

A Guide to State Grants and Loans that Support Sustainability Initiatives



*Creating an environmentally sustainable New Jersey
anchored on an active network of communities
working for the well-being of the
local population and ecosystems
both for the present and future generations*

**Prepared by:
New Jersey Department of Environmental Protection
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Bureau of Sustainable Communities and Innovative Technologies**

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that Support Sustainability Initiatives**

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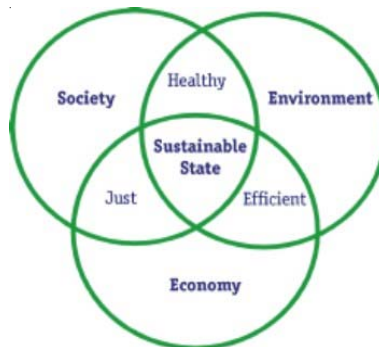
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www.state.nj.us/dep/dsr/bscit/SustCommunities.htm

Background

What is Sustainability?

“Sustainability” or “Sustainable Development” has been defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs” - The United Nations World Commission on Environment and Development (The Brundtland Commission, 1987).



Sustainability has often been represented by the symbol above. Each ring represents one of the three systems that support our civilization: the economy, the environment, and our society. Each of these rings overlaps, i.e. influences, or is affected by, the other two. For a community to be sustainable, each of these systems must be healthy and in balance with the others.

Creating Environmentally Sustainable Communities in New Jersey

In the Spring of 2004, the Bureau of Sustainable Communities and Innovative Technologies was established within the Division of Science, Research and Technology. A primary mission of this Bureau is to design and implement an initiative that results in a network of environmentally sustainable communities.

An environmentally sustainable community is one that manages and stewards its natural resources and environmental assets such that their value is preserved, restored and enhanced for present and future generations; and such stewardship complements the community's efforts to foster economic and social health.

This document represents one of a series of publications that provides information to communities interested in implementing sustainability principles.

Your thoughts and suggestions on this initiative are welcomed. For more information on the Environmentally Sustainable Communities Initiative, or if you'd like to share comments and ideas, please visit our web page at: www.state.nj.us/dep/dsr/bscit/SustCommunities.htm

Introduction

A variety of financial incentives in the form of grants and loans are available to communities interested in re-creating their municipality into an environmentally sustainable community. This guide organizes these incentives by general program area within the New Jersey Department of Environmental Protection (NJDEP) and by other state agencies.



Sources of Financial Assistance that Support Environmental Sustainability Initiatives

New Jersey Department of Environmental Protection

- √ Green Acres Grants and Loans
- √ Green Communities Challenge Grant -
Urban & Community Forestry Projects
- √ Shore Protection Grants and Loans
- √ Recreational Trails Development & Maintenance
- √ Historic Preservation Certified Local Government Grants (CLG)
- √ 1992 Dam Restoration and Inland Water Projects Loan Program
- √ Environmental Infrastructure Financing Program
- √ Pinelands Infrastructure Trust Financing Program
- √ Combined Sewer Overflow Planning & Design Grants
- √ Drinking Water State Revolving Fund Program
- √ Municipal Recycling Tonnage Grant Program
- √ Solid Waste Services Grants
- √ Local Tire Management Program Fund Grants
- √ Nonpoint Source Pollution Control and Management
Implementation Grants
- √ Water Quality Planning Pass-Through Grant Program
- √ Hazardous Discharge Site Remediation Fund (HDSRF)

- √ New Jersey Clean Communities

Other State Agency Programs

- √ Board of Public Utilities - Clean Energy Funding
- √ Department of Agriculture - Farmland Preservation
- √ Department of Community Affairs
Smart Growth Planning
- √ Department of Transportation
Transit Village Initiative
Safe Routes to School Program



In the following pages you will find a brief descriptions of NJDEP programs that offer funding in the form of grants or loans to support environmental sustainability initiatives.



Green Acres Grants and Loans

For the acquisition and/or development of municipal or county land for **public recreation and conservation**.

Any municipality or county is eligible to apply. Grant/Loan limitations vary from year to year depending on funds available and total applications received.

