

**CONSOLIDATED PLAN  
FY 2009  
ACTION PLAN**



**State of New Jersey  
Jon Corzine, *Governor***

**Department of Community Affairs  
Joseph V. Doria, Jr., *Commissioner***

# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>2</b>
<b>CONSOLIDATED PLAN FUNDING .....</b>	<b>3</b>
<b>GEOGRAPHIC DISTRIBUTION OF FUNDS .....</b>	<b>3</b>
<b>ACTIONS TO MEET UNDERSERVED NEEDS .....</b>	<b>5</b>
<b>MANAGING THE PROCESS .....</b>	<b>8</b>
<b>CITIZEN PARTICIPATION PROCESS.....</b>	<b>9</b>
<b>INSTITUTIONAL STRUCTURE .....</b>	<b>9</b>
<b>MONITORING .....</b>	<b>10</b>
<b>LEAD-BASED PAINT .....</b>	<b>11</b>
<b>OBJECTIVES AND OUTCOMES.....</b>	<b>14</b>
<b>EVALUATION OF PAST PERFORMANCE .....</b>	<b>15</b>
<b>FEDERAL AND STATE RESOURCES .....</b>	<b>19</b>
<b>MAJOR INITIATIVES .....</b>	<b>30</b>
<b>PRIORITIES, OBJECTIVES &amp; HOUSING GOALS .....</b>	<b>34</b>
<b>ONE YEAR HOUSING GOALS .....</b>	<b>38</b>
<b>LOW INCOME HOUSING TAX CREDIT PROGRAM.....</b>	<b>39</b>
<b>NEEDS OF PUBLIC HOUSING .....</b>	<b>41</b>
<b>FAIR HOUSING .....</b>	<b>42</b>
<b>BARRIERS TO AFFORDABLE HOUSING.....</b>	<b>44</b>
<b>STRATEGIES TO ADDRESS BARRIERS TO AFFORDABLE HOUSING .....</b>	<b>46</b>
<b>HOMELESS AND OTHER SPECIAL NEEDS .....</b>	<b>55</b>
<b>ANTIPOVERTY STRATEGY.....</b>	<b>59</b>
<b>DISCHARGE COORDINATION POLICY .....</b>	<b>59</b>
<b>DOMESTIC VIOLENCE AGAINST WOMEN.....</b>	<b>60</b>
<b>PROGRAM SPECIFIC REQUIREMENTS.....</b>	<b>61</b>
<b>COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.....</b>	<b>61</b>
<b>HOME PROGRAM .....</b>	<b>71</b>
<b>HOPWA PROGRAM .....</b>	<b>75</b>
<b>EMERGENCY SHELTER GRANT PROGRAM.....</b>	<b>77</b>
<b>HOUSING NEEDS DATA.....</b>	<b>79</b>
<b>2008 NJ ELIGIBLE SMALL CITIES MUNICIPALITIES .....</b>	<b>95</b>

# EXECUTIVE SUMMARY

The Consolidated Plan outlines Governor Jon Corzine's major initiatives and resources to address the housing, community and economic development needs of the State. Over the next year, the Corzine Administration will allocate State and federal funds as well as private resources to address the goals identified in the State's 2006-2009 Consolidated Plan (five-year plan).

The 2009 Action Plan is the one-year implementation plan describing how the following programs will address the prioritized needs identified in the five-year plan:

1. Community Development Block Grant Program (CDBG)
2. Emergency Shelter Grant Program (ESG)
3. HOME Investment Partnerships Program (HOME)
4. Housing Opportunities for Persons with AIDS (HOPWA)

During FFY 2009, the State will address the following housing and community development goals identified in the five-year plan. Priority will be given to projects that carry out neighborhood revitalization, create new affordable housing units, provide rental assistance and expand services for the homeless and other special needs groups.

1. Increase the number of affordable housing units built for our most vulnerable populations.
2. Continue to provide housing opportunities for low and moderate-income households and housing assistance to very- low and low-income households.
3. Assist homeless individuals and families obtain permanent housing, with needed support services to become self-sufficient.
4. Support local jurisdictions' planning processes to reduce and end homelessness.
5. Encourage the development of supportive housing, housing choice voucher and the provision of support services for special needs populations.
6. Enhance the capacity of local agencies and nonprofit organizations to effectively operate and deliver affordable housing.
7. Promote lead-based paint education and abatement efforts.
8. Support sustainable development and the revitalization of neighborhoods through Smart Growth planning initiatives.
9. Improve and preserve the existing affordable housing stock.

10. Support community and economic development programs that expand business enterprises and increase job opportunities for low- and moderate-income households.
11. Reduce regulatory barriers to developing affordable housing.
12. Promote fair housing practices and educate the public about the benefits of and the need for affordable housing.
13. Establish a homeless prevention program for Division of Youth and Family Services families.

### ***Consolidated Plan Funding***

The following table represents the Federal FY 2009 (State FY 2010) formula allocations for the Community Development Block Grant, HOME Investment Partnership, Emergency Shelter Grant, and Housing Opportunities for Persons with AIDS Programs.

<b>PROGRAM NAME</b>	<b>FEDERAL FY 2009 ALLOCATION</b>
Community Development Block Grant	\$7,086,011
Emergency Shelter Grant	\$1,599,036
HOME Investment Partnership	\$7,728,460
Housing Opportunities for People With AIDS	\$1,109,696
<b>TOTAL ALLOCATION</b>	<b>\$17,523,203</b>

### ***Geographic Distribution of Funds***

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.

The State is committed to addressing housing, economic and community development needs statewide, and will utilize the New Jersey State Development and Redevelopment Plan to identify specific areas of the state for revitalization. The purpose of the State Development and Redevelopment Plan is to coordinate

planning activities and establish statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination (N.J.S.A. 52:18A-200(f)).

The major goals of the State Development and Redevelopment Plan are:

- To revitalize the state's cities and towns by protecting, preserving and developing the valuable human and economic assets in cities, towns and other urban areas.
- To conserve the state's natural resources and systems by promoting ecologically sound development and redevelopment.
- To promote beneficial economic growth, development and renewal for all residents of New Jersey, particularly the poor and minority communities through partnerships and collaborative planning with the private sector.
- To protect the environment, prevent and clean up pollution by developing standards of performance and creating incentives to prevent and reduce pollution and toxic missions at the source.
- To provide adequate public facilities and services at a reasonable cost.
- To provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need.
- To preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
- To ensure sound and integrated planning and implementation statewide.

