including, without limitation, in planning, securing all applicable permits and approvals, facilitating debt and/or equity financings of such projects, and facilitating construction of such projects through the issuance of a certificate of occupancy. Through this effort, the DLGS is seeking to create a comprehensive, and realistic, approach to accelerate and facilitate ongoing and future redevelopment efforts. The result will be a more stable long term tax base for the City, through diversification of commercial development, and significant increase in various types of housing at different price points.

One of the specific additional oversight powers P.L.2025, c.324 provided the DLGS was to provide for the selection of a "Master Developer" for the City. The goal of the Master Developer in Atlantic City is to reduce friction that can stall additional investment. While a typical Master Developer aggregates risk across multiple projects and phases, using stronger parcels or later-stage projects to support earlier catalytic investments, the role of the Master Developer is to collaborate with elected officials, in part by coordinating with new and existing third-party developers. The result will attract new institutional capital that would not engage in the City on a one-off basis.

In Atlantic City, the designated Master Developer, in conjunction with the State through MSRA, will partner with the City to reduce fragmentation, risk, and uncertainty in smaller selected redevelopment areas where private markets alone have failed to deliver housing and investment. This is achieved by aligning land control, public policy, infrastructure, and capital under a long-term, place-based strategy, while serving as a tool to help coordinate and accelerate private-third party investments in the City.

Utility Programs

14. The department administers several federal and State utility assistance programs, including the federal Low Income Home Energy Assistance Program, State Winter Termination Program, Universal Service Fund, and Weatherization Assistance Program. In February 2025, the New Jersey Board of Public Utilities announced the results of New Jersey's 24th annual electricity auction for Basic Generation Service, resulting in higher costs for electricity supplied to most residents and small and medium-sized businesses by New Jersey's four regulated Electric Distribution Companies (Atlantic City Electric, PSE&G, Jersey Central Power & Light, and Rockland Energy). Reports indicate that utility bills have risen 16.9 percent in New Jersey, for an average monthly increase of $260 per household, since July 2025.

In response, Governor Sherrill issued Executive Orders 1 and 2 on January 20, 2026 to freeze utility rate hikes and declare a state of emergency to accelerate in-State energy generation. The Legislature also enacted P.L.2025, c.387, which requires the collaboration of multiple State agencies to facilitate, for eligible households, automatic enrollment into utility bill payment assistance programs that provide ongoing assistance to recipients. P.L.2025, c.387 takes effect on July 1, 2026, except that relevant State agencies, including the department, are permitted to take advance action to enter into a memorandum of understanding as required by the law and promulgate rules and regulations as necessary to effectuate the provisions of the law.

Discussion Points (Cont'd)

Additionally, the department's Division of Codes and Standards received $14 million in federal funding for Energy Efficiency Codes in FY 2026. As of April 8, 2026, all of this federal funding remains uncommitted.

- ***Questions:*** **Please discuss the level of demand for energy assistance programs over the last two years as it relates to utility rate increases and associated policy responses. Please include number of households and assistance amounts provided.**

The Division of Housing and Community Resources (DHCR) has seen significant increases in applications and households served from FY 2024 through FY 2026, due to rising utility rates and the resulting financial strain on households, increased outreach targeted to potential applicants in underserved areas by our grantees, and our streamlined online application portal. In the current season (FY 2026), applications have surged even further, a trend that appears closely tied to the recent rate increases as well as overall economic conditions. We are also receiving a growing number of complaints from residents who report that their benefit amounts are no longer sufficient to offset their outstanding balances, as well as from those concerned about sharp increases in their monthly utility charges.

The chart below illustrates the number of applications received, households assisted, total benefit expenditures, and award amounts from the funding source. FY 2026 year-to-date figures are included.

Fiscal Year	Total Award	# of Apps received*	# of Households Assisted	Total benefits Issued
2024	$142,405,016	385,082	249,714	$125,777,376
2025	$136,420,765	426,455	279,119	$121,858,572
2026 YTD	$120,948,856	473,557	205,990	$79,959427

*This number includes all applications, including incomplete, denied and abandoned applications.

- **Please provide an update on the department's responsibilities associated with P.L.2025, c.387. What challenges, financial or otherwise, does the department anticipate with the requirement to auto-enroll households into certain utility bill payment assistance programs?**

DCA would like to note that residents receiving Work First NJ – TANF, SNAP, and PAAD are already considered categorically eligible for utility assistance benefits. These households are automatically enrolled each year when DHCR receives their information from the New Jersey Department of Human Services. For Supplemental Security Income (SSI) recipients and Work First New Jersey – General Assistance participants, DCA already has the structural capacity to support automatic enrollment. However, we would need to establish a Memorandum of Understanding with the agencies responsible for these programs to enable the transfer of beneficiary information into the Department's utility assistance systems. The financial and operational implications cannot be fully assessed until we understand the volume of data that will be provided, the frequency of transfers, and the agencies' ability to supply the information in a format compatible with our system. We anticipate that a primary challenge will be navigating data sharing and privacy requirements, as well as aligning program requirements of these heavily regulated programs.

Discussion Points (Cont'd)

- **Please provide an update on the anticipated use of the $14 million in federal funding received in FY 2026 for Energy Efficiency Codes.**

DCA no longer anticipates federal funding for Energy Efficiency Codes will be awarded.

Shared Services

15. The Division of Local Government Services awards Local Efficiency Achievement Program (LEAP) grants to provide financial assistance to local government entities across the State to identify, study, and implement shared services initiatives. The financial assistance is comprised of three grant components: (1) challenge grants; (2) implementation grants; and (3) county coordinator fellowship grants. The program, through the provision of grants, is aimed at encouraging local governments to streamline their services to increase efficiency and help save taxpayer dollars. The Executive expects to award 15 LEAP grants in FY 2026 and 20 LEAP grants in FY 2027. In FY 2024 and FY 2025, 30 and 46 grants were awarded, respectively. The FY 2025 Appropriations Act provided $6 million and the FY 2026 Appropriations Act appropriated $2 million for Shared Services and School District Consolidation Study and Implementation. All three types of grants were to have a rolling application process for FY 2025. The Governor recommends that the program receive $3 million in FY 2027.

The FY 2026 Governor's Budget indicates that 400 shared services agreements were executed in calendar year (CY) 2024, and 638 in CY 2025. The department estimates that 500 shared services agreements will be executed in each CY 2026 and CY 2027.

- ***Questions:*** **How many LEAP grant applications for the program were received in both FY 2025 and FY 2026 and how many grants were awarded in each of the three grant categories during those fiscal years? How much additional funding for nonrecurring costs associated with local government unit consolidations was utilized in each of FY 2025 and FY 2026 to date?**

FY 2025 ($6 million):
66 total applications received, 42 awarded
- 12 county shared services coordinator grants
- 4 challenge grants
- 26 implementation grants

DLGS provided $5,970,424.18 in grants using FY 2025 funds.