Contact: The Green Acres Program
(609) 984-0500
www.state.nj.us/dep/greenacres/index.html

Green Communities Challenge Grant (Urban and Community Forestry Program)

The Green Communities Challenge Grant 2007 is a \$3,000.00 grant **to create a Community Forestry Management Plan** based on a five year prioritized work schedule and to assist a community in meeting the elements of the 1996 Shade Tree and Community Forestry Assistance Act. This Act insures tree related liability protection under Tort claims and allows communities and counties to manage and care for their publicly owned trees while protecting the town and its volunteers from lawsuits.

Contact: Mike D'Errico, Community Forestry Program
(609) 292-2532
michael.d'errico@dep.state.nj.us
www.njparksandforests.org/forest/community/

Shore Protection Grants and Loans

Grants to **protect public properties and infrastructure from storm damage and shoreline migration** through dune creation and maintenance, beach fill projects and repair of existing shore protection structures.

Municipalities and counties are eligible to apply. Grantees must provide 25% matching fund.

Contact: David Rosenblatt, Administrator
Office of Engineering and Construction
(732) 255-0770
Dave.Rosenblatt@dep.state.nj.us



Recreational Trails Program

Provides federal financial assistance for **developing, improving and maintaining trails and trail facilities**. Trails can be for non-motorized, multi-use and motorized purposes.

Funding levels vary from year to year depending upon a federal appropriation. Governmental and non-profit agencies are eligible to apply for the grant. Land on which a trail facility is to be funded must be public land or private land with an easement for public recreational use. Maximum grant award for non-motorized projects is \$25,000. Larger awards available for motorized projects. Applicants must match at least 20% of the total cost of the project.

Contact: Larry Miller - Office of Natural Lands Management
(609) 984-1339
larry.miller@dep.state.nj.us
www.nj.gov/dep/parksandforests/natural/njtrails.html



Historic Preservation Certified Local Government Grants (CLG)

The New Jersey Department of Environmental Protection, Natural & Historic Resources, Historic Preservation Office (HPO) offers Certified Local Government (CLG) Historic Preservation Fund grants for eligible historic preservation activities. The goals for the CLG grant projects are:

1. to identify all buildings, sites, structures, objects and districts which are significant in American historic, architecture, archaeology and engineering, and which meet the criteria for inclusion in the National Register of Historic Places;
2. to design and implement planning tools for the protection of these resources.

Typical grant projects include:

- Historic preservation master plan elements,
- Historic resource surveys,
- National Register nominations,
- Historic preservation education projects,
- Historic structures reports,
- Preservation plans, and
- CLG training opportunities.

Annually, CLG communities may submit one (1) application for funding either for an eligible individual activity or multiple activities as defined in the Grant Application. If you are not sure if an activity is eligible to receive funding, please contact the HPO for guidance before completing any application forms.

CLG communities are afforded the opportunity to apply for grant assistance up to \$80,000. There is No Local Match Required.

Newly formed historic preservation commissions, or entrants into the CLG program are afforded the opportunity to apply for technical assistance, training, and professional services grants. The amounts for these activities may not exceed the limits established below:

- CLG Model Community: CLG Model Community grant up to \$3,000. The HPO is seeking communities willing to sponsor a CLG consultation booth and exhibit at the Annual New Jersey League of Municipalities Conference held at the Atlantic City Convention Center each November.
- Technical Assistance: HPC Technical Assistance grant up to \$12,000. Grant funds will be used to retain on a part-time basis, a qualified preservation consultant who will provide technical and administrative assistance to the municipal historic preservation commission and to applicants to the commission.
- Training: CLG training grant up to \$3,000. The HPO will actively participate with the Grantee in the planning and coordination of a training workshop.

CLG Communities may apply for grant funding for the following activities without restriction:

- CLG historic preservation municipal master plan element.
- CLG municipal cultural resource survey to identify significant sites, buildings, structures, and districts within a given geographic area.
- CLG historic preservation planning and education projects.
- CLG historic structure report and preservation plans.
- CLG New Jersey/National Registers of Historic Places nominations.
- CLG archaeological resource protection, stabilization or preservation plans.

Contact: George Chidley - Historic Preservation Office
(609) 984-6017
george.chidley@dep.state.nj.us
www.nj.gov/dep/hpo/

NOTE: The NJ Historic trust, an agency of the Department of community Affairs (DCA), maintains a resource guide to funding for historic preservation and other related fields entitled " A Preservation-Related Funding Assistance Guide." The guide is posted in the DCA website <http://www.state.nj.us/dca/>



Dam Safety & Flood Control

1992 Dam Restoration and Inland Water Projects Loan Program

Funding for low-interest loans to assist in **dam restorations, flood control projects, water pollution control projects, and water-related recreation and conservation projects.**

Funding comes from the 1992 Dam Restoration and Clean Water Trust Fund and the 2003 Dam, Lake and Stream Project Revolving Loan Fund. Local government units, private lake associations or similar organizations and owners of private dams as co-applicants with a local government unit are eligible to apply. The loan is limited to eligible costs as defined in the program rules.