## **Actions to meet underserved needs**

*Another Chance Initiative:* The Department of Community Affairs continues to partner with the State Parole Board to expand the post-incarceration housing resources available for use by inmates released from prison without a stable living arrangement to return to. To date, the program has received \$700,000 from the Homelessness Prevention Program to provide temporary housing assistance (up to 6 months) to offenders being released from designated Department of Correction's facilities that do not have an approved residence of record. The program is currently operating at Northern State Prison, Riverfront State Prison, Edna Mahon Correctional Facility for Women, or Garden State Youth Correctional Facility. DCA has set-aside \$350,000 for FY 2010 to continue this worthwhile initiative.

*Council on Affordable Housing (COAH):* In June, COAH adopted a new set of third round rules that will increase the state's affordable housing need from 52,000 units to 115,000 units through 2018, a 63,000 unit increase. A new growth share ratio of 1 affordable unit among 5 units and 1 affordable unit for every 16 jobs has been established. Currently there are 24 towns that have received substantive certification under COAH's revised third round rules: Beverly, Blairstown, Cape May Point, Eastampton, Flemington, Florence, Frelinghuysen, Frenchtown, Harding, Hardyston, Lawrence, Maplewood, Milford, Millville, North Hanover, Old Bridge, Pennsauken, Pennsville, Pine Hill, Plainsboro, Rock Hill, Springfield, Upper Pittsgrove and West Amwell.

Under the plans certified for these 24 municipalities 4,340 newly constructed affordable units have been completed, with another 1,311 proposed. Additionally, 286 units have been rehabilitated, with another 563 proposed.

*Homelessness Prevention and Rapid Re-Housing Program:* DCA will utilize the \$10,221,710 in Homelessness Prevention and Rapid Re-Housing Program funds to provide 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.

Eligible program participants are New Jersey residents, whose household's income is equal to or less than 50 percent of the Area Median Income and is either homeless or at risk of losing their housing and lack the financial resources and support networks to identify immediate housing or remain in existing housing.

*Housing Assistance and Recovery Program (HARP) Support Fund:* The HARP program provides financial support to nonprofit/public entities to purchase the mortgages of distressed homeowners and lease the properties back to the homeowners. During that time, the nonprofit or public entity will provide support

services such as counseling, job training, credit repair and budget guidance, with the goal of enabling the homeowner to buy back the home when he/she has achieved a firmer financial footing.

*Lead Hazard Control Assistance Program (LHCA):* During the National Childhood Lead Poisoning Prevention Week (October 19 - 25, 2008). The LHCA program distributed educational materials with the lead poisoning prevention message of "Eat Right to Stay Lead Safe". The "Eat Right to Stay Lead Safe" activity posters were sent to over 12,000 home-based child care providers reaching 36,000 children. The interactive activity poster allows child care providers to engage children in teaching the children how to eat properly and wash their hands frequently to help keep themselves from becoming lead poisoned.

*Live Where You Work Homebuyer Program:* DCA and the New Jersey Housing and Mortgage Finance Agency (HMFA) welcomed Glassboro Township, Neptune Township, Bayonne, Paterson and Carteret to the Live Where You Work Homebuyer Program during FFY'09. There are now 14 municipalities enrolled in the program. The program provides low-interest, fixed rate mortgage loans to homebuyers purchasing homes in towns where they are employed. Other benefits include down payment and closing cost assistance for the purchase of a home within Smart Growth Areas and flexible underwriting criteria for the loan qualification process.

*Low Income Home Energy Assistance Program (LIHEAP):* This year, DCA will receive \$185,773,240, which represents an additional \$82 million over last year's budget. Recently, Governor Corzine raised the program's income eligibility from 175% of the federal poverty level to 225%. This increase allows approximately 50,000 more households to be eligible for LIHEAP. The Governor also enhanced the electric benefit 10% over last year's benefit, enhanced the gas benefit 17% over last year's benefit and enhanced the oil household benefit to average approximately four times last year's benefit.

*Mortgage Assistance Program (MAP):* The Mortgage Assistance Program provides funding (up to \$20,000) to homeowners who wish to remain in their homes but are in imminent danger of foreclosure due to short-term financial problems beyond their control.

*Mortgage Stabilization Program (MSP):* MSP is a loan program designed to help homeowners avoid foreclosure by either refinancing into another mortgage or modifying their existing mortgage to make the future loan payments affordable to the homeowner. To participate in the program, the homeowner's lender must be willing to write down the value of the mortgage to the current value of the property. Once the lender has written down the mortgage to the current value of the property, the state and the lender will each provide a loan to write down the mortgage even further so that the monthly payment (PITI) is no more than 33% of gross monthly income. The state's loan will match the lender's loan up to \$25,000 and both loans will be repaid upon the sale of the property.

*National Foreclosure Mitigation Program:* HMFA was awarded a total of \$1.3 million under the National Foreclosure Mitigation Counseling Program. HMFA is allocating the funds to nonprofit housing counseling agencies throughout the State to enable them to provide increased foreclosure prevention counseling.

*Neighborhood Stabilization Program (NSP):* DCA received \$51.4 million in funds from the US Department of Housing and Urban Development to administer the NSP. As a component of the Housing and Economic Recovery Act of 2008, the NSP is intended to stabilize neighborhoods experiencing the negative effects of the subprime mortgage crisis and the general economic turndown.

DCA will utilize these funds to revitalize housing markets that have been disrupted by the fallout from subprime lending practices. These areas are identified as those hard hit by foreclosures and which are statistically at high risk of continued market deterioration but otherwise have attributes that will help ameliorate the impact of the foreclosures. The State will specifically target neighborhoods that have access to transit, affordable housing, employers and where the remedies provided for under NSP have a good probability of stabilizing the local housing market.

*New Jersey Home Ownership Preservation Effort ( NJ HOPE):* NJHOPE educates and assists New Jersey homeowners by raising consumer awareness of available mortgage products and funding, providing increased access to credit and loan counseling for those who need it and providing temporary assistance to consumers who are in immediate danger of foreclosure.

*NeighborWorks America Performance Pool Program:* HMFA, in partnership with NeighborWorks America, hosted two Foreclosure Prevention and Asset Preservation training sessions for counselors from HUD-certified agencies. Eighty counselors completed the 5-day intensive training. HMFA anticipates hosting a third training in June 2009. These counselors have been actively working with New Jersey homeowners facing foreclosure.

*Office of the Courts Mediation Program/ NJ Judiciary's Foreclosure Mediation Program:* HMFA partnered with the Office of the Courts and the Attorney General's Office to administer the Program. The program is designed to assist homeowners avoid foreclosure by proposing work-out and payment arrangements that accommodate the circumstances of distressed borrowers and the financial interests of lenders. Homeowners receive the assistance of trained housing counselors and, if they are income eligible, legal assistance will be provided. A neutral mediator is available to resolve loan delinquency issues between the borrower and the lender.