FY 2026 ($2 million):
45 total applications received (due date April 15, 2026)
- 10 county shared services coordinator grants
- 4 challenge grants
- 31 implementation grants

The applications total $8,861,821.40. We are reviewing these applications at this time and will make careful decisions about how to allocate the limited funding in light of the oversubscription.

Discussion Points (Cont'd)

No funding was utilized for local government unit consolidations in either FY 2025 or FY 2026.

- **Please provide an update on ongoing shared services grant projects. How many shared services agreements are currently being utilized? What is the total anticipated cost savings as a result of the shared services agreements?**

While the LEAP grant program helps incentivize shared service agreements at the start of a partnership, numerous others are implemented without additional grant funding, with the agreement still resulting in financial savings and service efficiencies. In 2025, 510 local government units self-reported annual or multi-year shared services agreements to DLGS. Not all units properly estimate and record the estimated cost savings, but the total for the ones reported in 2025 was over $74 million.

For 2026, 201 agreements have already been recorded as of April 10, 2026, with an estimated cost savings of over $21 million currently. DLGS estimates these numbers to exceed last year's totals.

Since the inception of the Shared Services Program in 2018, the Local Assistance Bureau has recorded 4,392 Shared Services Agreements with an estimated cost savings of $355,692,757.85.

Urban Enterprise Zones

16. P.L.2021, c.197 aims to restore and revise the Urban Enterprise Zone (UEZ) Program. It establishes a new process for developing zone development plans and creates a new Zone Assistance Fund formula, in addition to placing limits on UEZ business certifications. The law allows municipalities to request from the UEZ Authority an amount not to exceed 10 percent of the municipality's Zone Assistance Fund allocation or $125,000, whichever is greater, to fund the costs associated with formulating a preliminary zone development plan. The UEZ Authority has 32 zones in 37 communities in the State.

In response to an FY 2026 discussion point, the UEZ Authority indicated that 26 zones had received approval to move forward with the initial steps of their zone development plans. Four draft plans were undergoing the evaluation and feedback process with the UEZ Authority, and three communities had not yet submitted the necessary materials to initiate the Preliminary Zone Development Plan. The department also indicated that Bridgeton, Guttenberg, and Lakewood elected to self-fund their preliminary zone development plans.

- ***Questions:*** **Please provide an update on zone development plans, including with respect to the three municipalities that have not submitted the necessary materials to initiate a preliminary zone development plan; municipalities that have received funding to formulate a preliminary zone development plan; plans formally approved as Zone Development Plans; draft plans undergoing review; and approved project plans and associated funding.**

All but three Zone Development Plans have now been formally approved by the Urban Enterprise Zone Authority Board (UEZA), representing substantial progress in implementing the framework

Discussion Points (Cont'd)

established under P.L. 2021, c.197. The remaining plans are from West New York, North Bergen, and Hillside.

North Bergen remains actively engaged with UEZA and, as of April 2026, is actively working with its retained consultant to finalize and submit its Plan.

Hillside has issued a Request for Proposals for consultant services, with bids due on April 20, 2026, and anticipates completion of the Plan within approximately 12 weeks following contract award.

UEZA continues to conduct outreach to West New York regarding its outstanding Plan. While the municipality previously requested UEZ funding to support plan development in March 2024, no subsequent submissions have been received to date.

As of March of 2026, approximately 115 project plans have been approved, representing over $60 million in encumbered Zone Assistance Funds.

No additional municipalities have elected to self-fund their Preliminary Zone Development Plans beyond those previously identified. With the exception of Bridgeton, Guttenberg, and Lakewood, the zone municipalities have opted to utilize UEZ funding for the development of their plans.

- **Please discuss the reasons a municipality may elect to self-fund a preliminary zone development plan rather than request UEZ funding. In what ways does the UEZ Authority engage with a municipality that elects to self fund a preliminary zone development plan?**

Municipalities may elect to self-fund the development of a Plan for a variety of reasons, including the desire to preserve available UEZ allocations for subsequent project implementation, the availability of existing municipal resources or planning staff, or the use of consultants already retained for related planning initiatives. In such cases, UEZA continues to engage with the municipality through the same technical assistance and review process, including providing guidance on statutory requirements, reviewing draft plan submissions, and issuing feedback prior to Board consideration.

Lead Programs

17. The department administers multiple lead hazard remediation and mitigation programs including Lead Programs pursuant to P.L.2021. c.182. This law requires that all applicable rental units be inspected for lead-based paint hazards either upon tenant turnover or, as extended by P.L.2024, c.74, by July 22, 2025, whichever is earlier. Approximately 318,287 rental units meet the criteria for inspection. The law also permits municipalities to charge fees for required inspections and training, and to conduct investigations and issue fines to noncompliant property owners. In addition to statutory responsibilities, the department discussed, in response to an FY 2026 discussion point, collaboration efforts with the Department of Health to respond to lead hazards, including a neighborhood level Lead Risk Hazard Index and an Authorization of Release of Information allowing the Department of Health to share certain information with the department.

Discussion Points (Cont'd)

- ***Questions:*** **How many of the lead-based paint inspections required pursuant to P.L.2021, c.182 have been conducted to date? How many investigations have been conducted and penalties issued for failure to comply with inspection and remediation responsibilities since the law took effect?**

366 towns (65%) have reported a total of 99,672 lead-based paint inspections since 2022 as of the Department's 2025 Best Practices Survey conducted in fall 2025. 176 municipalities reported a total of 6,283 post-remediation lead-based paint inspections since 2022. As municipalities and other local agencies enforce the regulations in their respective locales, DCA lacks data on the number of municipal investigations that have been conducted and penalties issued for failure to comply with inspection and remediation responsibilities. Local health department reports about abatements required and completed are available through reports from the NJ Department of Health. The Division of Codes and Standards has enforcement responsibilities over municipalities to ensure they are following the program's enforcement provisions, but, at this time, no investigations of municipalities have taken place, and no penalties have been issued.

- **Please provide an update on collaborative efforts between the department and the Department of Health concerning lead hazard identification and remediation.**

DCA continues to collaborate closely with the New Jersey Department of Health to strengthen our collective response to lead hazards. As part of this partnership, we have developed an Authorization for Release of Information form that enables the Department of Health to share household names and addresses for units that have tested positive for lead. This enhanced information sharing has significantly improved coordination between agencies and supports more timely remediation efforts. We also continue to discuss abatement cases to ensure consistent follow-through and to accelerate hazard reduction in affected homes.