Contact: John Ritchey - Engineering and Construction
(609) 984-0859
john.ritchey@dep.state.nj.us
www.state.nj.us/dep/nhr/engineering/damsafety/engineer.htm

Environmental Infrastructure Financing Program (Clean Water Financing)

Low-interest loans for the construction of a variety of **water quality protection measures**, including wastewater treatment facilities and stormwater and nonpoint source management facilities. Also eligible for funding are open space land purchase and conservation projects and remedial action measures such as brownfield projects that provide a water quality benefit.

Financing is provided by NJDEP and the New Jersey Environmental Infrastructure Trust (the Trust). Municipalities, counties, public sewerage or utility authorities and other local government units are eligible to apply for low-cost financing to construct new or improved wastewater, stormwater or nonpoint source projects. For projects in the "Smart Growth" category, the DEP's interest-free loan covers 75% of the allowable costs. Smart Growth projects include those in urban areas (Urban Centers/Complexes, combined sewer overflow (CSO) abatement, Transit Villages, etc.) and septic system repair/replacement projects Statewide. The Trust's loans cover the remaining allowable project costs at market rate.

Contact: Stanley V. Cach, Jr. - Municipal Finance and Construction Element
(609) 292-8961
stanley.cach@dep.state.nj.us
www.state.nj.us/dep/dwq/mface.htm

New Jersey Environmental Infrastructure Trust
(609) 219-8600
www.njeit.org



Pinelands Infrastructure Trust Financing Program

Funding for wastewater treatment facilities needed to accommodate existing and future needs in the 23 designated Pinelands regional growth areas. Funding is available for the **construction of new collection systems, interceptors and the expansion and/or upgrade of wastewater treatment facilities.**

The source of funding is the Pinelands Infrastructure Bond Act of 1985. Projects certified generally receive a grant for 40% of the allowable project cost and a loan of 20% of the allowable project cost in accordance with project cost estimates in the Pinelands Infrastructure Master Plan. Eligible costs include planning and design costs. Local government units, including municipalities and regional sewerage or utility authorities, are eligible for assistance.

Contact: Stanley V. Cach, Jr. - Municipal Finance and Construction Element
(609) 292-8961
stanley.cach@dep.state.nj.us
www.state.nj.us/dep/dwq/mface.htm

Combined Sewer Overflow Planning and Design Grants

Grants are available to local government for **planning and design for dry weather overflow elimination and solids/floatables reduction** in line with requirements of the Sewerage Infrastructure Improvement Act.

This grant funding comes from the Stormwater Management and Combined Sewer Overflow Abatement Bond Act of 1989. Local government units, including municipalities and public sewerage or utility authorities, are eligible to apply for the grants. Local government units must provide at least 10% of the total project cost. Low-interest loans for construction activities are available through the New Jersey Environmental Infrastructure Financing Program.

Contact: Stanley V. Cach, Jr. - Municipal Finance and Construction Element
(609) 292-8961
stanley.cach@dep.state.nj.us



Drinking Water State Revolving Fund Program

The program's purpose is to provide low-interest loans to finance the costs of infrastructure needed to achieve or maintain **compliance with Safe Drinking Water Act** (SDWA) requirements and to protect the public health in conformance with the objectives of the SDWA.

Financing for this program comes from the New Jersey Environmental Infrastructure Trust and Drinking Water State Revolving Fund. Any publicly or privately owned community and nonprofit non-community water systems in New Jersey may be eligible to apply for a loan. Eligibility is determined according to the ranking criteria of the project priority system and the intended use plan.

In an effort to promote Smart Growth Initiatives, the NJDEP will provide up to 75% of the project costs at 0% interest, while the Trust will provide at least 25% of the project costs at market rate to projects that serve smart growth areas. The NJDEP has determined to make the "75/25" funding package available to projects that serve Urban Centers and Urban Complexes designated by the New Jersey State Planning Commission, Transit Villages designated by the New Jersey Department of Transportation, and Brownfield Development Areas designated by the NJDEP.