Homeowners receive notices about the program at three separate times throughout the foreclosure process and they are eligible to participate in the program right up to the point of sheriff sale. Homeowners are directed to call a

hotline operated by Legal Services of New Jersey, who screen and direct the calls to an HMFA approved housing counselor.

## **Managing the Process**

The New Jersey Department of Community Affairs is the lead agency responsible for administering the HOME, Emergency Shelter Grant and Community Development Block Grant Programs. The New Jersey Department of Health and Senior Services is responsible for administering the Housing Opportunities for Persons with AIDS Program.

While DCA was designated the lead agency in developing the Consolidated Plan, it worked in extensive consultation with other State agencies including the NJ Housing and Mortgage Finance Agency, NJ Department of Health and Senior Services and the NJ Department of Human Services.

The State of New Jersey recognizes that the expeditious delivery of housing services relies on improving and expanding intergovernmental and institutional cooperation on the State, county and local levels to coordinate effectively the delivery of public and private resources. The State, through DCA, HMFA and COAH, has made significant strides in coordinating the policies and programs of government agencies that are direct providers of housing. Improved coordination among agencies is essential since many initiatives require some participation from each of the State agencies.

The Department of Community Affairs will continue to improve the coordination between housing providers and health and service agencies by doing the following:

- Maintaining an excellent working relationship with various State departments, including the Department of Health and Senior Services, the Department of Human Services and the Department of Children and Families, in order to implement a statewide homelessness strategy, which includes assisting DYFS families.
- Continuing to build on-going relationships with housing providers who manage, rehabilitate and construct affordable housing and homeless facilities.
- Expanding and improving existing housing programs.
- Coordinating the services of the HMFA's first-time homebuyer programs with DCA's Section 8 Homeownership Program.

## ***Citizen Participation Process***

In accordance with the federal regulations, New Jersey will use the following citizen participation process to ensure adequate public participation with the FY 2009 Consolidated Plan.

- DCA posted the final draft plan on the Division of Housing and Community Resource's website for public review and comment on June 12, 2009; the public has until July 13, 2009 to submit comments.
- DCA held a public hearing on July 6, 2009 in conference room 129 from 11:00 AM to 1:00 PM. No one presented any comments.
- Additionally, a legal notice describing the availability of the Consolidated Plan Draft, its contents, and information about the public hearings was advertised in the following three regional newspapers: The Trenton Times, The Star Ledger and The Atlantic City Press.

Each notice clearly stated the length of the public comment period, where the draft plan was available for review, and the addresses to which comments should be mailed, e-mailed or faxed. This notice was also published on DCA's Division of Housing and Community Resources' website: <http://www.nj.gov/dca/divisions/dhcr/>.

## ***Institutional Structure***

The State will pursue the following actions 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.

The State recognizes that the expeditious delivery of housing services relies on improving and expanding intergovernmental and institutional cooperation on the State, county and local levels to coordinate effectively the delivery of public and private resources. The State, through DCA, HMFA and COAH, has made

significant strides in coordinating the policies and programs of government agencies that are direct providers of housing. Improved coordination among agencies is essential since many initiatives require some participation from each of the State agencies.

The Department of Community Affairs will continue to improve the coordination between housing providers and health and service agencies by doing the following:

- Maintaining an excellent working relationship with various State departments, including the Department of Health and Senior Services and the Department of Human Services, in order to implement a statewide homelessness strategy, which includes assisting DYFS families.
- Continuing to build on-going relationships with housing providers who manage, rehabilitate and construct affordable housing and homeless facilities.
- Expanding and improving existing housing programs.
- Continuing to coordinate the services of the HMFA's first-time homebuyer programs with DCA's Section 8 Homeownership Program.
- Providing professional development training to the state's public housing authority managers. DCA sponsors a comprehensive training program for executive directors and commissioners of the state's 84 local housing authorities. The program, developed in cooperation with two statewide housing associations, provides courses in areas such as ethics and resident initiatives. The resident initiative course encourages housing authority managers to allow public housing residents to become more involved in management and participate in homeownership.
- Coordinating the services of the Council on Affordable Housing with municipalities to support the production of affordable housing. COAH advises and assists local governments to develop strategies to meet local needs for affordable housing, including the review of regional contribution agreements which support the rehabilitation and construction of affordable housing in communities of greatest need.

## ***Monitoring***

Each grantee and sub-recipient receiving federal funds from DCA will be monitored in the following manner:

- Receive an explanation of grant requirements and deadlines.
- Receive at least two field visits during the duration of the contract. During the field visits, Departmental staff will: 1) review the grantees' files to ensure that

statutory and regulatory requirements are being adhered to; 2) conduct a physical inspection of the site, if applicable; and 3) meet with staff members. Any deficiencies identified will be addressed and corrected immediately. Additional monitoring visits will be scheduled, if needed.

- Periodic telephone calls to check on the status of the grant and resolve any problems.

In addition to monitoring the progress of grantees, DCA's Division of Housing and Community Resources have devised internal controls that ensure adherence to the goals, objectives, and regulations applicable for each program. These controls include monthly reporting that is directly linked to the goals and objectives of the program, development and tracking of work plans that provide timelines for completion of program activities, and consistent re-evaluation of the grant processes to ensure effectiveness and efficiency.

DCA will also monitor how each of the HUD programs are progressing. Monthly IDIS reports will be created to determine the number and type of activities set-up, amount of funds committed and dispersed. These reports will help determine whether funds for the program activities are being distributed according to the goals and objectives identified in the Consolidated Plan and whether they are sufficient. Any impediments identified will be addressed.

### ***Lead-based Paint***

During FFY 2010, the Indoor Environmental Hazards Unit (IEHU) anticipates having available approximately \$6 million in Lead Hazard Control Assistance (LHCA) Funds. These are State funds which are placed into a Trust Account exclusively for the purposes of identifying lead-based paint hazards, remediation and control of lead-based paint hazards, relocation of households with children with elevated blood lead levels to lead-safe housing, education/outreach and training to improve awareness of the dangers of lead-based paint and how to live safely with lead-based paint and the development and maintenance of a Lead-Safe Housing Registry which categorizes NJ residential property into one of four categories: Lead Free, Lead-Free Interior, Lead Hazard Controlled or Lead Abated.

First published in 2005, the Lead-Safe Housing Registry has been updated and is available at [www.lead safenj.org](http://www.lead safenj.org). Through a contract with Rutgers, an online interactive version of the Registry will be made available during FFY2010. Approximately \$200,000 has been set aside for this purpose.