DCA uses available State data to proactively identify high-risk areas. The New Jersey Department of Environmental Protection's Potential Lead Exposure Mapping (PLEM) data helps DCA locate housing built before 1978, when lead-based paint was common. We overlay this with Qualified Census Tracts to highlight low-income neighborhoods where both the likelihood and impact of lead exposure are greatest. By combining these datasets, we get a clearer picture of risks, so we can decide where to focus our outreach efforts. This approach allows us to focus resources on communities with older housing and socioeconomic conditions associated with elevated lead risk.

Federal Funds

18. P.L.2025, c.319 requires the department, to the extent that there remains sufficient, uncommitted appropriations for grant issuance, to resume the Reconstruction, Rehabilitation, Elevation and Mitigation program and accept grant applications to provide funding that was intended to fund the unmet needs of Superstorm Sandy-impacted homeowners who are still in need of recovery and rebuilding financial assistance. The program assists eligible applicants whose homes were damaged by Superstorm Sandy to complete the work necessary to make their homes livable and compliant with flood plain, environmental, and other State and local requirements. The program is intended to supplement other funds the owner has received to repair or reconstruct the structure. The program provides a grant to eligible applicants of up to $150,000.

Discussion Points (Cont'd)

The department reported that, as of June 30, 2025, the State had expended $1.24 billion out of the $1.34 billion total allocation for the program. The remaining unexpended amount is reported to be $18.1 million, but the department is no longer accepting applications for the program.

- ***Questions:*** **Please confirm the amount of the original $1.34 billion allocation that remains available for the purposes of the reconstruction program. Please discuss the current demand for the program. If money were no object, how much funding would be required in total if all eligible homeowners with unmet financial needs related to Superstorm Sandy damage on their primary residence were to apply for the program?**

RREM has approximately $12.5 million remaining after accounting for funds committed to projects still under construction. These funds are available for grant issuance consistent with P.L.2025, c.319.

The RREM program is designed to address unmet need, which is determined at the individual household level based on remaining eligible costs after accounting for other sources of assistance. As a result, the level of demand cannot be reliably estimated without a new application intake and eligibility review.

DCA will reopen the program to all eligible Sandy-impacted homeowners statewide. Following the application intake and review process, DCA expects to have a more accurate assessment of remaining unmet need by the end of the calendar year.

Miscellaneous

19. The Governor recommends a new Homelessness Response grant program and associated language specifying that the $25 million appropriation for this purpose is used "to expand rapid re-housing programs prioritizing individuals experiencing homelessness; to fund programs that assist individuals experiencing homelessness overcome obstacles to permanent housing by identifying potential housing opportunities and providing advocacy with prospective landlords through case management services; and for the Commissioner of Community Affairs to develop a program to increase housing availability and reduce housing costs through incentive payments to landlords, establish criteria for the program, and set program goals and requirements…"
The Governor also recommends a new Reentry Pilot Program and associated language requiring that the $2 million appropriation is used by the commissioner to "develop a competitive grant program to fund local government units and nonprofit organizations implementing initiatives that provide services for formerly incarcerated individuals to reduce the likelihood of their reincarceration…"

A new $11 million appropriation for the Bringing Veterans Home grant program is also recommended and, according to budget language, is intended "to be used to assist homeless and housing-unstable military veterans in finding new long- and short--term housing and stabilizing military veterans' existing housing…".

- ***Questions:*** **What gaps has the department identified in the State's homelessness response and reentry efforts that led to the formation of these new programs? What gaps specific to the State's military veterans and formerly incarcerated population**

Discussion Points (Cont'd)

currently exist that are not being addressed by other departmental initiatives or, more generally, other State programs?

The primary gap in the State's homelessness response system remains the lack of affordable housing available to people who are homeless or very low income. The funding NJ received through COVID-19-era initiatives, including the Emergency Rental Assistance Program from US Treasury, and the Eviction Prevention Program from the State Fiscal Recovery Fund, provided more than a billion dollars in funding for eviction and homelessness prevention, arrears funding and rental assistance. As those funds have been completely expended, their loss has precipitated a 31.6% decline in the number of permanent housing outcomes for homeless people, while the inflow into homelessness remains elevated at 42,373 people in CY 2025. As this number grows, the Division of Housing and Community Resources (DHCR) forecasts significant increases without intervention. As shelter beds remain highly utilized, this increase would be seen mainly in a rise of unsheltered homeless people.

Within the funds available to address this issue, DHCR's data indicates that the most impactful use of the funds will be to rapidly re-house homeless people, accelerating their exit from shelter and making those beds available for additional homeless people. Reducing the inflow into homelessness is also key to this strategy, not only because of the cost-efficiency of intervening prior to homelessness when compared to shelter costs, but also because of the long-lasting traumatic and economic effects, especially on children, once they experience homelessness. The Homelessness Initiative proposed in the Governor's budget will ensure the most impactful and effective investment of State appropriations by:

- Moving people into permanent housing as quickly as possible
- Reducing the average length of stay in shelter, freeing up capacity
- Prioritizing zip codes with highest vulnerability to homelessness
- Preventing inflow into homelessness while accelerating exits
- Avoiding the need to add new shelter capacity in favor of the State's focus on permanent housing

Due to rising homelessness and difficult economic conditions nationwide, along with Bringing Veterans Home's (BVH) increased identification of unsheltered veterans with new outreach capacity, BVH has already housed more veterans than were anticipated to need housing to achieve functional zero. The new investment for FY 2027 will assist in maintaining functional zero even as the number of homeless veterans is anticipated to rise due to economic conditions and cuts in federal programs; additional investment will be needed to maintain the great success of BVH while addressing higher than anticipated inflow into homelessness. This funding will also assist in maintaining the systems changes implemented through BVH, including increased communication, focus on housing outcomes, deployment of outreach teams, and regular strong coordination among all stakeholders.

- **When does the department expect each of these grant programs to go live? What is the expected duration of each grant program? What data will the department collect on the**

Discussion Points (Cont'd)

progress made by each program? What are the performance targets against which the department will measure success?