Contact: Philip Royer - Division of Water Supply
Bureau of Loans and Data Management
(609) 292-5550
phil.royer@dep.state.nj.us
www.state.nj.us/dep/watersupply/loanprog.htm



Municipal Recycling Tonnage Grant Program

The Tonnage Grant Program provides incentives to counties and municipalities to increase their **recycling activities** and reduce their overall percentage of

disposal. Funding comes from an annual state budget appropriation. Municipalities and counties that submit an annual recycling tonnage report and municipal resolution are eligible to apply for the grant. Grant size depends upon annual state appropriations and the amount of local materials recycled. Application procedures are explained in the Annual Recycling Tonnage Report Guidebook of Forms and Instructions.

Contact: Joseph Davis - Bureau of Recycling and Planning
(609) 984-3438
joseph.davis@dep.state.nj.us
www.state.nj.us/dep/dshw/recycle/

Solid Waste Services Grants

These grants are used for the preparation, revision and implementation of **district solid waste management plans**, including **implementation of recycling programs**.

Funding is drawn from taxes collected on solid waste disposed of in New Jersey landfills. Only county governments are eligible for the grants. The NJDEP must determine if a county is meeting its solid waste management responsibilities. Annual grants are based on amount of solid waste generated in each county, with no county receiving less than 2% of the available statewide fund. There is no matching fund required.

Contact: Ed Nielwocki, Supervising Contract Administrator
(609) 984-6939
ed.nieliwocki@dep.state.nj.us

Local Tire Management Program Fund Grants

Grants are used to properly cleanup abandoned tire pile sites. Taxes are collected from the sale of new tires. County and municipal governments must submit a complete application. Applications are evaluated and awarded competitively on a project need basis. There is a \$300,000 cap per application. The cap may be raised if fewer applications are received than anticipated.

Contact: Ed Nielwocki, Supervising Contract Administrator
(609) 984-6939
ed.nieliwocki@dep.state.nj.us



Nonpoint Source Pollution Control and Management Implementation Grants

Grants **to fund non-point source management** in the 20 watershed management areas in New Jersey.

The source of funding for this program is **section 319(h)** of the federal Clean Water Act. Entities eligible to apply for grants include, but are not limited to local non-profit organizations recognized by the Internal Revenue Service under Section 501(c)(3), municipalities, counties, state government agencies, colleges, and universities. Grants are awarded on an annual basis. Applications must be submitted each year and must meet eligibility criteria as defined in the 319 grant guidelines published for that funding cycle.

Section 604(b) Water Quality Planning Pass-Through Grant Program

Each year, the State of New Jersey receives funds under Section 604(b) of the Clean Water Act. The Department's Division of Watershed Management requests proposals for the purpose of developing management plans for onsite wastewater treatment systems (OWTS). It is the goal program is to develop OWTS management plans which, when implemented, will reduce fecal coliform loadings from OWTS to impaired waterbodies of the State.

Contact: David McPartland - 319(h)/604(b) Grant Coordinator
Division of Watershed Management, Bureau of Watershed Planning
(609) 633-3812
David.McPartland@dep.state.nj.us
www.nj.gov/dep/watershedmgt/nps_program.htm

Hazardous Discharge Site Remediation Fund

The Hazardous Discharge Site Remediation Fund (HDSRF) was established in 1993 in conjunction with the Industrial Site Recovery Act to provide funding to public and qualifying private entities for the investigation and/or cleanup of a suspected or known discharge of a hazardous substance. The HDSRF has a stable source of funding through a permanent allocation of monies to the program and a broad range of grants and loans available to public and qualifying private entities. The program has proven to be invaluable to public entities for brownfield investigations and cleanups and qualifying private entities as an incentive to expediting the completion of the remediation process.

The HDSRF is administered through a partnership between the New Jersey Department of Environmental Protection (NJDEP) and the New Jersey Economic Development Authority (NJEDA).

Grants: Public entities that either hold a tax sale certificate for a property, have acquired a property through foreclosure or other similar means, or have passed an ordinance or resolution indicating their intent to acquire a property by voluntary conveyance are eligible for 100% of the costs to investigate a brownfield site for redevelopment. Public entities are eligible for an additional 75% of the costs of the cleanup if the property is located in an NJDEP designated Brownfield Development Area (BDA). Public entities that own contaminated property are eligible for 25% of the costs to remediate a site using an NJDEP approved innovative technology or for the implementation of a limited restricted use remedial action or an unrestricted use remedial action. Public entities that plan a recreation/conservation use for a property are eligible for 75% of the costs of the cleanup or an affordable housing plan for a property are eligible for 50% of the costs of the cleanup.