Approximately \$2 million will be devoted to education/outreach and training. This includes funding of a toll-free lead hotline 877-DCA-LEAD, a lead website at [www.lead safenj.org](http://www.lead safenj.org), grants to nonprofit organizations to perform community outreach and education, statewide public awareness campaigns and targeted mailings and outreach to high risk communities. Education/outreach efforts will

reach over 100,000 New Jersey residents during FFY 2010. Funds will also be used to provide reduced cost training to New Jersey residents interested in taking the Lead-safe Building Maintenance (LSM) course as well as other lead courses. The IEHU will provide training to approximately 1,000 individuals in LSM courses during the year.

The education, outreach and training effort will be accomplished in part via the Lead Education and Outreach (LEO) Program. LEO was funded as a pilot project in 2006-2007. The LEO Program will award approximately \$1,000,000 in LHCA funds to four regional childhood lead poisoning prevention coalitions to provide education, outreach, and trainings in their communities. Additional efforts will be concentrated in areas with low blood-lead screening rates and areas with a large concentration of pre-1950 housing. LEO activities will be incorporated into the Strategic Plan of the New Jersey Interagency Task Force on the Prevention of Lead Poisoning. During FFY 2010, the LEO Program will increase awareness of the housing conditions that contribute to lead-based paint hazards, by participating in health fairs and workshops, providing home education, and distributing brochures and pamphlets. The program will also offer training in lead-safe building maintenance practices and related lead safety matters. Recipients of LEO funds will also be required to generate applications for LHCA lead hazard control work.

IEHU will also expend approximately \$200,000 to continue Rutgers University's Lead-Safe Maintenance Training contract; which trained approximately 3,000 individuals during the current Fiscal Year. IEHU increased the number of courses being offered from 30 to 60 with 10 sessions in Spanish. Course curriculum will be revised in next year's contract to include the Certified Renovator curriculum.

The IEHU will continue the free dust wipe kit distribution program by providing approximately \$1,000,000 to distribute approximately 20,000 dust wipe kits. Eligible families can receive a kit for taking two dust wipe samples in their homes, to identify areas with high concentrations of lead dust. Over 8,000 kits have been distributed under this initiative.

The IEHU projects funding the abatement of lead-based paint hazards from approximately 200 housing units during FFY 2010 through the LHCA loan program expending an estimated \$6 million.

The IEHU projects relocation to temporary housing during abatement of lead-based paint hazards or permanent relocation to new lead-safe housing for 100 households expending an estimated \$1,000,000. An additional \$1,000,000 will be expended for the Housing Assistant for Lead-safe Living (HALLO) Program which will provide housing case management for households with children with elevated blood lead levels.

Up to \$1,000,000 will be used to fund the Lead Identification and Field Testing (LIFT) Program. The LIFT Program is designed to increase the capacity of local

health departments and other public health agencies to identify lead-based paint and lead-based paint hazards in housing. LIFT will purchase modern equipment to help local health departments test, collect, and compile accurate data on the presence of lead-based paint and lead-based paint hazards in housing, and in other non-housing based sources as well (such as toys). In the first year of the program's implementation, requests exceeded available funds. It is anticipated that the LIFT program will meet its goals of satisfying the needs of local health departments in three years, depending on future availability of funding.

Through the Geographic Organization of Lead Data (GOLD) Program, Geographic Information Systems (GIS) technology will add a geographic element to statistical data analysis, making it easier to identify spatial distributions of target housing, elevated blood leads, screening rates, and results of housing that has been tested for lead, while providing a visual emphasis on the spatial connections among related lead factors. Much of the data collection for GOLD will use existing data sources, including NJDHSS, IEHU LHCA, and the US Census. Additional data sources may be identified later, including the potential need for private contractors to start the program. IEHU has requested \$200,000 for GOLD.

## Objectives and Outcomes

<b>Objective #1: Suitable Living Environment</b>		
<b>Outcome 1: Enhance suitable living environment through improved/new Accessibility</b>	<b>Outcome 2: Enhance suitable living environment through improved/new affordability</b>	<b>Outcome 3: Enhance suitable living environment through improved/new sustainability</b>
Number of units that have been modified to improve accessibility for special needs populations for the purpose of creating a suitable living environment	Number of units made more energy efficient through LIHEAP and Weatherization funds for the purpose of creating a suitable living environment	Number of homeless individuals and families provided needed support services to become self-sufficient for the purpose of creating a suitable living environment
Number of units that have been rehabilitated to provide access to DYFS and adopted children for the purpose of creating a suitable living environment		Number of households that have access to public sewer and potable water for the purpose of creating a suitable living environment
Number of homeless persons who have access to a shelter for the purpose of creating a suitable living environment		Number of units where lead-based paint hazards have been mitigated for the purpose of creating a suitable living environment
<b>Objective #2: Decent Affordable Housing</b>		
<b>Outcome 1: Create decent housing with improved/new availability</b>	<b>Outcome 2: Create decent housing with improved/new affordability</b>	<b>Outcome 3: Create decent housing with improved/new sustainability</b>
Number of new affordable housing units built for low-income households for the purpose of creating affordable housing	Number of households provided with on-going rental assistance for the purpose of creating affordable housing	Number of "Green" sustainable/energy-efficient units built for the purpose of creating affordable housing
Number of new rental units built for moderate-income for the purpose of creating affordable housing	Number of persons living with HIV/AIDS that were assisted with on-going housing subsidies for the purpose of creating affordable housing	Number of existing housing units rehabilitated for the purpose of creating affordable housing
Number of new shelter beds created for homeless individuals and families for the purpose of creating affordable housing	Number of households that received down payment assistance and below-market rate mortgages to become first-time homebuyers for the purpose of creating affordable housing	Number of existing housing units preserved for the purpose of creating affordable housing
<b>Objective #3: Creating Economic Opportunities</b>		
<b>Outcome 1: Provide economic opportunity through improved/new accessibility</b>	<b>Outcome 2: Provide economic opportunity through improved/new affordability</b>	<b>Outcome 3: Provide economic opportunity through improved/new sustainability</b>
Number of jobs created for low- and moderate-income households for the purpose of creating economic opportunity	Number of towns provided with Special Improvement District Grants and Loans for the purpose of creating economic opportunity	Number of local jurisdictions that implement Smart Growth planning initiatives for the purpose of creating economic opportunity.
		Number of Main Streets provided with technical assistance for the purpose of creating economic opportunity
		Number of building facades, streetscapes rehabilitated for the purpose of creating economic opportunity

## ***Evaluation of Past Performance***

This section of the plan summarizes the State's performance during State Fiscal Year 2008, Federal Fiscal Year 2007. A review of the statistics shows that the State is meeting the objectives stated in its annual Action Plan. The Department of Community Affairs is therefore satisfied with the State's overall progress in meeting its goals.

