

STATE OF NEW JERSEY 2017 Annual Action Plan



**State of New Jersey
Chris Christie, Governor**

Kim Guadagno, Lt. Governor

**Department of Community Affairs
Charles Richman, Commissioner**

Contents

Executive Summary	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	3
PR-05 Lead & Responsible Agencies - 91.300(b)	8
AP-10 Consultation - 91.110, 91.300(b); 91.315(l)	9
AP-12 Participation - 91.115, 91.300(c).....	13
Expected Resources	17
AP-15 Expected Resources – 91.320(c)(1,2)	17
Annual Goals and Objectives	24
AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)	24
AP-25 Allocation Priorities – 91.320(d).....	28
AP-38 Project Summary.....	38
AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)	38
AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)	38
AP-50 Geographic Distribution – 91.320(f).....	38
Affordable Housing	39
AP-55 Affordable Housing – 24 CFR 91.320(g)	39
AP-60 Public Housing - 24 CFR 91.320(j)	40
AP-65 Homeless and Other Special Needs Activities – 91.320(h)	41
AP-70 HOPWA Goals – 91.320(k)(4)	48
AP-75 Barriers to affordable housing – 91.320(i)	48
AP-85 Other Actions – 91.320(j)	49
Program Specific Requirements	51

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The New Jersey Department of Community Affairs (DCA) is the lead agency overseeing the implementation of the Consolidated Plan and is responsible for the administrative oversight of the State's federally-funded U.S Department of Housing and Urban Development (HUD) programs. The five federally-funded HUD programs covered by the Annual Action Plan (Action Plan) are: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Housing Trust Fund (HTF), and Housing Opportunities for Persons with AIDS (HOPWA).

The 2017 Annual Action Plan (Plan) is the annual update to the 5 year Consolidated Plan. The Plan sets forth priorities, and serves as a guide in coordinating the delivery of limited housing, community and economic development resources to meet the needs of low and moderate-income households.

The state will use its CDBG, ESG, HOME, HTF and HOPWA funds to provide decent affordable housing, suitable living environments and expand economic opportunities for low and moderate-income households.

The following chart represents the Federal FY 2017 formula allocation for CDBG, HOME, ESG and HOPWA:

PROGRAM	ALLOCATION
Community Development Block Grant Program (CDBG)	\$6,169,148
Emergency Solutions Grant Program (ESG)	\$2,930,405
HOME Investment Partnerships Program (HOME)	\$3,539,857
Housing Opportunities for Persons With AIDS Program (HOPWA)	\$1,366,352
Housing Trust Fund	\$5,599,220
Total Federal FY 2017 Funds	\$19,604,982

For the 2017 program year, the State proposes to allocate these funds to the following activities.

CDBG funds: The State will allocate \$3,864,074 to public facilities; \$1,200,000 to housing rehabilitation; \$800,000 to innovative development; \$20,000 to emergency housing repair; and \$285,074 for administration.

ESG funds: The State will allocate \$1,510,624 to emergency shelters and transitional housing facilities; \$840,000 for rapid re-housing; \$360,000 for prevention; and \$219,780 for administration.

HOME funds: The State will allocate \$1,592,935 for tenant-based rental assistance (TBRA); \$1,061,957 for rental and homeownership projects; \$530,979 for Community Housing Development Organization (CHDO) rental and homeownership projects; and \$353,986 for administration.

HOPWA funds: The State will allocate \$1,229,717 for tenant-based rental assistance; and \$136,635 for administration.

HOUSING TRUST FUND (HTF): The State will allocate \$5,039,300 for the development of “extremely-low” income rental housing; and \$559,920 for administration.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Action Plan identifies the state’s housing and community development needs and priorities. These needs were identified in the 2015-2019 Plan through public input and an analysis of socioeconomic and housing market conditions.

The objectives of the 2015-2019 Consolidated Plan are:

Increase the supply and quality of affordable housing including accessible housing for very low-income and low-income households.

Decrease the number of households experiencing homelessness through the provision of rental assistance and supportive services.

Support the replacement or reconstruction of deteriorating infrastructure and the construction of essential community facilities such as youth centers.

Improve and preserve the existing affordable housing stock and neighborhoods.

Increase homeownership opportunities for low and moderate-income households.

Support local jurisdictions' planning process to reduce and end homelessness.

Support community and economic development programs that expand business enterprises and increase job opportunities for low- and moderate-income households.

Affirmatively further fair housing.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This section of the report summarizes all federal and state resources used during FFY 2016 to support the housing and community development goals identified in the Consolidated Plan. The following summarizes the FFY 2016 accomplishments:

- \$756,674,959 created 6,095 units
- \$9,697,150 to improve and preserve 100 units
- \$210,265,755 to provide mortgages to 705 low and moderate-income households
- \$49,310,000 to assist 5,519 homeless, at risk of becoming homeless and special needs households obtain and maintain permanent housing
- \$145,573,244 to preserve and maintain 3,500 units to assure a mix of housing options in all neighborhoods, including temporary and permanent housing.
- \$16,190,333 to support community and economic development programs that expand business enterprises and increase job opportunities for low- and moderate-income households.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist homeless households	Homeless	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1,225	520	42.45%	525	520	99.05%
Assist homeless households	Homeless	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	500	142	28.40%	100	142	142.00%
Assist homeless households	Homeless	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	10	0	0.00%	2	0	0.00%
Assist homeless households	Homeless	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$	Other	Other	125	106	0.00%	125	106	85.00%
Expand homeownership opportunities for low and mod	Affordable Housing	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / 100 Percent Financing:\$	Direct Financial Assistance to Homebuyers	Households Assisted	250	35	14.00%	50	35	70.00%
Foster community economic development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	2	20.00%	2	2	100.00%
Foster community economic development	Non-Housing Community Development	CDBG: \$	Other	Other	200	200	100.00%	200	200	100.00%
Increase the supply of affordable housing	Affordable Housing Homeless	HOME: \$ / ESG: \$ / HTF:	Rental units constructed	Household Housing Unit	84	6	12.00%	20	6	30.00%
Increase the supply of affordable housing	Affordable Housing Homeless	HOME: \$ / ESG: \$	Homeowner Housing Added	Household Housing Unit	50	5	10.00%	20	5	25.00%
Neighborhood rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	420	84	20.00%	135	84	62.22%
Revitalize municipalities (small cities)	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50,380	10,076	20.00%	10,076	10,076	100.00%

Sandy Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community	CDBG-R: \$	Homeowner Housing Rehabilitated	Household Housing Unit	7600	5,300	69.7%	2,260	1,660	73.45%
Sandy Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-R: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1,100	1,960	178%	240	640	267%
Sandy Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community	CDBG-R: \$	Businesses assisted	Businesses Assisted	900	1,200	134%	50	113	226%

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Development of the Draft Consolidated Plan and Annual Action Plan

The State encouraged all citizens, especially those of low and moderate-income, non-English speaking persons, minorities, and those with disabilities to provide input and comments during development of the document.

Public Forums

Developmental Phase

To maximize citizen participation, a conference call to obtain public input on the housing and community development needs throughout the State was held on March 16, 2017, prior to the development of the Annual Action Plan. The conference call allowed anyone desiring to make a comment or discuss policy to participate directly from their home, business etc. The information regarding the conference call was posted on the DHCR website and an e-mail notice was distributed to nonprofits, for-profits, local governments, Continuum of Care and other interested parties statewide.

Draft Plan

A public hearing on the draft plan will be held on July 20, 2017 prior to the submittal of the Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD). Public comments regarding the plan may be submitted to the Department until July 24, 2017. The public hearing will be held at 10:00 AM in Conference Room 129 at the NJ Department of Community Affairs' building in Trenton, a location that is both convenient to public transportation and is accessible to persons with physical disabilities. DCA Accommodations for non-English speaking persons and persons with other disabilities will be provided on an as needed basis.

5. Summary of public comments

To be attached after CP process is completed.

6. Summary of comments or views not accepted and the reasons for not accepting them

NA

7. Summary

The state will use its CDBG, ESG, HOME, HTF and HOPWA funds to provide decent affordable housing, suitable living environments and expand economic opportunities for low and moderate-income households.