The Homelessness Initiative 2027 (HI27) and this round of BVH are positioned to begin on day one of FY 2027. Each program is currently planned for one year; success of the programs, economic conditions, federal funding conditions, and inflow into homelessness will inform the need for future funds. Data collection will include inflow into homelessness, outflow into permanent housing, time to engagement and to permanent housing, maintenance of permanent housing, and general demographics. Performance targets for BVH in FY 2027 include:

- Maintenance of functional zero, as evidenced by an inflow/outflow ratio of less than 1.0
- Experience of veteran homelessness as rare, brief, and non-recurring

Performance targets for HI27 include:

- Number of homeless people permanently housed
- Number of people diverted from homelessness
- Number of people diverted from eviction
- Diversion of forecasted increase in unsheltered homelessness

- **Regarding the Homelessness Response program, how does the department expect that the $25 million appropriation will be divided among homelessness response initiatives? How would the proposed incentive payments to landlords work in practice?**

While the final distribution of the appropriation is still under development, funding will be divided among the following initiatives:

- Apartment Acquisition Accelerator
  - To address the lack of affordable housing for homeless people, focus on recruitment of landlords and units to speed exits from homelessness
  - Embed long-term regional landlord engagement team within rental assistance offices
  - Includes focused, trained landlord recruitment and retention team with enhanced customer service and accelerated inspection timelines; risk mitigation pool; landlord signing bonuses; rehab funding to bring units up to code
  - Additional assistance for most chronically unsheltered people
- Shelter Exit Accelerator
  - Cut length of shelter stays with rapid exit teams/housing navigators assigned regionally to shelters; rapid-rehousing funding; daily landlord pipeline matching; statewide By-Name List of homeless; flexible move-in funds; diversion at intake
  - Every 30-day decrease in length of service statewide frees up hundreds of shelter beds
- Eviction Prevention in High-Risk Zip Codes
  - Stem the inflow into homelessness to remove stress on shelter occupancy and decrease numbers of unsheltered families
  - Prevention, short-term arrears and rapid re-housing funding.

Discussion Points (Cont'd)

Proposed incentive payments to landlords will be modeled on pilots that have seen success in DCA's rental assistance programs and nationally, and may include:

- One-time payment upon lease signing for households with barriers to housing (such as poor credit, eviction history, etc.)
- Expedited/day one inspection of units
- Funding available to address code violations or inspection failures in exchange for renting to identified homeless families

Appendix

Unexpended Coronavirus State Fiscal Recovery Fund Allocations to the Department of Community Affairs as of December 31, 2025

PROGRAM	ALLOCATED	DISBURSED	BALANCE
Affordable Housing Production Fund	$422,750,000	$65,842,959	$356,907,041
Water Infrastructure Sewer Overflow	$248,095,000	$179,957	$247,915,043
Dhcr Home Lead Paint Remediation 2	$178,500,000	$33,161,808	$145,338,192
Level 1 Trauma Centers - University Hospital - Strengthening Health Emergency Preparedness	$150,000,000	$24,122,960	$125,877,040
Level 1 Trauma Centers - Cooper Health - Strengthening Health Emergency Preparedness	$172,500,000	$61,715,840	$110,784,160
Upk Facilities Fund (sda)	$121,000,000	$39,095,680	$81,904,320
Rutgers University	$303,081,000	$224,731,040	$78,349,960
Urban Preservation Fund	$82,000,000	$3,923,361	$78,076,639
New Healthcare Facilities	$52,500,000	$3,906,364	$48,593,636
Child Care Facilities Improvement Pilot Program	$118,000,000	$73,970,572	$44,029,428
Liberty State Park	$50,950,000	$9,245,381	$41,704,619
Strategic Centers And Maternal & Infant Health Innovation Center	$40,500,000	$0	$40,500,000
Eda Urban Investment Fund	$39,153,102	$94,053	$39,059,049
Kean University - Property Acquisition and Capital Improvements	$49,200,000	$11,780,448	$37,419,552
Greenway Planning	$41,225,000	$4,459,749	$36,765,251
Property Assemblage Program	$29,681,584	$281,450	$29,400,134
School & Small Business Energy Efficiency Stimulus Program	$185,000,000	$155,875,550	$29,124,450
University Hospital - Capital Improvements	$60,000,000	$31,151,990	$28,848,010
Hmfa Workforce	$27,950,000	$8,512	$27,941,488
Middlesex Reservoir Reclamation Project (union County)	$30,535,000	$3,919,336	$26,615,664
Rebuild by Design Hoboken	$105,060,000	$79,458,517	$25,601,483

Discussion Points (Cont'd)

Water Infrastructure Treatment	$23,987,500	$1,451	$23,986,049
Water Infrastructure Other	$23,987,500	$2,708	$23,984,792
Foreclosure Intervention Fund	$25,625,000	$3,421,678	$22,203,322
Capital Improvements - Statewide - Hvac Upgrades - Rjh Justice Complex	$23,230,495	$1,821,890	$21,408,606
Supply Chain Disruption Funding	$36,300,000	$15,435,609	$20,864,391
Boardwalk Fund City of Atlantic City	$20,000,000	$540,890	$19,459,110
Admin Forecast	$24,201,054	$5,692,693	$18,508,362
Capital Improvements - Statewide - Newark Mvc Center	$18,900,000	$395,409	$18,504,591
Resilience And Stormwater Planning And Infrastructure	$20,500,000	$2,013,391	$18,486,609
County Health Infrastructure	$41,259,491	$25,343,867	$15,915,624
Boardwalk Fund City of Asbury Park	$20,000,000	$4,198,783	$15,801,217
Atlantic City Initiatives Ac Revitalization Grant Program	$15,642,353	$105,481	$15,536,872
Urban Investment Fund - Newark - Activation, Revitalization, & Transformation (Art)	$16,926,852	$1,499,334	$15,427,518
Arts Support and Placemaking	$15,375,000	$151,398	$15,223,602
Carteret Municipal Operations/ferry Project	$16,400,000	$1,228,686	$15,171,314
Resident Services Upgrades - OOI	$26,250,000	$12,112,167	$14,137,833
Railroad and Bus Operations	$42,000,000	$28,866,006	$13,133,994
Unemployment Insurance Modernization	$35,300,000	$22,617,567	$12,682,433
Middlesex County	$20,000,000	$7,778,910	$12,221,090
Learning Acceleration	$35,830,484	$23,908,739	$11,921,745
Trenton - Kingsbury Project & Van Sciver Project	$11,000,000	$0	$11,000,000
Robert Wood Johnson University Hospital - Tower Plumbing Upgrade	$10,500,000	$50,000	$10,450,000
Gap Financing - Real Estate	$10,500,000	$120,881	$10,379,119
Trinitas Regional Medical Center - Behavioral Health Unit Upgrades	$18,000,000	$7,621,516	$10,378,484
Home Lead Paint Remediation	$10,250,000	$0	$10,250,000
Eviction & Homelessness Prevention Program-Office	$14,900,000	$5,000,000	$9,900,000
Jersey Shore University Medical Center - Healthcare Infrastructure	$31,250,000	$21,377,989	$9,872,011
Robert Wood Johnson Barnabas Health - Clara Mass Medical Center Capital Improvements	$11,000,000	$1,343,469	$9,656,531
North Bergen High School	$10,425,000	$902,717	$9,522,283
Madison Borough's Open Space Preservation	$9,000,000	$0	$9,000,000
Saint Peter's University Hospital - Pediatric Intensive Care Unit Expansion	$10,000,000	$1,031,898	$8,968,102