1. The State through the following programs committed the following funds to produce affordable units for low and moderate income households:
  - *HOME Program*: 280 affordable units were constructed (this figure represents all HOME units completed in FFY 2007) and 695 households received tenant-based vouchers.
  - *Neighborhood Preservation Balanced Housing Program*: \$26 million produced 571 affordable housing units for very-low, low and moderate-income households. Please note that remainder of the funds collected from the Realty Transfer fees went to support the following programs: Home Express (\$22.6 million), SRAP (\$20.2 million) and Office of Housing Advocacy (\$6.2 million).
  - *Multi-Family Rental Housing Program*: \$108.6 million to provide construction, rehabilitation and/or permanent financing for 1,675 units.
  - *Federal Low Income Housing Tax Credit Program*: HMFA allocated \$21.3 million in competitive and non-competitive tax credits to support the production of housing units.
  
2. The State through the following programs provided housing opportunities to low and moderate-income households:
  - *Home Buyer Program*: \$226 million provided 1,173 families with home mortgages.
  - *Smart Start Program*: 934 families purchasing in Smart Growth areas as defined by the New Jersey State Development and Redevelopment Plan received \$6.2 million in down payment and closing cost assistance.
  - *American Dream Down Payment Initiative*: 21 households received \$152,000 in down payment and closing cost assistance.

In addition, the State through the following programs provided housing assistance :

- Section 8 Housing Choice Voucher Program spent over \$167 million of federal funds to provide rental assistance to 20,500 households.
  - DCA provided State rental assistance to 3,231 households. These SRAP vouchers assisted elderly households, disabled households, homeless families, and low-income households (up to 40 percent of county median income). In addition, DCA, HMFA and DHS have been working with the Department of Children and Families to find permanent, supportive housing for youth aging out of the DYFS system. As part of this initiative, last year HMFA through its Special Needs Trust Fund and DCA through its State Rental Assistance Program has provided capital and housing assistance to several aging out projects.
3. The DCA through the following programs assisted homeless individuals and families with housing and support services:
- *Community Services Block Grant Program* provided \$17.1 million to 26 Community Action Agencies and other eligible community-based organizations. These agencies provided services including, emergency assistance for food, clothing and shelter, alcoholism counseling and treatment, transportation, job training, child care, educational products and housing initiatives to 555,105 individuals (please note that the number of individuals assisted has been corrected since the previous Annual Performance Report).
  - *Emergency Shelter Grant/Shelter Support Program*: \$3.8 million to create 74 beds and eliminate health and safety violations in existing emergency shelters and to rehabilitate properties to create new emergency shelters and transitional housing facilities.
  - *Housing Opportunities for People with AIDS*: \$1.1 million of State and local HOPWA grants to provide housing assistance and supportive services to over 187 low-income households with HIV/AIDS.
  - *Shelter Plus Care Program* provided \$1.6 million of rental assistance and supportive services to 205 homeless individuals and families.
4. The DCA worked with the local Continuum of Care to develop strategies to reduce homelessness. During FY 2008, the Department of Community Affairs served as the “project sponsor” for 20 Shelter Plus Care grants and 1 transitional housing grant.
5. The State continued to encourage the development of supportive housing, housing choice voucher and the provision of support services for special needs populations.

6. The Office of Housing Advocacy provided technical assistance to nonprofit organizations and other community-based groups interested in developing or preserving affordable housing.
7. The Lead-Based Paint unit continued its lead poisoning prevention efforts through a major media campaign and utilized the Lead Hazard Control and Lead Intervention funds to abate 200 homes.
8. *The Office of Smart Growth* promoted well-planned, well-managed growth that added new homes and created new jobs, while preserving open space, farmland and environmental resources.
9. *Neighborhood Preservation Program* promoted the restoration of 44 threatened but viable neighborhoods. Activities included the rehabilitation of owner-occupied homes, commercial facades and various types of infrastructure improvements, community education and resident organization development.
10. The State through the following programs improved and preserved existing affordable housing stock.
  - *Housing Preservation Program* preserved affordable housing units in HMFA financed projects. Other priorities included preserving other affordable units, which would be lost to the market, and preserving units in need of substantial repair.
  - *Low Income Housing Energy Assistance/Weatherization Programs*: DCA utilized \$4.6 million to weatherize 1,226 units (approximately 1,500 units less than last year due to increased energy costs). These services went to assist the elderly, handicapped and low-income persons in weatherizing their homes, improving heating system efficiency and conserving energy.
  - *Multifamily Housing Preservation Financing* preserved multifamily housing by preventing deterioration and abandonment.
11. The DCA through the following programs supported community and economic development programs:
  - *Special (Business) Improvement Districts (SIDs)* provided information and referral to more than 80 municipalities and consultants regarding technical assistance issues and grants available to municipalities to establish SIDs.
  - *Downtown Business Improvement Zone* funded 1 project in 2008 for \$547,000.
  - *Main Street* provided intensive technical assistance to 28 (6 towns are new) designated communities in the areas of downtown management,

economic development strategies, promotion and marketing and enhancing the physical appearance of their historic downtowns.

In FY'08, the program saw the creation of 90 housing units, a gain of over 110 new or expanded businesses and approximately 460 jobs. Additionally, local stakeholders and volunteers invested approximately \$1.9 million worth of volunteer labor for the betterment of their historic downtowns and commercial corridors in 2008 alone. The Main Street New Jersey program has a \$529 return on investment for every state dollar invested in the program.

These efforts have to date resulted in the creation of 9,637 new jobs, 715,749 volunteer hours and 2,048 businesses. In 2008, Main Street New Jersey programs crossed the \$1 billion mark for reinvestment in their districts since the program's inception in 1990.

Main Streets Downtown Revitalization and Management Institute (DMRI) institute provides comprehensive training on the Main Street approach to downtown revitalization. Sessions are held four times a year with over 2,300 people taking part in the DRMI since its inception, 1994.