PR-05 Lead & Responsible Agencies - 91.300(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	NEW JERSEY	Community Affairs
CDBG Administrator	NEW JERSEY	Community Affairs
HOPWA Administrator	NEW JERSEY	Health
HOME Administrator	NEW JERSEY	Community Affairs
ESG Administrator	NEW JERSEY	Community Affairs
HOPWA-C Administrator	NEW JERSEY	Community Affairs
HTF Administrator	NEW JERSEY	Community Affairs

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Sheri Malnak
NJ Department of Community Affairs
Division of Housing and Community Resources
PO Box 051
Trenton, New Jersey 08625-0051
e-mail: Sheri.malnak@dca.nj.gov

AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

The NJ Department of Community Affairs (DCA), NJ Department of Human Services (DHS), NJ Department of Health (DOH) and the Housing and Mortgage Finance Agency (HMFA) will continue to work at enhancing coordination between housing and service providers throughout the state. This will be accomplished through 1) grantee meetings with affordable housing developers, mental health providers, shelter providers, homeless assistance providers, and local government agencies to discuss the implementation of programs; and 2) Homeless Management Information System (HMIS) meetings that are attended by the agencies participating in the NJ Collaborative.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

On April 27, 2015, Governor Chris Christie announced the formation of a Working Group to further explore ways to reduce and prevent homelessness in New Jersey. Specifically, the Working Group will consider implementation of the proposals put forth by the Interagency Council, including housing first policies, rapid re-housing, and improved coordination among state agencies and social service providers that deliver key services to homeless individuals and families and those at risk of homelessness.

DCA participated with the Department of Human Services in the Centers for Medicaid and Medicare Services (CMS) innovation Accelerator Program (IAP) Housing Partnership track. Though this program DCA staff met regularly with staff from DHS to plan approaches to support housing, and received training and technical assistance through this program.

DCA, DHS, DOH and HMFA continue to work with local health and social services agencies to expand the number of supportive housing projects. Permanent supportive housing combines rental assistance with supportive services to help homeless individuals achieve housing stability, get connected to health care and other social services, and improve their health and social outcomes.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

DCA hosted a Continuum of Care Convening on Addressing Homelessness in January 2017, to bring together Continuums of Care with officials from DCA, DHS and the Department of Children and Families to discuss strategies for addressing homelessness across the state.

In August 2016, New Jersey launched the Statewide Housing First Initiative, awarding 500 tenant-based State Rental Assistance Program (SRAP) vouchers and \$250,000 in supportive service funding to 12 agencies across the State to serve chronically homeless people and homeless veterans. In December 2016, DCA announced the Moving On Initiative, which provided SRAP vouchers to people in permanent housing programs who no longer need a high level of services, thus making those permanent housing programs of housing available for currently homeless people who need it. DCA anticipates that 360 households will be served by this program.

State representatives will continue to work closely with CoC staff to end the cycle of homelessness and assist individuals and families in sustaining housing, acquiring income and employment, and improving the quality of their lives. DCA has also committed 273 vouchers for homeless and at-risk veterans and 250 vouchers for homeless and at-risk families and youths. DCA will continue to require CoC support letters for all applications submitted for the Homelessness Prevention and Rapid Rehousing (HPRP) Request for Proposals (RFP) and the Shelter Support RFP. The support letter must comment on the need for the proposed project and indicate whether it is a high priority in the CoC's homeless assistance plan.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

As previously stated, DCA requires CoC support letters for all applications submitted for the Homelessness Prevention and Rapid Rehousing RFP and the Shelter Support RFP. The support letter must comment on the need for the proposed project and indicate whether it is a high priority in the CoC's homeless assistance plan. DCA notified all of the CoCs about the developmental conference call in order to obtain their input on needs and funding priorities. In addition, DCA sent a copy of the draft plan to all of the CoCs to review and requested that they specifically look at the Emergency Solutions Grant section of the Action Plan.

The New Jersey Statewide Homeless Management Information Collaborative is a unique technology partnership between state agencies and local communities. It includes the New Jersey Housing and Mortgage Finance Agency, the New Jersey Department of Human Services, the New Jersey Department of Community Affairs and 19 counties. Participating counties in New Jersey include: Atlantic, Burlington, Cape May, Camden, Cumberland, Essex, Gloucester, Hudson, Hunterdon, Mercer, Monmouth, Morris, Ocean, Passaic, Salem, Somerset, Sussex, Union, and Warren counties.

The NJ HMIS Collaborative was established in 2003 to collect data on homelessness throughout the participating counties, and to guide local and state planning efforts to reduce and end homelessness. The New Jersey HMIS Statewide Collaborative assists participating CoCs and their provider agencies to meet HUD HMIS requirements needed to receive HUD McKinney-Vento Homeless Assistance funding.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HMFA provided data on HMIS, affordable housing and special needs housing. DCA and HMFA will continue to work together to address the needs of the State.
2	Agency/Group/Organization	NJ DEPARTMENT OF HEALTH
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans HOPWA Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Department of Health and DCA will continue to work together to assist individuals diagnosed with HIV/AIDS and to identify and provide assistance to households impacted by lead-based paint.
3	Agency/Group/Organization	CSBG Grantees
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DCA staff will continue to meet with its Community Services Block Grant grantees to discuss issues such as employment, education, income management, housing, nutrition, emergency services, and health.
4	Agency/Group/Organization	HPRP grantees
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DCA continues to meet with its Homelessness Prevention and Rapid Re-Housing grantees to identify new strategies to identify homeless households and how to convince them to accept services.
5	Agency/Group/Organization	Shelters
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DCA continues to discuss homeless needs throughout the State with emergency shelters and transitional housing facilities.

Identify any Agency Types not consulted and provide rationale for not consulting

None; all agency types had the opportunity to participate in development of the 2017 Annual Action Plan through the conference call, public comment period and public hearing

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County CoCs	The 10-year plans' goals are to assist households experiencing homelessness and decrease the number of homeless households.
2015-2019 Analysis of Impediments	DCA	The Analysis of Impediments to Fair Housing Choice was updated to identify remaining challenges in ensuring fair housing choices for all New Jersey residents.

Table 3 - Other local / regional / federal planning efforts

Narrative

The State consulted all relevant agencies.

AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

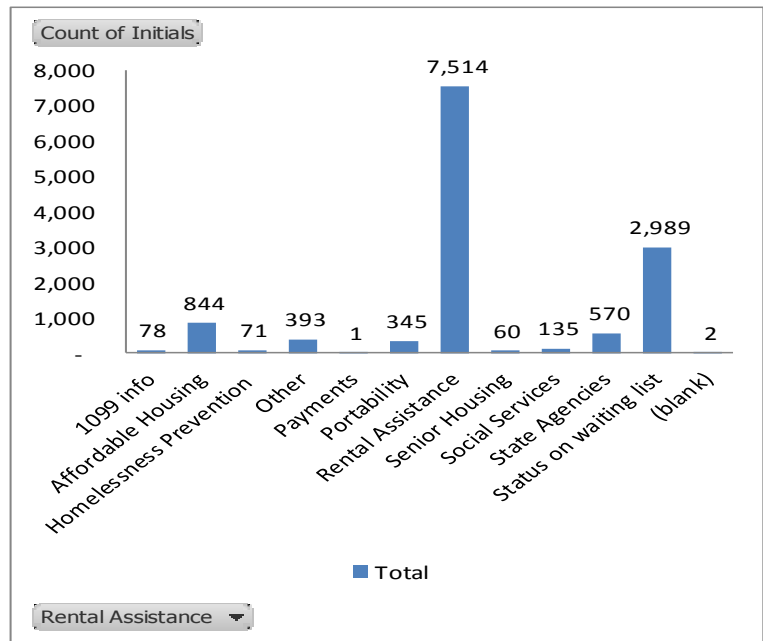
The State recognizes that citizen participation and consultation are ongoing processes. During the development of the 2015-2019 Consolidated Plan, comprehensive outreach was conducted to obtain public input. All DCA grantees and non-profit organizations that participate with these programs were contacted via email about the opportunity to participate in the planning process by either phoning in their recommendations or submitting comments in writing. This comprehensive outreach continues through the development of each Annual Action Plan.

Conference Call

On March 16, 2017, DCA staff conducted a conference call to obtain public input on the housing and community development needs throughout the State and identify the priorities that should be addressed in FFY 2017 utilizing federal funding. Those who were unable to attend the conference call was encouraged to submit written comments until March 17, 2017. Thirty-nine (39) individuals representing county government, New Jersey residents and nonprofit organizations participated.