Discussion Points (Cont'd)

Njsea - Design - Build Services for Emergent Pedestrian Bridge	$10,000,000	$1,100,309	$8,899,691
Capital Health System - Cardiac Surgical Suite	$22,000,000	$13,268,644	$8,731,356
Historic Trust	$10,050,000	$1,481,877	$8,568,123
Lakes Management	$10,214,586	$2,181,165	$8,033,422
Firefighters' PPE	$30,000,000	$22,193,695	$7,806,305
Paulsboro Port Road Paving	$8,000,000	$450,892	$7,549,108
IHE Mental Health Provider	$15,000,000	$7,935,557	$7,064,443
Caregivers Hub Site and Community Grants	$7,175,000	$556,302	$6,618,698
City Of Camden - Lead Service Line Replacement Initiative	$6,599,250	$6,285	$6,592,965
Rowan University	$10,125,000	$3,538,590	$6,586,410
Elizabeth Storm Recovery Support	$6,500,000	$361,009	$6,138,991
State Medical Examiner - Southern Office	$10,000,000	$3,926,682	$6,073,318
County Special Service Schools	$10,100,000	$4,069,175	$6,030,825
Great Falls Of The Passaic River	$6,000,000	$0	$6,000,000
Capital Improvements - Statewide - Hvac Upgrades - Dlwd Building	$7,350,000	$1,459,963	$5,890,037
Newark Pedestrianization	$6,500,000	$641,497	$5,858,503
Union County Municipal Capital Improvement	$6,000,000	$500,000	$5,500,000
Revolutionary War Historic Sites - Old Barracks Museum	$6,914,389	$1,435,536	$5,478,853
Atlantic City Initiatives - Activation, Revitalization & Transformation (Art)	$5,667,313	$248,978	$5,418,335
Replacement and Upgrade of Lake Hopatcong Msb Building	$5,510,820	$232,657	$5,278,163
Borough Of Cliffside Park - Combined Sewer Outfall And Flood Remediation	$5,250,000	$6,246	$5,243,754
Boardwalk Fund City of Ventnor	$7,110,689	$1,953,596	$5,157,093
Stormwater NJ State Prison	$5,125,000	$0	$5,125,000
Sea - Economic Development and Tourism Newark	$8,500,000	$3,500,000	$5,000,000
Long Branch Municipal Operations	$5,000,000	$4,813	$4,995,188
Union County Vo-tech Academic Building	$8,000,000	$3,086,296	$4,913,704
Boardwalk Fund City of North Wildwood	$10,259,827	$5,406,137	$4,853,690
Activation, Revitalization, and Transformation ("art") Program – Atlantic City	$5,125,000	$285,000	$4,840,000
Child Care Licensing Reform	$8,500,000	$3,741,172	$4,758,828
Local Government Infrastructure Planning	$5,125,000	$475,596	$4,649,404
South Toms River Landfill	$5,035,000	$407,897	$4,627,104
Salvation Army (Newark)	$5,000,000	$547,558	$4,452,442
Mental Health First Aid	$5,205,000	$900,780	$4,304,220
Njsea - Vehicles and Supplies Costs	$5,400,000	$1,150,132	$4,249,869

Discussion Points (Cont'd)

Boardwalk Fund Borough of Bradley Beach	$4,275,000	$59,846	$4,215,154
Pennsauken Community Center	$10,000,000	$5,902,137	$4,097,863
Atlantic City Initiatives - Food Security	$4,100,000	$99,655	$4,000,345
Domestic Violence Housing Support	$17,500,000	$13,592,384	$3,907,616
City Of East Orange Redevelopment	$7,350,000	$3,504,305	$3,845,695
Camden City Sewer Disconnect	$10,000,000	$6,181,464	$3,818,536
250th Anniversary Celebration	$4,200,000	$387,708	$3,812,292
Union County Mental Health Project	$5,000,000	$1,282,691	$3,717,309
Paper Mill Playhouse Construction	$4,500,000	$1,004,860	$3,495,140
Boardwalk Fund Cape May City	$6,722,552	$3,324,654	$3,397,898
Boardwalk Fund City of Ocean City	$4,859,175	$1,499,106	$3,360,069
Water Infrastructure Private Wells	$5,250,000	$1,934,943	$3,315,057
County Area Agencies on Aging	$4,100,000	$892,641	$3,207,359
Support For Law Enforcement (License Plate Reader)	$6,985,671	$3,798,402	$3,187,269
Unemployment Processing And Modernization & Improvement	$10,000,000	$6,837,475	$3,162,525
RWJ Barnabas Health	$10,250,000	$7,139,872	$3,110,128
Revolutionary War Washington Crossing	$5,053,536	$2,039,532	$3,014,004
Borough of Cliffside Park - Sewer and Stormwater Improvements	$3,000,000	$0	$3,000,000
Highway and Transportation Project Costs in Atlantic City	$3,000,000	$0	$3,000,000
Newark Metro Baptist Church Community Health Center	$3,000,000	$80,726	$2,919,274
Boardwalk Fund City of Long Branch	$3,249,000	$385,063	$2,863,937
Tourism	$25,000,000	$22,162,869	$2,837,131
Hunterdon Medical Center - Hunterdon Health	$3,000,000	$318,206	$2,681,794
Revolutionary War Wallace House	$3,725,683	$1,054,234	$2,671,449
Camden County Courthouse Regional Corrections Center Initiative	$6,400,000	$3,731,742	$2,668,258
Inspira Hospital - Hospital Infrastructure And Workforce Education	$5,000,000	$2,385,947	$2,614,053
Fire Suppression Project	$3,000,000	$428,105	$2,571,895
Medical Debt Forgiveness (rip)	$11,000,000	$8,473,398	$2,526,602
Newark Museum Of Art (Nmoa)	$5,000,000	$2,487,433	$2,512,568
Water Quality Accountability Municipal Compliance - Cyber Security	$5,000,000	$2,726,464	$2,273,536
Hospital-based Violence Intervention	$10,000,000	$7,746,281	$2,253,719
Union Township - Green Lane Park Improvements	$3,093,447	$884,508	$2,208,939
Neighborhood Revitalization Tax Credit	$7,500,000	$5,295,145	$2,204,856
Electronic Health Records	$10,000,000	$7,828,251	$2,171,749

Discussion Points (Cont'd)