- *Small Cities Community Development Block Grant Program* awarded \$8.2 million to 28 projects.
12. The State continued to pursue initiatives to reduce regulatory barriers to affordable housing.
  13. The State through all of its production and technical assistance programs continued its education efforts about the need to provide decent, safe and affordable housing.
  14. The State continued administering the following programs that were created to prevent DYFS families from becoming homeless. These programs include:
    - *Deep DYFS Subsidy Program for Permanent Rental Housing* provides funds to create permanent rental housing for low-income DYFS families and families who have children with special needs.
    - *Emergency Housing Providers Development Program* provides subsidy funds to nonprofit developers to lower the construction costs of housing developed for DYFS clients.
    - *HMFA/DYFS Home Opportunities Program* provides low interest financing to nonprofit organizations, for-profit developers and public entities for the acquisition of land and buildings, including rehabilitation of existing buildings.

- *Shelter Housing Exit Program* provides short-term and long-term assistance to victims of domestic violence and their children who are receiving shelter or transitional housing services from domestic violence programs.
- *Resource Family Home Rehabilitation Program* provides rehabilitation loans to resource families to enable them to meet housing standards required by DYFS.

## ***Federal and State Resources***

The following is a summary of the State of New Jersey's objectives and the resources that will be used during federal FY 2009:

### **1. Increase the number of affordable housing units built for our most vulnerable populations (0-30% of area median income)**

**Special Needs Housing Trust Fund** "Trust Fund", pursuant to the Special Needs Housing Trust Fund Act, P.L. 2006, c. 163, provides capital financing to create permanent supportive housing and community residences for individuals with special needs, with priority given to individuals with mental illness. The purpose of this special non-lapsing, revolving fund, which is being administered by the HMFA, is to develop special needs housing and residential opportunities as alternatives to institutionalization or homelessness for those who would benefit from these programs and to ensure the long-term viability of such housing. The Trust Fund provides capital financing in the form of loans, grants, and other financial vehicles and investments to eligible nonprofit and for-profit developers as well as government entities at the state, county, and municipal levels, for special needs housing projects costs, including the acquisition of land, building(s), rehabilitation, new construction, or conversion of building(s) as permanent or trans-permanent rental apartments/units and community residences for people with special needs. Funding for rent and operating subsidies and supportive services is not available through the Trust Fund.

**Special Needs Revolving Loan Program** provides low-interest loans to for-profit and nonprofit organizations developing housing for individuals and families with special needs. The program is designed to provide financing for projects intended to serve populations eligible for established HMFA special needs programs as well as newly emerging special needs populations identified by State agencies.

**P.L. 2008, c. 46** requires that 13 percent of all COAH-credited and Balanced Housing-funded housing be affordable to very low- income households.

**2. Continue to provide housing opportunities for low and moderate-income households and housing assistance to very- low and low-income households.**

**Housing Opportunities**

**100% Mortgage Program** provides 100% mortgage loans to first-time homebuyers and urban target area buyers purchasing homes located in pre-approved new construction or rehabilitated single-family housing developments. No down payment or mortgage insurance is required.

**Choices in Home Ownership Incentives Created for Everyone (CHOICE)** provides a menu of home ownership production options that can be mixed and matched to meet local conditions and goals, allowing for a mix of income opportunities within a neighborhood or municipality. The program provides construction financing jointly with a private lender (50% HMFA and 50% private lender). Subsidies are provided for the affordable housing units and emerging market units. The purchasers of the homes may be eligible for homebuyer below market interest-rate loans and closing cost/down payment assistance.

**Developmental Disabilities Home Ownership Program** assists individuals with disabilities to purchase a home and modify a residence to make it accessible for the prospective homeowner. The program is available to prospective borrowers who have a developmental disability and persons who are at least 18 years of age referred by Division of Developmental Disabilities (DDD).

**Home Express** offers financing subsidies to developers of affordable rental housing under a streamlined application process. Funded with Balanced Housing monies, the program allows developers to apply for Balanced Housing subsidies at the same time they apply for both HMFA mortgage financing and federal Low Income Housing Tax Credits.

**HOME - CHDO Production Program** provides non-interest bearing, interest bearing and deferred loans, and grants to certified State Community Housing Development Organizations for the purpose of creating affordable housing for low and moderate-income households throughout the state.

**HOME – Housing Production Investment Fund** provides non-interest bearing, interest bearing and deferred loans, and grants to for-profit and nonprofit developers for the purpose of creating affordable housing for low and moderate-income households throughout the state

**Low-Income Housing Tax Credit Allocation Program** was created by Section 42 of the Internal Revenue Code of 1986, which may be applied against the federal income tax of persons, or associations who have invested in certain buildings providing housing for low-income families.

The tax credit, rather than a direct federal subsidy, provides a dollar for dollar reduction (or credit) to offset an owner's federal tax liability on ordinary income.

Tax credit interest may be syndicated or sold to generate equity for the developments, thus reducing the necessary mortgage financing and providing more affordable terms.

**Multi-Family Rental Housing Program** provides low-interest financing for construction, rehabilitation and/or permanent financing loans for the creation and/or preservation of multi-unit rental housing for low- and moderate-income families and individuals.

**Municipal Land Acquisition Program (MLA)** provides funds to eligible municipalities for acquisition of land and/or property for the construction of affordable housing. Affordable housing may be developed and/or owned by the municipality or by an agent of the municipality or the municipality may select a developer to build the affordable housing.

**Neighborhood Preservation Balanced Housing** furthers the Mount Laurel Doctrine by creating housing opportunities in viable neighborhoods for households of low- and moderate-income. Assistance is provided to municipalities that fall into one of the following categories: 1) The municipality has received Substantive Certification from the Council on Affordable Housing (COAH); 2) The municipality has entered into a judicially approved compliance agreement to settle its fair share housing obligation; 3) The municipality is subject to a court-ordered builder's remedy 4) The municipality has been designated as a receiving municipality under a regional contribution agreement and the project plan has been approved by COAH; and 5) The municipality has petitioned COAH for substantive certification or COAH has passed a resolution stating that the municipality is eligible in spite of not being certified. The resolution does not require that a petition be pending for substantive certification provided that the affordable housing project will meet all or part of the municipality's low and moderate income housing obligation in its 1987-2014 Housing Element and Fair Share Plan.

The **Deep Subsidy Program** has recently been consolidated within The Neighborhood Preservation Balanced Housing Program (under 30%). This provides subsidy financing for eligible projects having a total of ten or more affordable units of which at least one unit is affordable to a very low-income household. Moving forward, all outputs will be reported within the Balanced Housing (under 30%).

**Purchase/Refinance Rehabilitation Program** provides below-market rate financing for the purchase and substantial rehabilitation of a home or the refinancing and rehabilitation of an owner-occupied home.

**Resource Family Home Rehabilitation Program** provides rehabilitation loans to low and moderate-income resource families to enable them to meet the housing standards required by DYFS.