Calling Center Report From 1/10/2017 to 3/27/2017

Row Labels	Count of Initials	Percentage
1099 info	78	1%
Affordable Housing	844	6%
Homelessness Prevention	71	1%
Other	393	3%
Payments	1	0%
Portability	345	3%
Rental Assistance	7,514	58%
Senior Housing	60	0%
Social Services	135	1%
State Agencies	570	4%
Status on waiting list	2,989	23%
(blank)	2	0%
Grand Total	13,002	100%



According to a review of the DCA customer service calls received from January 4, 2017 through February 29, 2017, 59% of the 7,514 calls received were inquiries about rental assistance and 2,989 inquired about status on the Section 8 waiting list.

Public Hearing

A public hearing will be held on July 20, 2017 to obtain public input on the draft plan.

Public Comment Period

The draft plan was posted on the DHCR website from July 10, 2017 to July 24, 2017. The website address is: <http://www.nj.gov/dca/divisions/dhcr/> E-mail blasts advertising both events and the 14 day public comment (HUD wavier 24 CFR 91.115 (b) (4)) were sent out to over 700 affordable housing developers, CDBG grantees, CHDOs, CoCs, ESG grantees, disability advocates, service providers and homeless shelters.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Citizen Participation Outreach Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/ broad community Residents of Public and Assisted Housing	39 participants on call; 2 written comments submitted	<p>Comments received addressed the following issues:</p> <ol style="list-style-type: none"> 1. There is a need for preservation of affordable housing (need to maintain deed restricted, quality housing). Also, Community Development practitioners need to do a better job of telling their success stories for both HOME and CDBG programs to Congress. These should be highlighted in the past performance reports. 2. CDBG funds should fund homelessness prevention activities, including homelessness prevention. Funds should be used as financial assistance directly to landlords to prevent eviction and to utility companies to prevent shut off or restore utilities, or to restore housing after a homeless episode. 3. Developmental disabilities should not be included in a special needs category, but should be a standalone population and should be direct recipients of these federal funds. Also, the developmental disability population should be recipients of set-aside SRAP vouchers. 4. Effective training and monitoring of Section 3 program requirements are needed. 5. There should be a federal fund set-aside for the prison re-entry population. 6. CDBG money should subsidize the following: a) the clearing of sites and infrastructure improvements to support affordable housing for-sale projects; b) support nonprofits by using CDBG for operating costs to hire staff; and c) and provide interest subsidies for lower permanent mortgages. 7. CDBG funds should help distressed towns acquire and rehabilitate abandoned properties, which is one of the major causes of blight in neighborhoods. Acquisition and rehabilitation of foreclosed properties and manufactured homes should receive priority funding. 8. Funds are needed for Emergency shelters, rapid re-housing and homelessness prevention. 9. CDBG funds should prioritize municipal (sewer) infrastructure. Without federal CDBG assistance, many towns cannot afford to bring their water/sewer systems up to Federal Clean Water Act compliance. CDBG funding is vital to their ability to comply with federal regulations. 		http://www.nj.gov/dca/divisions/dhcr/announcements/pdf/pubnot2017_conplan.pdf

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Citizen Participation Outreach Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Draft Plan - Public Comment Period	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				http://www.nj.gov/dca/divisions/dhcr/announcements/pdf/pubnot2017conplan.pdf
3	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				http://www.nj.gov/dca/divisions/dhcr/announcements/pdf/pubnot2017conplan.pdf

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

The state will use its CDBG, HOME, ESG and HOPWA funds to provide decent affordable housing, suitable living environments and expanded economic opportunities for low and moderate-income households.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	6,169,148	0	0	6,169,148	12,338,296	The CDBG Program will provide funds to rehabilitate housing, create suitable living environments, and enhance economic opportunities in non-entitlement areas throughout the State.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,539,857	0	0	3,539,857	\$7,240,144	The HOME Program will provide funds to develop affordable housing units and provides rental assistance to elderly and disabled households.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,366,352	0	0	1,366,352	\$2,732,704	The HOPWA Program will provide housing assistance to low-income persons with HIV/AIDS.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	2,930,405	0	0	2,930,405	5,860,810	The ESG Program will provide grants to create, expand or improve the quality of shelters and transitional housing facilities. The program also provides temporary financial assistance and services to prevent households from becoming homeless; divert people who are applying for shelter into other housing; and help those who are experiencing homelessness to be quickly re-housed and stabilized.

LIHTC	public - federal	Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	21,051,331	0	0	21,051,331	42,102 ,662	Each year, the State awards the full allocation of 9% credits to 12-15 projects, which will construct or rehabilitate approximately 1,000 units of affordable rental housing. The 9% tax credits are awarded competitively in 3 cycles. At least 50% of the credits are awarded to non-age restricted (family) projects. At least 20% are awarded to age-restricted (senior) projects and at least 12.5% are awarded in supportive housing projects. The 4% tax credits are non-competitive and are considered right for projects that finance at least 50% of construction costs
-------	------------------	--	------------	---	---	------------	-------------	---

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								with tax exempt bonds.
Other CDBG-DR	public - federal	Acquisition Admin and Planning Economic Development Financial Assistance Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Rental Assistance TBRA	\$4.1 B			\$4.1	Approx. 1.6 B	CDBG-DR funds allocated to NJ to assist residents, business and municipalities impacted by Super Storm Sandy.
Other 100% Financing	public - state	Homebuyer assistance	10,000,000	0	0	10,000,000	20,000,000	Provides mortgages for home purchase. Income and purchase price limits apply.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other HTF	Public federal	Acquisition Multifamily rental new construction Multifamily rental rehab	5,599,220		3,738,267	9,337,487	11,198,440	The Housing Trust Fund will provide funds to develop affordable rental housing units.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

New Jersey will be allocated approximately \$21 million in 9% tax credits in FFY 2017 and will receive roughly the same amount each year through 2019. This may increase in future years depending on whether the IRS increases the inflation factor above \$2.35 per capita. There is no program income generated from the LIHTC program.

Each year, the State awards the full allocation of 9% credits to 12-15 projects, which will construct or rehabilitate approximately 1,000 units of affordable rental housing. The 9% tax credits are awarded competitively in 3 cycles. At least 50% of the credits are awarded to non-age restricted (family) projects. At least 20% are awarded to age-restricted (senior) projects and at least 12.5% are awarded in supportive housing projects. The 4% tax credits are non-competitive and are considered “as-of-right” for projects that finance at least 50% of construction costs with tax exempt bonds.

The Qualified Allocation Plan (QAP), which outlines the application requirements for both the 4% and 9% LIHTCs, is the tool that NJHMFA utilizes to guide the affordable housing growth in NJ. In the competitive cycles, points are awarded for proximity to positive attributes such as transit, employment opportunities and high performing schools. Additionally, point incentives are awarded for targeting lower affordability levels, providing units for supportive housing, green building practices, utilizing minority and women owned businesses, providing social services to residents, and providing unit/project amenities.

New Jersey will leverage federal CDBG, ESG, HOME, HTF and HOPWA funds with other State and federal funds to address the housing and community development needs previously discussed.

The State will satisfy the required matching requirements in the following manner:

Community Development Block Grant Program requires that administration funds expended more than \$100,000 must be matched on a one-to-one basis. The match for CDBG is the Affordable Housing Trust Fund.

Emergency Solutions Grant Program requires a \$1 to \$1 match. The match for ESG is provided by the Affordable Housing Trust Fund and the Homelessness Prevention Program.

HOME Program requires a 25 % match. The match for HOME is the State Rental Assistance Program (SRAP).