Spotted Lantern Fly Prevention And Mitigation	$3,173,981	$1,067,133	$2,106,848
The Resident Services Upgrades – Service Procurement	$2,106,180	$10,756	$2,095,424
Integrity Monitors	$10,300,000	$8,222,639	$2,077,361
Potable Water New Lisbon/hunterdon	$2,400,000	$372,154	$2,027,846
Lyndhurst Township - Water Utility Program	$2,000,000	$0	$2,000,000
The New Valley Hospital - Pandemic and Emergency Preparedness	$7,000,000	$5,000,000	$2,000,000
Essex County - Support for Branch Brook Park	$2,000,000	$48,295	$1,951,705
Boardwalk Fund City of Sea Isle City	$1,997,000	$77,793	$1,919,207
Community-based Violence Intervention	$5,000,000	$3,085,725	$1,914,275
Revolutionary War Proprietary House	$3,155,448	$1,277,445	$1,878,003
Itin Support	$50,832,937	$48,989,937	$1,843,000
Njoem - Emergency Preparedness/response Activities	$2,600,000	$823,906	$1,776,094
Union County Springfield Park Project	$3,500,000	$1,744,489	$1,755,511
Neighborhood Preservation Program	$2,625,000	$873,107	$1,751,893
Njsea - Support of Business Development and Convention Center Activities	$2,000,000	$363,378	$1,636,622
Hudson County Jail	$3,200,000	$1,600,000	$1,600,000
Newborn Home Visitation Program	$6,000,000	$4,515,269	$1,484,731
Higher Education Peer Counseling	$1,560,000	$130,542	$1,429,458
Pvsc - Skimmer Vessel Upgrade Project	$1,500,000	$100,330	$1,399,670
Jersey City Parks And Recreation	$2,100,000	$710,562	$1,389,438
Union County - Scotch Plains' Glenside Avenue Park Development Project	$1,406,553	$54,829	$1,351,724
Boardwalk Fund Borough of Carteret	$2,417,339	$1,065,964	$1,351,375
State Building Electrification	$10,500,000	$9,188,391	$1,311,609
Boardwalk Fund Borough of Belmar	$1,504,184	$203,504	$1,300,681
Dmava - Healthcare Services Support	$5,000,000	$3,712,653	$1,287,347
Anti Discrimination-Housing	$4,081,000	$2,825,880	$1,255,120
Mountain Lake Public School District Operations and Facilities Costs	$1,200,000	$1,225	$1,198,775
Revolutionary War Princeton Battlefield	$2,373,500	$1,211,665	$1,161,835
Hudson County Food Pantry	$5,000,000	$3,845,774	$1,154,226
Boardwalk Fund Borough of Seaside Heights	$4,795,362	$3,646,995	$1,148,367
Capital Health (trenton) - Satellite Emergency Department	$8,000,000	$6,896,479	$1,103,521
Boardwalk Fund Borough of Wildwood Crest	$1,087,425	$0	$1,087,425
Telehealth Mental Health 2	$2,500,000	$1,450,000	$1,050,000
Doh Central Advertising For State Services & Programs	$2,152,500	$1,108,941	$1,043,559

Discussion Points (Cont'd)

Boardwalk Fund Toms River Township	$1,018,441	$0	$1,018,441
Newark Fire Department Equipment Costs	$2,000,000	$993,600	$1,006,400
Pioneer Academy's Gymnasium Project	$1,000,000	$0	$1,000,000
Borough of Emerson - Stormwater Project	$1,000,000	$0	$1,000,000
City of Irvington's Dpw Operations and Equipment Costs	$1,000,000	$0	$1,000,000
Edison Township Amboy Ave Revitalization	$1,000,000	$0	$1,000,000
Hudson County - West Hudson Park Initiative	$1,000,000	$0	$1,000,000
Kean University - Science Buildings	$21,000,000	$20,000,000	$1,000,000
Borough of Paulsboro's Samuel Paul House Restoration Project	$1,000,000	$46,818	$953,182
Raritan Valley Community College's Capital Project for Iidd	$1,000,000	$49,208	$950,793
Level 1 Trauma Centers - Hackensack UMC Internships	$3,200,000	$2,261,521	$938,480
Bergen County's Van Saun Park Project	$1,000,000	$76,693	$923,307
Jersey City's Bayside Park Recreation Center Project	$1,000,000	$82,667	$917,333
Approaches to Maximize Success (DREAMS)	$3,780,000	$2,871,852	$908,148
State Archives Gallery Constructions	$1,020,000	$151,641	$868,359
Ocean Grove Foundation's Beach Operations Facility Renovation Project	$1,000,000	$132,457	$867,543
Society of West Orange's Ospac Capital Improvements	$1,000,000	$138,183	$861,817
State Museum Exhibit Of Archives	$2,020,000	$1,167,382	$852,618
Former State Building Planning	$1,000,000	$151,010	$848,990
Monmouth County Parker Dental Clinic Equipment and Service Program	$1,000,000	$164,189	$835,811
Vaccine Purchase Program	$2,000,000	$1,165,186	$834,814
Voorhees Township's Community Center Project	$1,000,000	$172,103	$827,897
Revolutionary War Boxwood Hall	$1,570,000	$744,392	$825,608
Sexual Violence Services	$1,000,000	$202,760	$797,240
NJ Community Development Corporation Initiatives	$1,000,000	$221,613	$778,387
Support Local Community Services Organizations - Communities In Cooperation	$1,000,000	$232,797	$767,203
Hopewell Valley Senior Center (hopewell Township)	$2,000,000	$1,262,514	$737,486
Kean University's Healthcare Workforce Building Improvement	$1,000,000	$265,307	$734,693
Port Liberte Ferry Terminal	$4,000,000	$3,334,395	$665,605
State Archives Gallery Operations	$665,000	$15,000	$650,000
Veterans Homes Oversight	$5,000,000	$4,362,405	$637,595
Revolutionary War Indian King Tavern	$704,268	$102,112	$602,156

Discussion Points (Cont'd)