**Reverse Mortgage Program** allows seniors to access the equity in their homes to allow them the funds needed to remain in their homes.

**Section 8 Home Ownership Program** helps qualified DCA Section 8 participants purchase a home using their Section 8 Housing Voucher. Vouchers are applied toward the participant's mortgage and other home ownership expenses.

**Small Rental Project Loan Program (5-25)** provides funding for small (5-25 unit) rental projects, which includes secondary financing of up to \$50,000 per unit. Projects may include income-restricted units that will allow for subsidies of up to \$50,000 per unit or rent restricted units that allow for subsidies of up to \$25,000 per unit or a combination of both.

**Smart Start Program** offers families purchasing homes in HMFA designated Smart Growth areas as defined by the New Jersey State Development and Redevelopment Plan a second mortgage for down payment and/or closing costs. Low and moderate-income borrowers earning up to 140% of HMFA's Home Buyer county income limits are eligible to receive 4% of the first mortgage amount. It is available only in conjunction with HMFA's Home Buyer Program mortgage loans.

**The Tax Credit Assistance Program (TCAP)**, a federal stimulus program, provides grant funding for capital investment in Low Income Housing Tax Credit (LIHTC) projects to projects awarded LIHTC in fiscal years 2007, 2008, or 2009.

**Uniform Housing Affordability Controls** require rental housing developments to provide a deeper subsidy to ensure that a portion of the units are affordable to households earning at least 35% of the regional median income.

**Welcome Home** provides homeownership mortgage loans to families that are newly adopting children through the Department of Human Services Division of Youth and Family Services or a State-licensed adoption agency, and parents becoming legal guardians. The program provides low-interest rehabilitation loans to families who adopt children and wish to make improvements to their home to accommodate a larger family. The program is designed to support family stability and access to safe, permanent housing.

## **Housing Assistance**

**State Rental Assistance Program** provides temporary rental assistance, up to five years, to low-income individuals and households. The program is available to state residents who are not currently holders of the federal Section 8 vouchers.

**The Housing Choice Voucher Program** assists very low-income families, the elderly, and the disabled to afford decent, safe and sanitary housing. Rental units must meet minimum housing quality standards. A housing subsidy is paid to the landlord directly on behalf of the participating family. The family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

### **3. Assist homeless individuals and low-income individuals and families obtain permanent housing, with needed support services to become self-sufficient.**

**Community Service Block Grant** provides funding to nonprofit agencies, housing authorities, municipalities and counties that serve low-income persons. However, by law, ninety percent (90%) of program funds must go to designated community action agencies.

**Emergency Shelter Grant**, which is under the umbrella of the Shelter Support Program, provides funds to nonprofits and local governments to renovate and construct homeless shelters and transitional housing facilities.

**Family Self-Sufficiency (FSS) Program** assists families that are receiving housing assistance under the Housing Choice Voucher Program in becoming self-sufficient and self-reliant through the implementation of a jointly developed action plan between the participant and the housing agency. Families participate in a series of job training, career counseling, and education and social service programs.

**HOME-Tenant-Based Rental Assistance** helps reduce the housing costs of very low-income households by providing direct rent subsidy payments to their landlords. Assistance is provided to participants for a period of up to 24 months.

**Housing Opportunities for Persons with AIDS (HOPWA)** provides tenant-based rental assistance to persons with HIV/AIDS and their families.

**Shelter Housing Exit Program** provides security deposits and rental assistance to victims of domestic violence and their children who are currently living in shelters or in transitional housing facilities.

**Shelter Plus Care Program** provides rental assistance to homeless persons with disabilities, in collaboration with local nonprofit agencies under their jurisdictional "Continuum of Care"—the vehicle for homeless planning activities.

Funds for this program have been granted in Atlantic, Burlington, Cape May, Essex, Gloucester, Hudson, Middlesex, Monmouth, Morris, Passaic and Warren Counties.

**Shelter Support**, the umbrella program for the Emergency Shelter Grant program, provides funds to construct new and renovate existing homeless shelters and transitional housing. Assistance is provided to local governmental units and nonprofit organizations.

#### **4. Support local jurisdictions' planning processes to reduce and end homelessness.**

**Homeless Management Information Systems (HMIS)** The State is coordinating the HMIS Collaborative, which provides a single software solution to homeless prevention agencies to track and manage their client cases. The HMIS Collaborative was created in response to the federal Department of Housing and Urban Development's mandate that all local agencies develop and implement sophisticated tracking systems for reporting purposes.

The State will also continue to work with the local Continuum of Cares to reduce homelessness.

#### **5. Encourage the development of supportive housing, housing choice voucher and the provision of support services for special needs populations.**

**Ex-Offenders Re-entry Housing Program** provides low-interest loans to for-profit and nonprofit organizations developing transitional, trans-permanent, and permanent supportive rental housing, including independent and shared housing opportunities with access to supportive services, for adult ex-offenders and juvenile offenders.

**Homeless Individuals and Families Supported Housing Demonstration Program** provides low-interest match and gap financing to applicants applying to the HUD to develop permanent supportive housing for homeless individuals and families. Eligible HUD programs include the Interagency Council Collaborative Initiative to Help End Chronic Homelessness and the annual HUD SuperNOFA Continuum of Care Homeless Assistance Programs for Permanent Housing. The program is designed to support permanent housing solutions to reduce homelessness in New Jersey.

**Housing Opportunities for Persons with AIDS – Post Incarcerated Program** provides housing assistance to individuals recently released from prison who have HIV/AIDS.

**New Jersey Community Housing Demonstration Programs** include an array of programs established in partnership with the Department of Human Services (DHS) Divisions of Developmental Disabilities (DDD), Mental Health Services (DMHS) and the Commission for the Blind and Visually Impaired (CBVI). These programs assist project sponsors by providing low-interest financing to develop innovative and flexible housing opportunities with support services for individuals and families.

**Special Needs Housing Trust Fund** provides capital funding to create permanent supportive housing and community residences for individuals with special needs, with priority given to individuals with mental illness.

**Special Needs Revolving Loan program** provides funding for the acquisition of land and/or buildings, rehabilitation and/or conversion of existing buildings, and new construction to create supportive housing.

**6. Enhance the capacity of local agencies and nonprofit organizations to effectively operate and deliver affordable housing.**

**Performance Grants to Nonprofits** provides operating support for nonprofit organizations actively involved with the development of affordable housing. Continuation grants are based on grantee agencies' performance.

**7. Promote lead-based paint education and abatement efforts.**

**Lead Hazard Control Assistance Fund (LHCA)** provides funds to identify and remediate lead-based paint hazards, as well as relocate households with children with elevated blood lead levels to lead-safe housing. LHCA also provides education/outreach and training to improve awareness of the dangers of lead-based paint.