National Housing Trust Fund (HTF) does not require a local match.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

NA

Discussion

The state will use its CDBG, HOME, ESG, HOPWA and HTF funds to provide decent affordable housing, suitable living environments and expanded economic opportunities for low and moderate-income households.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of affordable housing	2015	2019	Affordable Housing Homeless	State of New Jersey	Affordable housing	CDBG: \$1,200,000 HOME: \$1,592,936 HTF: \$5,599,220	Rental units constructed: 54 Homeowner Housing: 3 Housing Units Rehabbed: 60
2	Assist homeless households	2015	2019	Homeless	State of New Jersey Sandy Impacted Counties	Eliminate homelessness	HOPWA: \$1,229,717 HOME: \$1,592,935 ESG: \$2,710,624	Tenant-based rental assistance / Rapid Rehousing: 481 Households Assisted Homelessness Prevention: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Revitalize municipalities (small cities)	2015	2019	Non-Housing Community Development	CDBG - Eligible Towns	Affordable housing Community revitalization Neighborhood revitalization Economic development	CDBG: \$3,864,074	10 Public Facility or Infrastructure projects. Low/Moderate Income Housing Benefit: 21,000 Persons Assisted
4	Expand homeownership opportunities for low and mod	2015	2019	Affordable Housing	State of New Jersey	Affordable housing Homeownership	100 Percent Financing: \$10,000,000	Direct Financial Assistance to Homebuyers: 50 Households Assisted
5	Foster community economic development	2015	2019	Non-Housing Community Development	CDBG - Eligible Towns Sandy Impacted Counties	Community revitalization Neighborhood revitalization Economic development	CDBG: \$3,864,074 HOPWA: \$0 HOME: \$0 ESG: \$0 100 Percent Financing: \$0 CDBG-R: \$0	10 Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 21,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Sandy Revitalization	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Sandy Impacted Counties	Affordable housing Community revitalization Neighborhood revitalization Economic development Homeownership	CDBG-R: \$41 Million	<p>Homeowner Housing Rehabilitated/Elevated: Approx. 7,600 units in RREM of which approx. 5,300 completed;</p> <p>Acquisition of replacement housing: SRD does not have a program to buy replacement housing</p> <p>Construction of new housing: approx. 5,200 units in FRM; approx. 2,600 completed</p> <p>Tenant-based rental assistance: Approx. 1,100 Households to be assisted; approx. 1,960 receiving assistance</p> <p>Businesses assisted: Approx. 1,200 businesses assisted</p> <p>Infrastructure Improvements: None are “completed” yet</p> <p>Homeownership Assistance: Sandy Homebuyer Assistance Program (SHAP) – approx. 350 households</p>

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the supply of affordable housing
	Goal Description	The State will provide funding for new construction and rehabilitation of rental and owner units. These activities will help increase the supply and quality of affordable housing including accessible housing for very low-income and low-income households.
2	Goal Name	Assist homeless households
	Goal Description	The State will provide homeless prevention and rapid re-housing activities to those in or at risk of becoming homeless. In addition, the State will support local jurisdictions' planning process to reduce and end homelessness.
3	Goal Name	Revitalize municipalities (small cities)
	Goal Description	The State will provide funding to support the replacement or reconstruction of deteriorating infrastructure and the construction of essential community facilities such as youth centers.
4	Goal Name	Expand homeownership opportunities for low and mod
	Goal Description	The State will provide funds to increase housing options for low- and moderate-income families. The funding for this goal is from the New Jersey Housing and Mortgage Finance Agency's 100% Financing Program.
5	Goal Name	Foster community economic development
	Goal Description	The State will support community and economic development programs that expand business enterprises and increase job opportunities for low- and moderate-income households.
6	Goal Name	Sandy Revitalization
	Goal Description	Superstorm Sandy disaster recovery and rebuilding activities.

Table 7 – Goal Descriptions

AP-25 Allocation Priorities – 91.320(d)

Introduction

Below are the allocation percentages outlined for affordable housing and neighborhood rehabilitation activities. These percentages are best estimates and actual percentages allocated to each priority; both may fluctuate based on the needs that arise throughout the program year.

Funding Allocation Priorities

	Increase the supply of affordable housing (%)	Assist homeless households (%)	Revitalize municipalities (small cities) (%)	Expand homeownership opportunities for low and mod (%)	Foster community economic development (%)	Sandy Revitalization (%)	Total (%)
CDBG	0	0	56	39	5	0	100
HOME	59	41	0	0	0	0	100
HTF	100	0	0	0	0	0	100
HOPWA	0	100	0	0	0	0	100
ESG	0	100	0	0	0	0	100
Other 100 Percent Financing	0	0	0	100	0	0	100
Other CDBG-R	0	0	0	0	0	100	100

Table 8 – Funding Allocation Priorities

Reason for Allocation Priorities

The allocation is based on the assessment of needs identified in 2015-2019 Consolidated Plan; the developmental conference call; meetings with program grantees; and a review of customer service calls.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

The CDBG program will improve neighborhoods by providing funds for housing rehabilitation, infrastructure repairs and new public facilities. In addition, the program will help create economic opportunities

The HOME and HTF funds will be competitively awarded to nonprofit and for-profit developers to create new affordable housing units. In addition, HOME TBRA funds will continue to provide rent and utility assistance to elderly and disabled households. Also, HOME will provide funds to low-income homeowners to address substandard housing conditions.

Introduction

The State of New Jersey distributes the formula funds through a competitive, open process via the Department of Community Affairs' System for Administering Grants Electronically (SAGE) and therefore cannot predict the ultimate geographic distribution of these funds. Feasible projects submitted that are ready to proceed will receive priority.

Distribution Methods

Table 9 - Distribution Methods by State Program

1	State Program Name:	CDBG: Small Cities
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	CDBG provides funds to rehabilitate housing, create suitable living environments, and enhance economic opportunities in non-entitlement areas located throughout the State.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Does application meet one of the National Objectives set forth in the Housing and Community Development Act (HCDA), and are the activities permitted by the HCDA?</p> <p>Benefit to Low/Moderate Income People</p> <p>Prevention or Elimination of Slums & Blight</p> <p>Urgent Need</p> <p>Does application address at least one of the State Program Objectives?</p> <p>Support housing rehabilitation programs that maintain the supply of safe, decent, and affordable housing.</p> <p>Support and encourage efficient patterns of community development, redevelopment, and capital funding by giving priority to proposals that address documented health and safety concerns.</p> <p>Encourage innovative proposals that improve housing, and other eligible activities to renew designated revitalization areas.</p> <p>Encourage the development of facilities needed to support welfare to work programs such as job training and child and elder care.</p> <p>Support and encourage neighborhood revitalization efforts identified in locally developed plans and strategies.</p> <p>Improve the availability and adequacy of essential public facilities, and remedy serious deficiencies in areas that principally serve people of low or moderate income.</p> <p>Ensure that municipalities have the capacity to implement community development programs and maintain community development</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Guidelines, applications and additional program documentation can be found on the NJDCA SAGE system https://dcasage.intelligrants.com/Portal.asp</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to unit of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>NA</p>

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>NA</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Emergency Housing Repair Fund (\$20,000) provides up to \$10,000 per unit to address emergency conditions of owner-occupied units. Grants are restricted to families with household income below 80% of the county median income. Assistance will be provided on a first-come, first-served basis to the extent funds are available. Only eligible units of local government may apply on behalf of the homeowner.</p> <p>Innovative Development Fund (\$800,000) provides CDBG funds to eligible activities that do NOT qualify under the other Small Cities categories. Innovative Development Funds are passed through eligible units of local governments to local non-profit organizations or businesses to carry out CDBG eligible projects. Grants may not exceed \$400,000 unless compelling reasons for exceeding that amount are set forth by the applicant and accepted by the DCA.</p> <p>Housing Rehabilitation Fund (\$1,200,000) provides funds for single-family owner-occupied housing rehabilitation projects in an overall effort to improve affordable housing conditions in New Jersey. Family household incomes cannot exceed 80% of the county median income. Municipal projects are capped at \$200,000. County-managed projects may be awarded up to \$400,000. Multi-jurisdictional projects may receive grants of up to \$300,000.</p> <p>Public Facilities Fund (\$3,864,074) provides funds to units of local government to construct or improve essential public facilities and infrastructure that primarily benefits people of low and moderate income. The maximum grant awarded in this category will be \$400,000. However, this maximum may be exceeded if compelling reasons are presented and accepted by the DCA.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>See above</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The outcome measures are identified within the Annual Goals section of this report.</p>
<p>2 State Program Name:</p>	<p>Emergency Solutions Grant Program</p>
<p>Funding Sources:</p>	<p>ESG</p>