Private entities that qualify as an innocent party as defined in N.J.S.A 58:10B-6 are eligible for 50% of the costs to conduct all phases of remediation. Private entities with a net worth of less than \$2 million are eligible for 25% of the costs of the cleanup by using an NJDEP approved innovative technology or for the implementation of a limited restricted use remedial action or an unrestricted use remedial action.

Loans: Public entities that elect to complete a cleanup at a property that they own are eligible for loan funding. Private entities that perform a voluntary cleanup and can not obtain funding from a conventional lending institution are eligible for 100% of the costs to complete all phases of the remediation process.

Funding Limitations

Public entities are eligible for up to \$3 million per calendar year and an additional \$2 million per calendar year if the property is located within a BDA. Matching grants for a cleanup using an innovative technology or for the implementation of a limited restricted use or unrestricted remedial action are capped at \$250,000 per calendar year. Loans are available for 100% of the remediation costs up to \$1 million per calendar year.

Applications are available online or may be obtained by request from the NJDEP, Office of Brownfield Reuse.

Contact Kenneth J. Kloo, Administrator
Office of Brownfield Reuse
(609) 292-1251
Ken.Kloo@dep.state.nj.us
www.nj.gov/dep/srp/finance/hdsrf/

**More information can be obtained about the above-mentioned
NJDEP programs by logging on to:**

www.nj.gov/dep/grantandloanprograms/



New Jersey Clean Communities

Clean Communities entitlements are disbursed in the spring of every year to 21 counties and 559 municipalities by the Department of Environmental Protection for the purpose of implementing local litter abatement programs. The Clean Communities Council provides oversight and technical assistance, as well as carrying out a program of public information and education.

Contact: Sandra Huber, Executive Director
NJ Clean Communities Council
479 West State Street, Trenton, NJ 08618
(609) 989-5900
njclean@comcast.net
www.njclean.org/

On the following pages you will find brief descriptions of programs from state agencies other than the NJDEP that provide financial assistance to support environmental sustainability.



New Jersey Board of Public Utilities (BPU) New Jersey Clean Energy Program

NJ Clean Cities Program

The program encourages local governments and other organizations to form public/private partnerships that will lead to the **development and use of sustainable alternative fuels** - these include natural gas, propane, ethanol, electricity, biodiesel, and hydrogen. Clean Cities also encourages the use of hybrid-electric vehicles, idle-reduction technologies and promotes fuel efficiency. The program currently offers (1) Alternative Fuel Vehicles (AFV) Rebate, (2) Biodiesel Fuel Rebate, and (3) Alternative Fuel Infrastructure Rebate.

These rebate programs target local government entities, state colleges and universities and school districts. The first component provides rebates to local government entities to offset the incremental costs of acquiring alternative fuel vehicles, including both conversions and new vehicle purchases as well as hybrid-electric vehicles. The second component provides rebates for the incremental costs of purchasing biodiesel fuel, in lieu of petroleum diesel. The third component provides rebates for 50% of the costs of purchasing and installing infrastructure used for refueling AFVs, up to a maximum of \$50,000 per applicant.

The above programs are subject to available funding.

Contact: John Zarzycki, Project Manager
Office of Clean Energy
(973) 648-4967
John.Zarzycki@bpu.state.nj.us
<http://njcleanwater.org/bpu/cleanEnergy/2004ProgramPlan.pdf>



Energy Smart Start Buildings Program

New Jersey SmartStart Buildings® is a statewide **energy efficiency program** administered by the New Jersey Board of Public Utilities' Office of Clean Energy and delivered by the Commercial Industrial Market Manager, TRC Energy Services.

