



Triad Associates Newsletter

September 2009

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Did You Know?

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In our last quarter, Triad helped clients receive over **\$11.4 million** in grant funding for a variety of projects including housing acquisition and rehabilitation, streetscape

## Neighborhood Stabilization Program News



Affordable housing units will be developed and available for sale through the New Jersey Department of Community Affairs Neighborhood Stabilization Program and the New Jersey Council on Affordable Housing Program. Triad Associates has been designated by several municipalities to act as the program Administrative Agent to qualify and assist home buyers through the application process.

All properties are located in designated NSP Target neighborhoods in the following participating municipalities. The properties are currently being rehabilitated to HUD housing standards and specifications for habitability.

*Bridgeton City; Buena Vista Township; Burlington City; Commercial Township; Paulsboro Borough; Vineland City; Woodbine Borough; & Woodbury City*

If any of your constituents is interested in applying to purchase one of the affordable units, they must complete a Preliminary Application. Preliminary Applications will be accepted until September 15, 2009; there is no application fee. Applicants who have received notices of an incomplete Preliminary Application will be granted ten (10) days in which to fully respond. All approved Preliminary Applications will be entered into the program's lottery system. Lotteries to select

improvements,  
recreational facilities,  
police salaries and fire  
trucks.

## Quick Links

[More About Us](#)

## BPU Local Government Energy Audits

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Through the Local Government Energy Audit Program, the New Jersey Board of Public Utilities (BPU) makes it possible for your municipality to identify energy efficient measures which could be implemented within municipal facilities. These measures would result in cost savings for the municipality, while reducing demand on energy resources.

The best part of the program is that BPU will subsidize the cost of the audit up to 100%.

Having a completed audit will make your municipality eligible for bonus points on grant applications and program funding which otherwise may not be accessible.

For more information on this program check out BPU's [website](#) or give Triad a call, 856-690-9590.

applicants will be held in each municipality. The time and date of lotteries will be posted at <http://www.triadhousingprogram.com/index.html> in the Housing Lottery Information section.

Interested persons can download a copy of the Pre-Application [here](#). Selected applicants will then be interviewed, complete a full application and matched to units based upon household income and the number of bedrooms needed. Applicants will have twenty (20) days from first notification to submit all required documents and complete the full application process.

Funding Opportunities

National Football League - Youth Football Fund Grassroots Program

The NFL Grassroots Field Grant Program provides non-profit, neighborhood-based organizations and high schools with financial and technical assistance to improve the quality, safety and accessibility of football fields in underserved areas of NFL markets. A partnership between the YFF and Local Initiatives Support Corporation (LISC), the program makes available matching grants up to \$200,000 for capital improvement projects including field surface grants and general field support.

In order to be eligible for a grant under the NFL Grassroots Program, projects must be sponsored by non-profit community-based organizations registered as exempt from Federal Income Tax under Internal Revenue Service Code Section 501 (c)(3) or middle or high schools. In addition, all organizations applying for funds must be located specifically and exclusively within NFL Target Markets and serve low to moderate income areas within those markets. Proposals are due on October 30, 2009.

For more information and to see if your community is located within one of the Target Markets visit

https://www.nflyff.org/pdf/2009_Grassroots_Program_Application.pdf

United States Department of Agriculture - Rural Utilities Service Water and Waste Disposal Program

The USDA offers direct loans, guaranteed loans and grants to rural areas, cities and towns with populations of 10,000 or less to develop water and wastewater systems, including solid waste disposal and storm drainage. Funds are available to public entities, such as municipalities, counties, special-purpose districts, and Indian tribes. In addition, funds may be made available to corporations operated on a not-for-profit basis. Priority will be given to public entities, in areas with less than 5,500 people, to restore a deteriorating water supply, or to improve, enlarge, or modify a water facility or an inadequate waste facility. Also, preference will be given to requests which involve the merging of small facilities and those serving low-income communities. Applicants are encouraged to contact one of the four New Jersey Rural Development Area Offices to discuss the details of the project. You can determine which office serves your community by clicking the following link. [Area Office](#)

For general information on the Water and Waste Disposal Program visit: <http://www.rurdev.usda.gov/NJ/wwwd.html#top>

New Jersey Food Access Initiative

The New Jersey Economic Development Authority and The Reinvestment Fund are partnering to support a program to meet the financing needs of supermarket operators that want to locate in underserved areas in New Jersey's urban centers. The EDA recently approved a \$3 million investment to The Reinvestment Fund to create the Food Access Fund, with the goal of leveraging additional public and private investment. The program, which will offer both grants and loans, will assist developers since infrastructure costs and credit needs are often higher and unmet by conventional financing institutions in underserved areas. The program has an emphasis on serving nine priority cities which include Atlantic City, Camden, East Orange, Elizabeth, Jersey City, Newark, New Brunswick, Paterson and Trenton. A \$1 million pilot supermarket initiative in the City of Newark is currently underway. For more information visit

<http://www.trfund.com/financing/realestate/supermarkets.html>

For more information or to explore your community's grant possibilities for any of these opportunities, please contact Triad Associates at (856) 690-9590.

Recent Grant Awards

Congratulations to our following clients who received Transportation Enhancement grants from the NJ Department of Transportation, Local Aid and Economic Development Program. Funds stemmed from the American Recovery and Reinvestment Act and are designed to foster more livable communities, preserve and protect environmental and cultural resources and to promote alternative modes of transportation.

Gloucester City
Streetscape Project on Broadway
\$270,000

Woodbine Borough
The Woodbine Town Center - Streetscape Improvement and Pedestrian Safety Program
\$450,000

Woodbury City
Pedestrian Safety and Way-Finding Signage
\$194,000

Congratulations also to the Borough of Wrightstown and the City of Vineland. The U.S. Economic Development Administration recently approved the City of Vineland for a \$3.5 million grant to build a water treatment plant and water lines to the South Vineland Industrial Park.

The Borough of Wrightstown received \$78,000 from the U.S. Department of Agriculture Rural Development, Community Facilities - Fire and Rescue Program to pay for a portion of an aerial fire truck.

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