<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Emergency Solutions Grant Program provides funds to maintain shelter facilities by:</p> <ol style="list-style-type: none"> 1. Addressing life and safety issues 2. Purchasing equipment and furnishings that will provide direct benefits to the shelter's residents 3. Creating new emergency shelter beds when needed 4. Providing temporary financial assistance and services to prevent households from becoming homeless; diverting people who are applying for shelter into other housing; and helping those who are experiencing homelessness to be quickly re-housed and stabilized.
<p>Describe all the criteria that will be used to select applications and the relative importance of these criteria.</p>	<ul style="list-style-type: none"> • Experience with providing similar services and assistance • Experience with working with the target population • Capacity to successfully manage previous program grants • Achieved prior grant objectives within the established time frame. Provided accurate cost estimates of the proposed work, Expended grant awards correctly and in a timely manner. Produced and submitted performance and financial reports correctly and on-time. Have no unresolved audit findings with DCA. Sufficient amount of revenue/income to operate the project. • Proposed project(s) is supported by the local CoC. • All applicants are required by the US Department of Housing and Urban Development to: 1) obtain a DUNS number and complete or renew their registration with the System for Award Management (SAM); and 2) be active participants in a Homeless Management Information System (HMIS).
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>NA</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Eligible entities are government entities and nonprofit organizations</p>

	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>NA</p>
	<p>Describe how resources will be allocated among funding categories.</p>	<p>Emergency Shelters/Transitional Facilities: \$1,510,625 Homeless Prevention/Rapid Re-Housing: \$1,200,000 Administration: \$219,780</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>The maximum award to a grantee is \$300,000</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The outcome measures are identified within the Annual Goals section of this report.</p>
<p>3</p>	<p>State Program Name:</p>	<p>HOME Investment Partnerships Program</p>
	<p>Funding Sources:</p>	<p>HOME</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>HOME provides funds to:</p> <ul style="list-style-type: none"> • Develop affordable housing units; • Provide rental assistance to elderly and disabled households
	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<ol style="list-style-type: none"> 1. Capacity of the applicant to successfully undertake the proposed activities 2. Demonstrated effective grant management (achieved prior grant objectives within the established time frame; provided accurate cost estimates of the proposed work; expended previous grant awards correctly and in a timely manner; and produced and submitted prior grant's performance and financial reports correctly and on-time) 3. No unresolved audit findings with DCA. 4. Sufficient revenue/income to complete the project. 5. Approach and Budget (reasonable program costs and timeline for completion)
	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>NA</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>NA</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>NA</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>CHDO Production (\$530,979) provides funding to eligible CHDOs producing affordable units. Eligible activities include: acquisition, demolition and removal of buildings; construction of new housing; conversion of non-residential to residential space and the substantial rehabilitation of vacant buildings.</p> <p>Housing Production Investment (\$1,061,957) provides funds to developers for creating affordable rental and sale units. Eligible activities include: acquisition, demolition and removal of buildings; construction of new housing; conversion of non-residential to residential space and the substantial rehabilitation of vacant buildings.</p> <p>HOME Tenant-Based Rental Assistance (TBRA) (\$1,592,935) helps reduce the housing costs of very low-income households by providing direct rent subsidy payments to their landlords.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>A project is eligible for the per-unit subsidy amount, per 24 CFR 92.250(a) of the HOME regulations, in conjunction with the State Balanced Housing Program rules. The amount of funds reserved for a project will be based on the information provided in the HOME Production Program application via SAGE and will fund only the gap between project cost and other revenue. The Department, at its discretion, may award less than the maximum subsidy.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The outcome measures are identified within the Annual Goals of this report.</p>
<p>4 State Program Name:</p>	<p>HOPWA</p>
<p>Funding Sources:</p>	<p>HOPWA</p>
<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Provides housing assistance to low- income persons with HIV/AIDS.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>A low-income individual living alone, or as a head of household, or an eligible child residing with a parent or legal guardian who is HIV/AIDS positive is qualified to receive permanent tenant-based rental assistance. Applicants must be referred to DCA by a participating HIV/AIDS service provider agency and be receiving HIV/AIDS case management. Applications will not be accepted directly from the applicant. All clients receive HIV case management and related services through State and federal (Ryan White) funded grantees in their area.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>NA</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>NA</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>The Department of Health selects the community-based support organizations that provide participants with case management and ancillary services in conjunction with the rental subsidies. These agencies certify that each HOPWA participant receives required case management services and meets the criteria. HIV/AIDS service providers meet with the project sponsors on a quarterly basis in order to review program activities and progress.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>All funds are allocated for rental assistance</p>
<p>Describe threshold factors and grant size limits.</p>	<p>The amount of housing assistance provided is approximately 30% of the participants adjusted gross income.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The outcome measures are identified within the Annual Goals section of this report.</p>

State Program Name:	Housing Trust Fund (HTF)
Funding Sources:	HTF
Describe the state program addressed by the Method of Distribution.	Develop affordable rental housing units for families at or below 30% AMI
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>1. Applicant's ability to obligate HTF funds and applicants' ability to undertake eligible activities in a timely fashion:</p> <p>The best applications must substantiate the applicants experience in developing affordable housing, demonstrated financial ability to develop the project, experience with DCA and HUD programs, no loan findings or other outstanding issues with DCA/HUD, a feasible project budget and timeline which evidences that the project will be completed within three years of award.</p> <p>2. Priority based upon geographic diversity:</p> <p>This program seeks to encourage geographic diversity through "High Opportunity" neighborhoods, which are characterized by the following criteria - low municipal poverty level, the municipality is not on State Urban Aid list, accessible public transportation within 1 mile, and low municipal labor force unemployment rate.</p> <p>3. The merits of the application in meeting the State's priority housing needs</p> <p>Applicants should have experience in serving special needs populations, preferably be a non-profit, include a service plan detailing how services will be provided on a voluntary basis to targeted special needs population (by applicant or by partner in formal Memorandum of Understanding) and 100% of units within the project will serve Special Needs population.</p> <p>4. The extent to which application makes use of non-federal funding sources</p> <p>Applications that substantiate leveraging of non-public funds will receive preferential points.</p>
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	NA
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	NA

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>NA</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>All funds are allocated for housing production</p>
<p>Describe threshold factors and grant size limits.</p>	<p>A project is eligible for the per-unit subsidy amount based on bedroom size and project cost. Maximum award per project will not exceed \$700,000. Maximum per unit subsidy will not exceed; Studio- \$175,000; 1-Bedroom \$250,000; 2-Bedroom \$300,000; 3-Bedroom \$350,000; 4-Bedroom \$400,000 The HTF funds will be provided as gap financing, using current HOME subsidy limits slightly adjusted upwards based on actual project costs in the State’s CDBG-DR Neighborhood Enhancement Program and Special Needs Housing Partnership Loan Program. The amount of funds reserved for a project will be based on the information provided in the NHTF application via SAGE and will fund only the gap between project cost and other revenue. The Department, at its discretion, may award less than the maximum subsidy.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The goal of the program is to develop 22 units of affordable housing in the first year.</p>

Discussion

All funds will be distributed in the manner stated above.

AP-38 Project Summary

Project Summary Information

Table 10 – Project Summary

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds? No

Available Grant Amounts

NA

Acceptance process of applications

NA

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State's Process and Criteria for approving local government revitalization strategies

There are currently no approved Community Revitalization Strategies in New Jersey.

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

The State of New Jersey distributes the formula funds through a competitive, open process via the Department of Community Affairs' System for Administering Grants Electronically (SAGE) and, therefore, cannot predict the ultimate geographic distribution of these funds.

Geographic Distribution

Target Area	Percentage of Funds
State of New Jersey	100
CDBG - Eligible Towns	100
Sandy Impacted Counties	100

Table 11 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Feasible projects submitted that are ready to proceed will receive priority.

Discussion

Feasible projects submitted that are ready to proceed will receive priority

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction

The one-year goals for affordable housing vary by program and the population to be served.

One Year Goals for the Number of Households to be Supported	
Homeless	456
Non-Homeless	0
Special-Needs	125
Total	581

Table 12 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	300
The Production of New Units	35
Rehab of Existing Units	60
Acquisition of Existing Units	0
Total	395

Table 13 - One Year Goals for Affordable Housing by Support Type

Discussion

The one-year goals for affordable housing vary by program and the population to be served.

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction

This section describes DCA's efforts as a public housing authority (PHA) to meet the needs of renters receiving housing assistance.

Actions planned during the next year to address the needs to public housing

DCA continues to administer the federal Housing Choice Voucher program to support approximately 23,000 households in New Jersey. In addition, DCA operates the State Rental Assistance Program (SRAP), which provides state-funded rental assistance to more than 4,000 households.