The incentives, technical assistance, and other services described in this Program Guide are available to qualified commercial, industrial, institutional, government or agricultural customers in the state who are planning to construct, expand, renovate, or remodel a facility, or to replace electric or gas equipment. Projects must be located within the service territory of at least one of the following New Jersey Utilities:

- Atlantic City Electric
- Jersey Central Power & Light
- New Jersey Natural Gas
- Elizabethtown Gas
- Public Service Electric and Gas
- Rockland Electric Company
- South Jersey Gas

Projects located in areas where electricity is provided by a municipal utility are eligible for only those portions of the program that address the energy efficiency of natural gas equipment. Customers planning to construct or expand a building are eligible for services under this program only if constructing within a designated smart growth area. Public school (K-12) new construction projects are exempted from this restriction and are eligible for new Program incentives throughout the State. Customers or their trade allies can assess if a location is in a designated growth area by referring to the Smart Growth Locator available from the <http://sgl.state.nj.us/> the Market Manager if you are uncertain about project eligibility.

Contact: Program Manager
TRC Energy Services
(866) 433-4479
njenergyapplications@trcsolutions.com
www.njcleanenergy.com
Click on commercial / industrial and then Smart Start on left side.

State Agriculture Development Committee (SADC)



Farmland Preservation Program

The SADC provides planning incentive grants to municipalities or counties to help purchase development easements to permanently preserve large blocks of reasonably contiguous farms in project areas they have identified. The SADC also provides grants to municipalities, counties and nonprofits to help them

purchase individual development easements or farmland outright, and makes these types of purchases itself. When landowners sell their development easements, they continue to own the land but give up the right to develop the farms for anything other than agricultural purposes. Farmland preservation helps keep property taxes down, since preserved farms continue to be privately owned and maintained, and remain on the local tax rolls. The preservation of farmland also helps to protect the quality of life in communities and strengthen the agricultural industry. Farmers often use proceeds of preservation to reinvest in their operations or eliminate debt load.

Soil and Water Conservation Grants

Farmers in permanent or eight-year farmland preservation programs are eligible to apply to the SADC for grants to help fund approved soil and water conservation projects. These projects not only protect soil and water resources, but increase productivity and profitability for the farmer. Eligible projects include those designed for the control and prevention of soil erosion and sediment damages; the control of pollution on farmland; the impoundment, storage and management of water for agricultural purposes; or the improved management of land and soils to achieve maximum productivity.

Transfer of Development Rights

The State Transfer of Development Rights Bank (TDR), located in the SADC, offers cost-share grants to help municipalities conduct the planning necessary to implement successful transfer of development rights programs. For established TDR programs, the Bank also provides matching funds to assist municipalities or counties purchase development potential. TDR programs are designed to encourage a shift in growth away from a municipality's critical areas (agricultural, environmentally sensitive, open space or historic) to areas that can accommodate the growth.

Contact: State Agriculture Development Committee
(609) 984-2504
timothy.brill@ag.state.nj.us
www.state.nj.us/agriculture/sadc/sadc.htm

New Jersey Department of Community Affairs (DCA)



Smart Growth Planning (State Endorsed Plans)

Plan endorsement is a voluntary process that aims to assist government agencies at all levels to develop and implement plans that will achieve the goals, policies and strategies of the State Plan. Any municipality or county can petition for **Plan Endorsement** by the *State Planning Commission*.

Once the endorsement is obtained, state agencies will provide benefits to the local government that will assist in implementing the endorsed plan. These benefits include technical assistance, direct state capital investment, priority for state grants and loans, and expedited/streamlined regulatory reviews.

Smart Future Planning Grants - Assistance for Planning Activities

The program provides funds for municipalities, counties and regional organizations **to develop plans that lead to smart growth and more livable and stable communities**.

Applications should promote comprehensive planning that focuses on redevelopment sensitive to local community needs, promotes efficient investment in the use of public infrastructure, provides for affordable housing, preserves farmland and protects environmental, natural, cultural and historic resources.

Contact: Office of Smart Growth
(609) 292-7156
osgmail@dca.state.nj.us
www.njsmartgrowth.com

NJ Housing and Mortgage Finance Agency (HMFA) - Green Building Financing

The New Jersey Housing and Mortgage Finance Agency (HMFA) is dedicated to increasing the availability of and accessibility to safe, decent and affordable housing by providing funding for affordable homeownership and housing opportunities for New Jersey's residents. HMFA has now expanded that mission by investing in "green" building through the programs listed below.

Green Homes Office

The Green Homes Office, formerly within the Department of Community Affairs Division of Housing, has moved to the NJ HMFA. With that transition comes the opportunity to join the GHO's comprehensive green building incentive program with HMFA's financing tools – as well as the opportunity to research and develop new tools to help drive the market for sustainable residential development practices.