Palisades Interstate Park System	$1,000,000	$417,054	$582,946
Visiting Nurse Association Health Group	$1,500,000	$928,564	$571,436
Educator and Staff Training Initiatives	$3,000,836	$2,432,131	$568,705
Boardwalk Fund Borough of Keyport	$800,694	$232,464	$568,230
Hoboken Community Center and Affordable Housing Project	$1,000,000	$448,375	$551,625
Excluded New Jerseyans Fund	$57,300,000	$56,761,160	$538,840
Archives Gallery	$1,352,801	$819,372	$533,429
Overlook Medical Center - Emergency Department Renovation	$35,525,000	$35,000,000	$525,000
Veterans Memorial Homes - Bed/mattress Replacement	$1,392,000	$869,883	$522,117
Franklin Township (somerset County) Police Equipment	$502,517	$0	$502,517
Boardwalk Fund Atlantic County (brigantine)	$1,185,838	$683,887	$501,951
Support For Entities Impacted By COVID - Microbusiness	$79,596,000	$79,095,078	$500,922
Paramus Youth Recreational/sports Park	$500,000	$0	$500,000
Revolutionary War Rockingham	$1,489,000	$1,007,669	$481,331
City of Paterson - Calvary Baptist Community Center Project	$750,000	$270,077	$479,923
Revolutionary War Monmouth Battlefield	$702,500	$236,249	$466,251
Veterans Memorial Homes - Medical Equipment Replacement	$594,000	$128,805	$465,195
Boardwalk Fund Township of Berkeley	$448,125	$0	$448,125
Immigration Work Authorization Program	$2,500,000	$2,067,414	$432,587
Mental Health Professional Development	$1,000,000	$568,610	$431,390
RWJb - School of Nursing Expansion Project	$2,115,762	$1,703,021	$412,741
Assertive Community Treatment Pilot	$5,000,000	$4,593,951	$406,049
Storage Warehouses	$2,200,000	$1,795,187	$404,813
Revolutionary War Historic Sites	$547,875	$151,388	$396,488
Rutgers University Study-special Occasion Events On Preserved Farmland Program	$525,000	$163,320	$361,680
Baby Formula Program	$5,000,000	$4,644,167	$355,833
Union Township Library Arts Center Project	$500,000	$153,903	$346,097
Support Local Community Services Organization - New Beginnings	$1,000,000	$660,314	$339,686
Boardwalk Fund City of Wildwood	$8,269,013	$7,962,258	$306,755
United Way Of North New Jersey (Alice 2)	$1,750,000	$1,463,917	$286,083
Long Branch	$2,000,000	$1,714,348	$285,652
Virtua Mobile Grocery Store Food Access Initiative	$1,500,000	$1,218,233	$281,767
Support For Entities Impacted By COVID - Business & Nonprofits	$12,869,500	$12,603,463	$266,037

Discussion Points (Cont'd)

Violence Prevention and Detection	$4,738,829	$4,475,408	$263,421
Roselle Chestnut Street (borough Of Roselle) - Revitalization Plan	$250,000	$0	$250,000
Manufacturing Initiative Workforce	$2,000,000	$1,786,280	$213,720
Woodbridge Recreational Improvements	$1,000,000	$799,819	$200,181
Resident Services Upgrade - Web Modernization	$1,682,340	$1,490,987	$191,353
School Linked Services	$8,500,000	$8,309,612	$190,388
Support For Entities Impacted By COVID - Food & Beverage Establishments	$11,803,000	$11,618,873	$184,127
Greenway Acquisition	$25,000,000	$24,817,792	$182,208
Englewood Health's Infrastructure Improvements	$1,000,000	$851,145	$148,855
Special Education Services - Students With Disabilities	$145,775,250	$145,628,692	$146,558
Veteran's Homes Construction Program	$3,341,000	$3,196,663	$144,338
Centralized Advertising Budget	$5,000,000	$4,864,593	$135,407
Dhs Central Advertising For State Services & Programs	$3,000,000	$2,865,563	$134,437
Eviction & Homelessness Prevention Program	$787,500,000	$787,387,437	$112,563
Prevention of Teen Suicide	$1,200,000	$1,088,029	$111,971
Inspira Health Acquisition Of Salem Medical Center	$5,000,000	$4,891,362	$108,638
Support For Entities Impacted By COVID - Child Care Providers	$1,626,500	$1,520,910	$105,590
Covid After Action Report	$9,500,000	$9,401,487	$98,513
St. Joseph Social Center In Elizabeth	$500,000	$419,954	$80,046
Capital Improvements - Statewide - Gsycfh Roof Replacement	$1,050,000	$970,579	$79,421
Unemployment Process Modernization And Improvement 2	$15,750,000	$15,670,836	$79,164
Homedell Park And Nonprofit Center	$750,000	$670,983	$79,017
Milltown Water Line Relining	$2,000,000	$1,921,697	$78,303
Resident Services Security Cameras	$3,000,000	$2,924,311	$75,689
Lenape Regional High School - District Infrastructure Improvements	$1,000,000	$929,782	$70,218
Imperva Ddos Protection Program	$499,980	$431,045	$68,935
Commuter And Transit Bus Private Carrier Pandemic Relief & Job Program	$25,135,341	$25,085,973	$49,369
Office of Eviction Prevention	$5,637,500	$5,589,568	$47,932
Generative Al Advisory	$750,000	$720,000	$30,000
Oshe Central Advertising For State Services & Programs	$1,000,000	$978,618	$21,382
Resident Services Upgrades Simpligov	$7,436,354	$7,417,604	$18,750
Dos Central Advertising For State Services & Programs	$1,250,000	$1,237,300	$12,700

Discussion Points (Cont'd)

Vernon Township Landfill	$100,000	$91,037	$8,963
School Federal Revenue Planning	$6,825,000	$6,818,014	$6,986
Business Marketing Initiatives	$5,000,000	$4,993,319	$6,681
Return & Earn	$5,034,000	$5,028,820	$5,180
Telehealth Mental Health	$10,663,750	$10,660,750	$3,000
Weehawken Woodrow Wilson School - Expansion and Upgrades	$4,000,000	$3,997,020	$2,980
Old School Baptist Meeting House (hopewell)	$150,000	$147,764	$2,236
Critical Mapping For School Safety	$6,500,000	$6,498,000	$2,000
Direct Outreach for State Benefits	$6,250,000	$6,249,845	$155
Cheshire Home (Florham Park)	$1,000,000	$999,999	$1
Administrative Costs	$28,800,620	$28,800,620	$1
Broadband Access Study Commission	$2,768,225	$2,768,225	$0
Economic Development And Tourism - Ufc Atlantic City	$500,000	$500,000	$0
Food And Hunger Programs	$10,500,000	$10,500,000	$0
Families First Transaction It Infrastructure Buildout	$4,000,000	$4,000,000	$0
Information Technology Maintenance	$2,000,000	$2,000,000	$0
Covid Respite Services	$4,296,547	$4,296,547	$0
New Jersey Performing Arts Center	$5,000,000	$5,000,000	$0
New Jersey Performing Arts Center - Community Center	$5,000,000	$5,000,000	$0
Newark Literacy - Boe	$1,000,000	$1,000,000	$0
United in Care	$1,500,000	$1,500,000	$0
New Jersey Hall Of Fame	$15,500,000	$15,500,000	$0
Paramus Free Public Library	$500,000	$500,000	$0
Roselle Public Library	$1,000,000	$1,000,000	$0
Support for Battleship New Jersey Museum	$1,000,000	$1,000,000	$0
Worker Experience And Service Delivery	$3,200,000	$3,200,000	$0
Atlantic County Airport	$5,000,000	$5,000,000	$0
Dredging The Woodbridge Township Marina	$1,500,000	$1,500,000	$0
Essex County - Capital Projects	$7,500,000	$7,500,000	$0
Gloucester Township's Community Center Project	$1,000,000	$1,000,000	$0
Grant in Support of Union City	$3,000,000	$3,000,000	$0
Irvington Park	$7,500,000	$7,500,000	$0
Restoration Of National Historic Landmark (paterson) - Hinchliffe Stadium	$2,037,000	$2,037,000	$0
Support for Trenton's Cooper Field	$1,000,000	$1,000,000	$0
Township of Piscataway's 911 Call Center and Towers Capital Project	$1,000,000	$1,000,000	$0