In 2016, DCA engaged a consultant to assist in the design and planning for a Mobility program, which will assist Housing Choice Voucher participants living in racially and ethnically concentrated areas of poverty in moving to neighborhoods offering greater opportunity. This pilot program will assist 100 voucher holders in moving over the next year.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

DCA will continue to promote the following programs to Housing Choice Voucher Program participants:

1. The Section 8 Homeownership Program allows families who are receiving Section 8 rental assistance to use that assistance to help pay the mortgage on a home they buy.

To qualify the family must:

- Be a first-time homebuyer
 - Be employed full time for at least one year with a minimum earned income of \$20,800 (except elderly and disabled for whom the minimum income requirement is 12 times the monthly SSI/SSD amount);
 - Have a credit score of at least 680; and Successfully complete housing counseling homebuyer/education.
2. The Family Self-Sufficiency Program (FSS) assists low-income tenants build assets and increase their earnings so that they can better meet their families' needs and become independent of welfare assistance. As part of the program, DCA establishes an interest-bearing FSS escrow account for each participating family. An escrow credit, based on increases in earned income of

the family, is credited to this account during the five-year term of the FSS contract.

FY 2017 Homeownership Program Data	
Number of applications received	44
Number of participants who have completed a homeownership class	4
Number of participants deemed mortgage ready	5
Number of participants in housing search	5
Number of participants who have purchased a home	4

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

DCA will continue to work in conjunction with the local HUD field office in addressing the needs of struggling public housing authorities throughout the state. The State has also taken over the administration of vouchers for several troubled PHAs in the past.

Discussion

The State continues to address the needs of housing assistance participants.

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The State will continue working to reduce and end homelessness by collaborating with community-based non-profits and local Continuum of Care (CofC). The State relies on these partners to conduct outreach to persons who are homeless, assess their needs and communicate these needs to the State. To that end, the State will:

- Require all Homelessness Prevention Program, Homelessness Prevention and Rapid Re-Housing Program and Shelter Support Program grantees to actively participate in their County CofC.
- Require all Homelessness Prevention Program, Homelessness Prevention and Rapid Re-Housing Program and Shelter Support Program grantees to utilize HMIS.
- Encourage Homelessness Prevention Program, Homelessness Prevention and Rapid Re-Housing Program and Shelter Support Program grantees to participate in the annual Point-in-Time Count.

The State will also continue to support housing first initiatives that provide permanent housing and supportive services to chronically homeless households who are high utilizers of public systems. On July 19, 2016, DCA awarded 500 SRAP vouchers for 425 chronically homeless households and 75 homeless

veterans through a new statewide Housing First program.

Housing Assistance for Disabled and Special Needs Households

In December 2015, DCA announced an initiative to issue 1,000 Housing Choice Vouchers to special needs families across the state during calendar year 2016. During that calendar year, DCA added 1,650 special needs households to the HCV program, exceeding our initial goal. Also in December 2015, DCA awarded 106 project-based State Rental Assistance Program (SRAP) vouchers to projects located in areas with poverty rates under 10%. These vouchers provide housing for very low-income and disabled households.

Housing Trust Fund

National Housing Trust Fund: The State of New Jersey will provide financial assistance to develop affordable rental units for extremely low-income individuals or families, specifically focusing on the special needs population. The NHTF will provide project financing via 0% non-amortizing loans to non-profit or for profit entities to acquire, rehabilitate or newly construct affordable rental units.

Department of Human Services State Rental Assistance Program Initiatives

In 2016, DCA signed a Memorandum of Agreement with DHS to administer a voucher program for households transitioning from the Division of Family Development (DFD)'s demonstration housing programs, which have ended. This voucher program will serve up to 500 households from those programs who have a permanent disability and receive SSI, and who would be at risk of homelessness without this subsidy, and may be expanded based on DFD's needs.

In addition, DCA has entered an agreement with DHS – Division of Developmental Disabilities (DDD) to aid in screening applications and administering vouchers for people with developmental disabilities who may require a live-in aide. DCA reviews eligibility for live-in aides in its Housing Choice Voucher and State Rental Assistance Programs, and DDD has requested DCA's assistance in this area.

Non-Elderly Disabled Voucher Program

In 2011, DCA was awarded 100 Non-Elderly Disabled (NED) vouchers by the U. S Department of Housing and Urban Development (HUD). These vouchers are targeted to disabled individuals and families, providing affordable housing and helping people transition from nursing homes or other institutions to community living. DCA receives referrals from the Department of Human Services, Divisions of Mental Health and Addiction Services, Developmental Disabilities and Aging Services for these vouchers. The original allocation of vouchers has been leased up, and DCA now accepts referrals from DHS as vacancies occur.

Re-Entry Programs

In SFY2016 and 2017, New Jersey provided a total of \$10 million to support innovative voluntary intensive

supportive services for individuals who were incarcerated who are returning to their communities. These services are provided by the NJ Re-Entry Corporation and Volunteers of America Delaware Valley and include employment and job training, mental health and substance abuse treatment, housing referrals and general case management. Services are offered in Atlantic City, Jersey City, Newark, Trenton, Toms River and Paterson. The goal of this program is to determine whether these intensive voluntary supports will reduce recidivism, thus enabling individuals to become more self-sufficient and contribute more fully to their communities, as well as allowing the State correctional system to realize savings through an overall reduction in repeat offenses. DCA has entered a Memorandum of Understanding with the NJ State Parole Board to enable DCA to quantify re-arrest, re-conviction and re-incarceration rates for these programs over a three-year period, to assist in determining the success of these programs. More than 2,400 people have been served by this program to date.

Capital Financing for Special Needs Housing Through HMFA

Producing high quality affordable housing for special needs individuals continues to be a priority for the New Jersey Housing Mortgage Finance Agency (HMFA). Since 2010, HMFA has produced 1,865 special needs beds through several different special needs programs, including some units leveraged as a component of a larger multifamily project.

Special Needs Housing Trust Fund

The Special Needs Housing Trust Fund made capital finding available to produce housing for people with special needs and the homeless. Since 2010, this program has completed 105 projects in the amount of \$201, 235,378 for a total of 1,703 units and 2,058 beds.

Special Needs Housing Partnership Loan Program

To meet the State's Olmstead obligation, requiring that people currently housed in New Jersey's institutional settings to be given the opportunity to live in and be part of the community, the NJ Department of Community Affairs (DCA), Human Services (DHS) along with HMFA launched the Special Needs Housing Partnership Loan Program in June 2011 to assist in the creation of affordable, permanent, supportive housing for individuals with developmental disabilities. Currently, 64 projects containing 246 beds have received loan commitments in the amount of \$18,156,879 in Agency financing, \$10,156,879 in Municipal Affordable Housing Trust Funds, \$1,768,118 in DDD sprinkler system subsidies, and \$4,391,447 in other sources.

The innovative nature of the SNHPLP earned it recognition in a report published by The Henry J. Kaiser Family Foundation, a non-profit organization focusing on national health issues, as an example of a creative state program working to assist special needs populations find permanent affordable housing and group residence opportunities. Most recently, in October 2015, the HMFA was recognized by the

National Council of State Housing Agencies (NCSHA) for an Excellence Award for this program.

Sandy Special Needs Housing Fund

In response to Superstorm Sandy, the Sandy Special Needs Housing Fund (SSNHF), funded by HUD /CDBG, was created to develop quality permanent supportive housing located in the nine most impacted counties. To date, the SSNHF program has committed \$46,429,289 creating 288 units with 390 beds.

Section 811 Project-based Rental Assistance Program

To further meet the State's Olmstead obligations, in April 2015 HMFA, in partnership with DHS, was awarded a HUD Section 811 Project-based Rental Assistance (PRA) grant of \$5,099,229 for 206 units. These funds are targeted toward individuals who are leaving state psychiatric hospitals and developmental centers, and those who are at risk of institutionalization in those settings. The initial term of the PRA is five (5) years with subsequent renewals on an annual basis for an additional 15 years subject to appropriations. In support of this award, DCA has committed 40 vouchers and DHS has committed 63 vouchers, bringing the total number of PRA units to 309. To date 51 PRA units were awarded to a total of 16 projects that received 2015 4% tax credit allocation.