SUNLIT

"SUNLIT" supports solar installations for multi-family affordable housing - the first program of its kind in the country. By utilizing the equity generated from Low Income Housing Tax Credits and HMFA financing, combined with solar rebates from the Board of Public Utilities (BPU), this program makes it financially and logistically viable for multi-family affordable housing projects to install solar energy systems, typically sized to cover the common area electricity needs.

Submetering to Save Energy

HMFA has created a Submetering Pilot Program with the BPU that converts HMFA-financed master-metered projects to sub-metering, which measures electric and/or gas use in individual apartments and can make residents more aware of their utility costs. The program promotes energy savings by removing utility costs from the rent and placing the costs on the end user, which, in turn can reduce operating budgets and ultimately rent increases. This new program will create incentives for conservation and reduce overall consumption by up to 30 percent.

Qualified Allocation Plan

HMFA administers the Federal Low Income Housing Tax Credit program through its Qualified Allocation Plan (QAP). Energy Star certification has been a threshold requirement in the QAP since 2003. As a result of these efforts, the program was awarded the 2006 ENERGY STAR award for Excellence in Affordable Housing. In 2006, a point category was added for projects that participate in the Green Futures comprehensive green building program, that incorporate solar electric systems to cover common area load.

Green Building for Special Needs Projects

The Special Needs Housing Trust Fund, managed by HMFA, is nationally unique in that it provides capital financing to create permanent supportive housing and community residences for individuals with special needs, with priority given to persons with mental illnesses. The Special Needs Housing Trust Fund and its Guidelines and Financing Policy prioritize funding projects "that are accepted by the community, have reduced operating and maintenance costs, and provide for a healthier environment for residents." Supplemental guidelines delineate critical design considerations for developers to take into account, including sustainability features that address energy efficiency, resource conservation, indoor air quality, and durability. The design guide is now available on HMFA's website at: www.state.nj.us/dca/hmfa/home/specncds/index.html.

Contact: For more information on HMFA's green building programs
Mary Uschak
(609) 278-7408
muschak@njhmfa.state.nj.us,

For more information about other Agency housing programs
www.state.nj.us/dca/hmfa/

New Jersey Department of Transportation (DOT)



Transit Village Initiative (Funding and Technical Assistance for Transit-Based Redevelopment)

Spearheaded by the DOT and the NJ Transit, this initiative aims **to help redevelop and revitalize communities around transit facilities** to reduce traffic congestion and improve air quality by increasing transit ridership.

Special criteria have been set for a community to be designated as a Transit Village. Benefits of designation include priority funding and technical assistance from some State agencies as well as eligibility for grants from the annual \$2 million in NJDOT Transit Village funding.

Contact: Monica Etz - Transit Village Initiative
(609) 530-5957
monica.etz@dot.state.nj.us
www.state.nj.us/transportation/community/village/



Safe Routes to School Program (Funding for Projects and Programs within 2 miles of K-8 schools)

Funded by the Federal Highway Administration (FHWA), Safe Routes to School (SRTS) is an effort **to enable and encourage children, including those with disabilities, to walk and bicycle to school** - and to make walking and bicycling to school safe and appealing.

In New Jersey, as in other parts of this country, travel to school by walking and bicycling has declined dramatically over the past several decades. The adverse impacts of this trend on air quality, traffic congestion and childhood health are alarming.

This is a competitive grant program administered through the Department's Division of Local Aid and Economic Development. Eligible projects include engineering, enforcement, education and encouragement efforts. Technical Assistance is available through the department's web site and the Office of Bicycle and Pedestrian Programs.

Contact: Elise Bremer-Nei - Safe Routes to School Coordinator
(609) 530-2765
elise.bremer-nei@dot.state.nj.us
www.state.nj.us/transportation/community/srts/

For additional transportation related State and Federal financial funding programs go to the Department of Transportation's Local Aid and Economic Development web page: www.nj.gov/transportation/business/localaid/funding.shtm

**Additional resources that provide sources of information for
state technical and financial assistance:**

New Jersey Smart Growth Planning and Program Resources: Technical and Financial
Assistance

NJ Department of Community Affairs, Office of Smart Growth

101 South Broad St., P.O. Box 204, Trenton, NJ 08625-0204

P: (609) 292-7156

Web Link for copy of document: www.nj.gov/dca/osg/docs/techassist100605.pdf