

The **New Jersey Housing and Mortgage Finance Agency** (NJHMFA, or the Agency) advances the quality of life for residents of and communities throughout New Jersey by investing in, financing, and facilitating access to affordable multifamily and supportive rental housing and homeownership opportunities for low and moderate-income families, older adults, and individuals with specialized housing needs. NJHMFA responds to the needs of New Jersey residents by implementing innovative programs and establishing alliances that fund affordable home mortgages for first-time home buyers; generate the construction and rehabilitation of rental housing; encourage diverse development types across markets; contribute to the growth and development of municipalities; and foster New Jersey's economic development and the personal development of its residents.

Agency Resilience Program in Action

NJHMFA incentivizes resilient building criteria in new affordable housing construction by leveraging national programs such as Low-Income Housing Tax Credits (LIHTC) alongside New Jersey-specific policy and guidance. Every LIHTC project the NJHMFA funds incorporates resilience and efficiency elements from the Agency's Green Guide to qualify for state funding. The Green Guide incentivizes housing developers to pursue high levels of building efficiency, including Passive House level design, and Energy Star's Net Zero Energy Ready Homes certification.



In keeping with the State of New Jersey's 2021 Climate Resilience Strategy, all projects applying for LIHTC are required to submit a Climate Risk Site Assessment (a report with site specific risk factors and resiliency recommendations) as well as a post-construction Emergency Management Plan to address site-specific risk hazards and better prepare for climate related disasters.



Projects seeking competitive 9% LIHTC projects must either meet Passive House, Living Building Challenge, or NJ Zero Energy Homes plus renewables certification, or include climate adaptation selections from Enterprise Green Communities, or U.S. Green Building Program Council's Leadership in Energy and Environmental Design (LEED) green building rating system.

Since its founding forty years ago, NJHMFA has financed 70,000 apartments (over 66,000 of which are affordable to low- and moderate-income households), helped more than 10,000 families buy their first home, and provided counseling and financial assistance to more than 56,000 families facing housing instability.





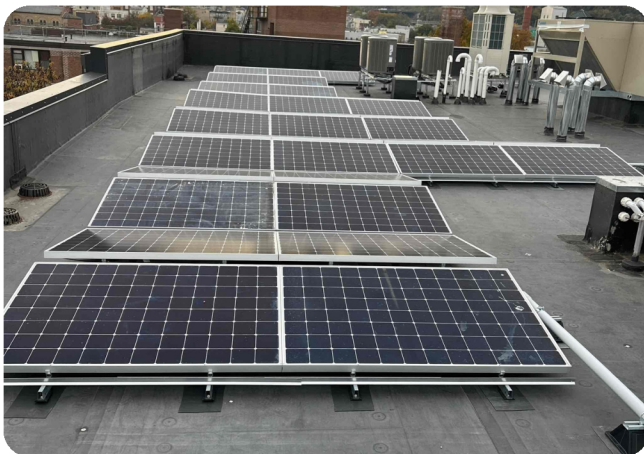
Agency Resilience Program in Action (cont'd)



The NJHMFA has collaborated through the development of the New Jersey Extreme Heat Resilience Action Plan to develop and implement emerging best practices around extreme heat mitigation in multifamily housing, including efforts to educate facility managers and residents about on-site heat mitigation strategies at HMFA-financed housing projects located in within urban heat islands.

Partnerships & Interagency Efforts

All NJHMFA-funded multifamily projects must meet current guidelines for stormwater management best practices and flood hazard requirements published by the New Jersey Department of Environmental Protection and are encouraged to seek incentives from the NJ Office of Clean Energy, including tax credit to make projects more resilient by installing solar panels or geothermal renewables.



The newly constructed Argus Ellison four-story multifamily building in Paterson, NJ incorporates adaptive re-use of the historic mill building's brick and wood frame. The project meets the U.S. Department of Energy's Zero Energy Ready Home Program certification and features a 97 kW solar voltaic array consisting of 294 modules.



The Concord Residences in Hillsborough incorporate bioswales, bioretention basins and native plantings.



During the construction of the Harvard Printing and the Valley Road multifamily projects (located on the border of the cities of Orange and West Orange), the concrete channel running between the two sites was removed to recreate the riparian wetlands that originally existed along the East Branch of the Rahway River.