Money Follows the Person Housing Partnership Program (MFPHPP)

This partnership between the HMFA and the DHS Division of Aging Services (DoAS), launched in December 2015, will provide \$2,883,656 in capital financing for projects serving participants in the Money Follows the Person Demonstration program who are leaving nursing homes. A capital subsidy in the amount of \$75,000 per unit is available to eligible non-profit and for-profit developers to set aside housing units for qualified disabled individuals aged 18 and over, currently living in nursing homes and assessed as being capable of living in the community with supportive services transitioning from nursing facilities to community settings. Funding for the MFPHPP comes from the Money Follows the Person (MFP) program, a demonstration program created by the Federal Government. The Supportive Housing and Special Needs Division anticipate to allocate the capital subsidies to the 9% Tax Credit applicants in the FY2017 allocation Cycle who opt to set aside units for MFPHPP target population.

The following data collected from the Homelessness Management and Information System shows that there were at least 18,884 homeless households in New Jersey in calendar year 2016; 1,228 of which were classified as chronically homeless.

January 1 2016 - December 31, 2016 HMIS Data*

County	Number of Households Residing in an Emergency Shelter or Transitional Housing Facility or Safe-Haven	Number of Homeless Households	Number of Chronically Homeless Households	Number of Individuals	Number of Families
Atlantic	1,544	1,349	195	1,470	74
Bergen	701	662	39	630	71
Burlington	408	335	73	197	211
Camden	1,501	1,458	43	1,393	108
Cape May	1,257	1,209	48	1,028	229
Cumberland	470	469	1	398	72
Essex	3,925	3,763	162	3,068	857
Gloucester	183	182	1	58	125
Hudson	2,414	2,189	225	2,076	338
Hunterdon	318	300	18	307	11
Mercer	1,882	1,811	71	1,639	243
Middlesex	503	442	61	361	142
Monmouth	744	705	39	654	90
Morris	893	778	115	793	100
Ocean	26	26	0	26	0
Passaic	614	547	67	417	197
Salem	14	14	0	8	6
Somerset	289	272	17	250	39
Sussex	57	56	1	11	46
Union	804	754	50	636	168
Warren	337	335	2	229	108
Totals	18,884	17,656	1,228	15,649	3,235

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

New Jersey will continue its continuum of care approach to address and identify the needs of the homeless. This includes programs and services addressing each stage of the homeless continuum: homeless prevention, rapid re-housing, emergency shelter, temporary supportive housing and permanent supportive housing programs.

Homelessness Prevention: The State of New Jersey will continue to provide temporary financial assistance

to low- and moderate-income homeless households in imminent risk of homelessness due to a rental eviction through the Homelessness Prevention Program (HPP). The HPP can provide the following types of assistance:

1. Rental Arrears – a maximum of 3 months' back rent plus any court fees, legal fees and other late fees included as rent in a written lease.
2. Relocation: security deposit of up to 1 ½ months' rent and 2 months' rent.

ESG: The State of New Jersey will continue to provide rapid re-housing assistance through the Homelessness Prevention and Rapid Re-Housing Program to homeless households at or below 30 percent of Area Median Income (AMI). Rapid re-housing assistance includes: financial assistance, case management, housing search and placement, credit repair, money management and budgeting.

Addressing the emergency shelter and transitional housing needs of homeless persons

The State will continue to provide funds to maintain shelter facilities through the ESG Program. The program provides funding to do the following:

1. Address life and safety issues in emergency shelters and transitional housing facilities.
2. Purchase equipment and furnishings that will provide direct benefits to the shelter's residents.
3. Create new emergency shelter beds when needed.

DCA and the State Parole Board will also continue the Another Chance program. The program expands housing resources available to inmates released from prison without a stable living arrangement. The program provides temporary housing assistance (up to six months) to offenders being released from designated Department of Corrections' facilities that do not have an approved residence of record. The program is currently operating in Camden, Newark, New Brunswick and Trenton.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The State will continue to apply for HUD Continuum of Care funding (CoC). The Shelter Plus Care Program provides rental assistance to homeless persons with disabilities, in collaboration with local social service providers. Funds for this program have been granted in Atlantic, Burlington, Cape May, Essex, Gloucester, Middlesex, Morris, Passaic and Warren Counties. In addition, the State through the Homelessness Prevention and Rapid Re-Housing Program will continue to provide rapid re-housing assistance to

households up to 30 percent of Area Median Income.

The State's Housing First Initiative has awarded 500 tenant-based State Rental Assistance Program (SRAP) vouchers and \$250,000 in supportive service funding to 12 agencies across the state. 425 vouchers will provide housing for chronically homeless people who are frequent users of public systems, and 75 vouchers will provide housing for homeless veterans.

The State's Moving On Initiative provides SRAP vouchers to people in permanent housing programs who no longer need a high level of services. As people move on to the SRAP vouchers, currently homeless individuals and families will backfill the vacancies in the existing permanent supportive housing programs.

Rental assistance will continue to be provided to people who are homeless and working towards self-sufficiency through the Housing Choice Voucher, State Rental Assistance and the HOME Tenant-Based Rental Assistance programs.

DCA also administers 832 Veterans Administration Supportive Housing (VASH) vouchers and 273 project-based Housing Choice Vouchers for homeless and at-risk veterans. In addition, DCA has "graduated" 32 formerly homeless veterans from VASH to Housing Choice Vouchers.

DCA has also committed rental assistance to the Keeping Families Together Initiative with the Department of Children and Families (DCF). This program targets rental assistance and supportive services to extremely vulnerable families who are homeless or live in unstable housing, and who are involved with the child welfare system. The goal is to ensure that children are not removed from their families, or that families can reunify, with stable housing and services designed to support their tenancy. DCA committed 50 project-based Housing Choice Vouchers to this program in 2015 and 2016, and will commit an additional 100 vouchers in 2017. In addition, DCA has committed 100 vouchers for homeless and at-risk youths.

Rental assistance will continue to be provided to people who are homeless and working towards self-sufficiency through the Housing Choice Voucher, State Rental Assistance and the HOME Tenant-Based Rental Assistance programs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The State will continue to use a portion of its Emergency Solutions Grant funds along with State Homelessness Prevention funds to provide financial assistance and services to either prevent households from becoming homeless or rapidly re-house those who are homeless. In addition, the State will utilize

Section 811 Supportive Housing for Persons with Disabilities program vouchers, recently awarded, along with State Rental Assistance Program and Division of Developmental Disabilities vouchers to provide rental assistance to low-income individuals being discharged from institutions.

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	100
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	100

AP-75 Barriers to affordable housing – 91.320(i)

Introduction

There is a myriad of both State and federal issues affecting the availability of affordable housing. Barriers to affordable housing include outdated local land-use regulations, high development standards and lengthy and complex permit processes.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Although the ability of the State to eliminate, or even mitigate, some of these barriers is limited, New Jersey has a number of policies, programs and proposals to address regulatory barriers to affordable housing.

1. Continue to partner with HMFA to provide credit counseling to very low-income and low-income Section 8 households interested in becoming homeowners. In addition, DCA through its Homelessness Prevention and Rapid Re-Housing Program is providing credit counseling to eligible households at 30% or less of AMI.
2. Continue to apply for additional competitive vouchers through the Family Unification Program, the

Veterans Affairs Supportive Housing Program, and the Non-Elderly Disabled Program, etc.

3. Promote the Live Where You Work Program.
4. Promote the development of an educational effort to dispel the myths of affordable housing, build support for and neutralize opposition to new housing development.
5. Promote the establishment of a Land Use Court.
6. Promote the development of transit-accessible, pedestrian friendly and environmentally responsible communities within easy reach of employment opportunities in the design of affordable housing.
7. Continue to provide CDBG funds for infrastructure.
8. Continue to place a high priority on the long-term preservation of existing, viable affordable housing stock.

AP-85 Other Actions - 91.320(j)

Introduction

The following are the State's strategies to address underserved populations, to foster and maintain affordable housing, to remove barriers and to assist families at or below the poverty level.

Actions planned to address obstacles to meeting underserved needs

The State has in place a number of other actions to address issues related to: obstacles to meeting underserved populations, fostering and maintaining affordable housing, reducing lead-based paint hazards, reducing the number of poverty-level families, developing institutional structure, and enhancing coordination between public and private housing and social service agencies.

Actions planned to foster and maintain affordable housing

DCA will continue efforts to ensure maximum state coverage with program resources by the doing the following:

1. Enhancing local capacity building and serving disadvantaged and under-served areas.
2. Continuing to work with units of general local government so that nonprofits and businesses will be able to receive grants.
3. Collaborating with HUD, various state departments and agencies such as the NJ Housing and Mortgage Finance Agency, the NJ Redevelopment Authority and the NJ Economic Development Agency to sponsor training and technical assistance for local officials to increase knowledge of and access to available state and federal programs and resources.