Discussion Points (Cont'd)

Union City Streets Improvement	$1,000,000	$1,000,000	$0
Union County	$20,000,000	$20,000,000	$0
Wally Choice Community Center	$5,000,000	$5,000,000	$0
Atlantic Health - Hackettstown Hospital	$2,109,000	$2,109,000	$0
Atlantic Health - Morristown Emergency Department	$3,000,000	$3,000,000	$0
Atlantic Health - Newton Hospital	$3,891,000	$3,891,000	$0
Atlantic Health - Overlook Hospital	$1,000,000	$1,000,000	$0
Capital Health - Trenton Hospital	$6,300,000	$6,300,000	$0
Carewell Health	$2,000,000	$2,000,000	$0
Holy Name Medical Center for Equipment Replacement Costs	$2,000,000	$2,000,000	$0
Inspira Health - Salem Medical Center	$20,000,000	$20,000,000	$0
Legal Services Of New Jersey - Eviction Assistance	$7,000,000	$7,000,000	$0
Level 1 Trauma Centers - Hackensack UMC Capital Improvements	$96,300,000	$96,300,000	$0
Level 1 Trauma Centers - Hackensack UMC Job Training	$500,000	$500,000	$0
Level 1 Trauma Centers - RWJ Barnabas - Strengthening Health Emergency Preparedness	$150,000,000	$150,000,000	$0
Metropolitan Ymca Of The Oranges	$3,000,000	$3,000,000	$0
RWJ Barnabas OCD Center Of Excellence	$5,000,000	$5,000,000	$0
Salem County American Legion Ambulance Association	$500,000	$500,000	$0
Salem Medical Center	$5,000,000	$5,000,000	$0
St. Joseph's Hospital - Paterson	$5,250,000	$5,250,000	$0
Straight And Narrow - Catholic Charities (diocese Of Paterson)	$2,500,000	$2,500,000	$0
Trinitas Hospital	$1,000,000	$1,000,000	$0
Njt Ferry Terminal Support - South Amboy	$14,900,000	$14,900,000	$0
Increased County Jail Population	$20,000,000	$20,000,000	$0
Inmate Healthcare	$122,905,462	$122,905,462	$0
Mount St. Dominic Academy	$500,000	$500,000	$0
Union Public School - Capital and/or Operational Expenditures	$2,000,000	$2,000,000	$0
Municipal Operations (fair Lawn)	$262,500	$262,500	$0
Atlanticare Health Capital Projects	$20,000,000	$20,000,000	$0
Carepoint Health Capital Improvements (bayonne Medical Ctr.; Christ Hospital; Jersey City; Hoboken Medical Ctr.)	$10,000,000	$10,000,000	$0
Carrier Clinic - Inpatient Behavioral Health Expansion	$5,000,000	$5,000,000	$0
Coriel Institute of Medical Research - New Research Facility	$5,000,000	$5,000,000	$0

Discussion Points (Cont'd)

Overlook Medical Center - Capital Improvements	$35,000,000	$35,000,000	$0
Robert Wood Johnson Barnabas Health - Jersey City Medical Center Emergency Department Renovation	$8,600,000	$8,600,000	$0
St. Peter's University Hospital - Pediatric Intensive Care Unit Expansion	$5,000,000	$5,000,000	$0
Virtua Health	$8,000,000	$8,000,000	$0
Virtua Health System - Infrastructure Improvements	$12,500,000	$12,500,000	$0
Child Care Workers Recruitment And Retention	$30,000,000	$30,000,000	$0
Enrollment Based Payment Extension	$48,000,000	$48,000,000	$0
Juvenile Justice Commission - Residents Healthcare Services	$10,000,000	$10,000,000	$0
Poll Worker Daily Wage	$9,192,300	$9,192,300	$0
Small Business Enterprise Grant - Steel Escalation Supply Chain	$5,063,129	$5,063,129	$0
Road Resurfacing Project	$5,000,000	$5,000,000	$0
Tonnelle Avenue Project - Gateway Development Program	$17,000,000	$17,000,000	$0
Middlesex County College	$20,000,000	$20,000,000	$0
Anchor Advertising And Outreach	$1,980,345	$1,980,345	$0
Creating Helpful Incentives To Produce Semiconductors (chips)/inflation Reduction Act (ira)	$2,468,400	$2,468,400	$0
Sustain And Serve	$9,854,434	$9,854,434	$0
Water And Sewer - Fort Monmouth	$10,500,000	$10,500,000	$0
License Plate Reader 2	$5,275,500	$5,275,500	$0
New Jersey State Police Academy Class	$3,650,160	$3,650,160	$0
New Jersey State Police Emergency Vehicles	$520,736	$520,736	$0
New Jersey State Police Vehicles	$3,250,000	$3,250,000	$0
Statewide Phone Upgrade	$1,363,035	$1,363,035	$0
Municipal Operations (glen Rock)	$250,000	$250,000	$0
Union City Budget Support	$5,000,000	$5,000,000	$0
Veterans Haven North Hvac System	$2,930,000	$2,930,000	$0
Mobile Agency Units	$2,050,000	$2,050,000	$0
Resident Services EDDL Cameras	$6,998,705	$6,998,705	$0
Demarest Public Schools	$114,000	$114,000	$0
Ui/tdi It Modernization	$2,525,146	$2,525,146	$0
Morris County College - Capital Improvements	$10,000,000	$10,000,000	$0
Reorganization And Planning	$3,994,610	$3,994,610	$0
Meadowlands Complex - Operations	$15,000,000	$15,000,000	$0
Njsea - Support Ongoing Events	$7,100,000	$7,100,000	$0

Discussion Points (Cont'd)

Ferry Boat (carteret) 2	$3,000,000	$3,000,000	$0