Actions planned to reduce lead-based paint hazards

On April 5, 2016, Governor Christie announced a \$10 million Lead-Safe Remediation Pilot Program for low and moderate-income one and two family rental or owner-occupied units constructed prior to 1978. The program will provide an expected average direct remediation cost per unit of \$12,000. Individual Lead-Safe projects of up to \$20,000 per unit can be undertaken with prior approval from DCA. In eligible households where an elevated blood lead level has been identified in a child under the age of six or in a pregnant woman and the local health department requires full lead abatement activities outside the scope of this lead-safe remediation pilot program, the grant recipient may award the homeowner a grant of up to \$20,000 per property to assist with lead abatement efforts.

The State continues to monitor grantees to ensure compliance with the HUD Lead Safe Housing Regulation at 24 CFR Part 35. The regulation requires notification, evaluation, and reduction of lead-based paint hazards in federally-owned residential properties and housing receiving federal assistance. These regulations cover the CDBG, ESG, HOME, HTF, and HOPWA programs. The HOME, HTF and CDBG Programs require that all housing undergoing rehabilitation meet Part 35, HUD's Lead Safe Housing Rule. The lead-based paint regulations described in 24 CFR Part 35 require that the lead hazard evaluation and reduction activities be carried out for all proposed projects constructed before 1978. In addition, the State adopted regulations in July 1995, "Lead Hazard Evaluation and Abatement Code" which require the certification of companies performing lead based paint evaluation and abatement. Any company off

Next fiscal year, the State will continue to fund projects that address lead-based paint hazards. These types of projects include paint stabilization, window and door replacement, and exterior treatments to include siding and porch repair and/or replacement.

Actions planned to reduce the number of poverty-level families

The State will continue to address the problem of poverty by providing emergency assistance. Such actions will include the following:

- Providing shelter, food, clothing, and social services to families in crisis.
- Supporting the development of permanent, transitional and affordable housing and shelter lities.
- Providing health care to homeless people.
- Aiding homeless runaway youth.
- Assisting individuals who are mentally or physically impaired.
- Helping victims of domestic violence.
- Providing low income energy services.
- Administering rental assistance programs.
- Providing job training to low income and homeless individuals.
- Providing funding for literacy education.

The State will also continue to support housing first/rapid-re-housing programs that move homeless

households from shelters into permanent supportive housing with a level of services commensurate with their needs.

Actions planned to develop institutional structure

The State will pursue the following actions over the next year to develop institutional structure and enhance coordination between public and private housing and social services.

- Coordination of housing development with economic opportunities and community development: This comprehensive approach, which ties job opportunities and social services to housing revitalization, will help stabilize depressed areas as well as promote self-sufficiency of the area's residents.
- Provision of planning and technical assistance for non-urban counties/municipalities: Non-urban communities often do not make affordable housing a financial or political priority. This creates a severe problem in rural counties where hundreds of subsidized units are lost through prepayment of HUD and FHA mortgages. Remedial actions to be undertaken by DCA will include outreach, education and technical assistance to these rural areas.

Actions planned to enhance coordination between public and private housing and social service agencies

Government agencies and for-profit and nonprofit organizations all play a part in the provision of affordable housing, community development, and economic development. The State will continue to work with these entities to address New Jersey's housing and community development needs.

On December 14, 2015, HMFA in collaboration with the Department of Human Services launched the Money Follows the Person Housing Partnership Program. This innovative loan program will provide \$2.85 million in capital subsidy to eligible nonprofit and for-profit developers to build rental housing for individuals transitioning from nursing facilities to community settings.

Discussion

The State is committed to addressing all of these issues.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction

The following are the program specific requirements for the CDBG, ESG, HOME, HOPWA and HTF Programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The State will not be using other forms of investment. The State utilizes the SAGE system to announce all of its Requests for Proposals. The SAGE site (<https://njdcasage.state.nj.us/>) includes detailed information on the State's HOME Program requirements, identifies eligible agencies, and provides contact information. DCA utilizes SAGE to review, approve, and manage the HOME grants electronically.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for

homebuyer activities as required in 92.254, is as follows:

Housing units sold during the period of affordability will be sold solely to low-income households who will use the property as their principal residence and not lease the unit. The DCA will approve all resale prices in advance to assure that the original owner receives a fair return on their investment. All conveyances of restricted ownership units shall be made by deeds and restricted conveyances.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The State utilizes the Uniform Housing Affordability Controls (UHAC) (N.J.A.C. 5:80-26.1 et seq.) to determine resale prices and fair return on investment. The fair return on investment includes the homeowner's original investment plus any increase in the market value of the property attributable to capital improvements. The State determines affordability under the HOME Program by utilizing 95 percent of the median purchase price of the area based on the FHA Section 203(b) Mortgage Limit.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The State does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is being renovated with HOME funds.

Emergency Solutions Grant (ESG) Reference 24 CFR 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)
Grantee agrees to fully comply with the provisions of this Agreement; the applicable fair housing and civil rights requirements at 24 C.F.R. § 5.105(a); and the uniform administrative requirements for local units of government at 24 C.F.R. Part 85, or for non-profit organizations at 24 C.F.R. Part 84, as applicable.

Grantees receiving funds to renovate an emergency shelter or transitional shelter will be required to meet the following standards:

Prior to the disbursement of funds, the Grantee shall submit the following documents to the Department for approval:

- Evidence that the environmental review requirements set forth in 24 CFR Part 58 have been satisfied and that the Grantee has received approval of the Request for Release of Funds or has been determined to be exempt from this requirement.
- A Grant Management Plan indicating the personnel, by title, and their responsibilities for administering and implementing this agreement, and the professional services to be used on the project.
- A plan describing the social services that will be provided to homeless clients in the shelter and

transitional housing facilities.

- Evidence that the Grantee has sufficient funding to complete the renovation from sources other than those provided by this Agreement, when additional funding is necessary to complete the activities.
- A report from a licensed professional architect or engineer that describes the structural conditions of the buildings. The report should identify the specific improvements that are required to make the building structurally sound, and the cost of such improvements.

Prior to undertaking any construction activity, the grantee shall provide the Department with the following documents:

- A detailed set of plans, specifications and cost estimates certified by an appropriate licensed professional.
- Documentation that all necessary titles, permits and approvals to undertake the activities have been secured.
- Construction agreements between Grantee and construction contractors.

The Grantee shall provide the Department with an annual certification, for a period of either three years (for capital expenses under \$100,000) or ten years (for capital expenses over \$100,000), starting on the date that certification is issued to the Department confirming the completion of the work, stating that the shelter facilities have continued to be used for homeless purposes.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
New Jersey CoCs are in the process of developing and implementing a coordinated access and assessment system for all CoC and ESG-funded programs.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

DCA utilizes a competitive Request for Proposal (RFP) process to solicit sub grantees. Proposals are evaluated and ranked by a review committee comprised of DCA staff. Eligible entities are government agencies and nonprofit organizations. The RFP is posted on the Department of Community Affairs' NJDCA SAGE system and electronic notices are sent out to all of the State's Continuum of Care contacts and to all of the Municipal Clerks through DCA's Division of Local Government's Services' newsletter.

3. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

NA, the State meets this requirement.

4. Describe performance standards for evaluating ESG.

DCA utilizes the following performance standards for evaluating ESG Shelter grants:

- At least 25 persons will receive emergency housing during the grant
- At least 75% of the beds in the shelter or transitional housing facility will be utilized per month
- A van purchased with Shelter Support funds will be utilized at least 3 times per week transporting clients to medical appointments, employment opportunities, Laundromat, grocery store, day care etc.
- The average length of stay in an emergency shelter will be no more than six months
- The average length of stay in a transitional housing facility will be not less than 6 months

* Performance outcomes specific to the approved grant activities will be negotiated prior to the contract's execution.

DCA utilizes the following performance standards for evaluating ESG Homelessness Prevention and Rapid Re-Housing grants:

- A minimum of 40 households will be assisted
- A minimum of 28 households will be moved from emergency shelter to permanent housing in less than 90 days
- A minimum of 12 households at risk of becoming homeless will have their housing stabilized
- All participants will receive a minimum of 2 case management visits (at least one hour every 3 months)
- All participants will receive a minimum of 2 credit and budget counseling sessions; at least one hour every 3 months

Discussion