**8. Support sustainable development and the revitalization of neighborhoods through Smart Growth planning initiatives.**

**Green Homes Office** provides advocacy, education, technical assistance, grants and subsidies to accelerate the use of innovative green design and building technologies, raise building standards and create a consumer demand for efficient, healthy and environmentally responsible, high performance homes.

**Neighborhood Preservation** provides for direct financial and technical assistance to municipalities to conduct activities associated with the preservation of designated neighborhoods based on strategic revitalization plans within those municipalities.

**Neighborhood Revitalization Tax Credit Program** provides community-based organizations flexible resources to implement activities through a strategic planning process and offers businesses a 100 percent tax credit against various New Jersey State taxes for investing in the revitalization of low- and moderate-income neighborhoods in eligible cities. Funds support the implementation of revitalization plans and projects developed and executed by approved nonprofit organizations.

**Neighborhood Revitalization Tax Credit Planning Grants** provides grants to eligible community development corporations to support the development of resident-driven Neighborhood Revitalization Tax Credit Plans.

**Neighborhood Stabilization Program** funds help revitalize housing markets that have been disrupted by the fallout from subprime lending practices. These areas are identified as those hard hit by foreclosures and which are statistically at high risk of continued market deterioration but otherwise have attributes that will help ameliorate the impact of the foreclosures. The State's priority is to focus on neighborhoods with existing community planning infrastructure and relevant low-income assistance programs. These neighborhoods include those that:

1. Are participating in the State's Neighborhood Preservation Program;
2. Have plans and private investment through the Neighborhood Revitalization Tax Credit;
3. Have ongoing CDBG investment;
4. Have been targeted for other state, county or local investment or where other state or local investments are ongoing.

**Smart Future Grants** provides funds directly to municipalities and counties to support a range of local planning efforts, including community design forums, downtown revitalization efforts, transit-oriented development plans, corridor and grey fields redevelopment planning, green building design planning, and Transfer of Development Rights (TDR) planning efforts.

**Smart Start Closing Cost and Down Payment Program** helps income-qualified families purchase homes in Smart Growth areas by offering a second mortgage for down payment and/or closing costs.

## **Improve and preserve the existing affordable housing stock.**

**Housing Preservation Program** preserves affordable housing units in HMFA financed projects. Other priorities include preserving other affordable units, which would be lost to the market, and preserving units in need of substantial repair. The Program is funded through the sale of taxable and tax-exempt housing revenue bonds.

**Limited Dividend Corporation (LDC) Preservation** is required under New Jersey's Limited Dividend Law to maintain affordability controls. DCA defers to the affordability controls of any HUD program to which the building might also be subject.

**Low Income Housing Tax Credit (LIHTC) Preservation Set-aside** prioritizes the rehabilitation of existing, currently occupied affordable housing projects at risk of losing their affordability controls via a set-aside of competitive credits in its Final Cycle.

**Multifamily Housing Preservation Financing** is focused on financing preservation projects. HMFA uses its bonding capacity to refinance existing affordable housing projects, thereby allowing for necessary capital improvements and extending the project's affordability controls.

**Public Housing Authority Capital Funding Bond Program** assists New Jersey's Public Housing Authorities (PHAs) in financing capital funding programs for their public housing units.

**Section 8 Single Room Occupancy – Moderate Rehabilitation** assists in rehabilitating privately owned, substandard single-room occupancy rental units to provide housing for homeless and very low-income individuals who are eligible for Section 8 rental assistance.

**Weatherization Assistance & Low-Income Home Energy Assistance** assists elderly, handicapped and low-income persons in weatherizing their homes, improving heating system efficiency, conserving energy and emergency heating assistance. Assistance is provided to low-income occupants and community agencies assisting units occupied by low-income individuals.

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

**At-Home Downtown Program** provides below-market rate mortgage funds to acquire and rehabilitate or refinance and rehabilitate residential structures with a storefront commercial component. Projects are limited to 1-3 apartments plus the commercial unit for a total of four units. The program is available to individuals and investors. The program's objective is to revive the housing potential of the

state's downtown areas. No income limits apply.

**Brownfields Program** supports and facilitates cleanup and redevelopment of properties.

**Community Economic Development Initiative** is a capacity building program for nonprofit organizations seeking to develop, market, and or manage commercial, retail, or industrial space.

**Improvement Districts (BIDs, SIDs and DIDs)** provides information and referral to more than 80 municipalities and consultants regarding technical assistance issues and grants available to municipalities to establish Special Improvement Districts (SIDs).

**Live Where You Work Homebuyer Program** provides low-interest mortgage loans to homebuyers purchasing homes in towns where they are employed. Other benefits include down payment and closing cost assistance for the purchase of a home within Smart Growth Areas and flexible underwriting criteria for the loan qualification process.

**Main Street New Jersey** is a nationally recognized professional downtown revitalization program providing business communities with the skills and knowledge to manage their own center business districts, improving the economy, appearance and image of their traditional downtown, through the organization of business persons, local citizens and resources. Technical assistance and education is provided to downtown business organizations.

**Small Cities Community Development Block Grant** funds economic development, housing rehabilitation, community revitalization and public facility projects designed to principally benefit people of low- and moderate-income, to prevent or eliminate slums and blight or to address local needs of recent origin for which no other source of funding is available. Assistance is provided to non-entitlement municipalities and counties.

## **11. Reduce regulatory barriers to developing affordable housing**

New Jersey has a number of policies, programs and proposals to address regulatory barriers to affordable housing.

*Rehabilitation Subcode:* The State, in January of 1998, adopted the Rehabilitation Subcode, which is the first construction code in the nation written specifically for the rehabilitation of existing buildings. The Rehabilitation Subcode is a set of standards that provides for the health and safety of building occupants, while recognizing what is possible and practical in the setting of an existing building.

*Site Improvement Standards:* In 1997, New Jersey adopted statewide site improvement standards for residential subdivisions. The purpose of these standards is to bring consistency and predictability to the requirements for site improvements and to eliminate standards that contribute to higher housing costs without any greater health or safety benefits. The standards cover street, water supply, sewer and storm water management for residential developments.

*Land Use Reform:* New Jersey courts have taken an active role in redressing regulatory barriers to affordable housing. In the Mount Laurel decisions, the New Jersey State Supreme Court ruled that municipalities have a constitutional obligation to provide a realistic opportunity through zoning for the creation of their fair share of regional low- and moderate-income housing needs. In response, the State Legislature passed the Fair Housing Act in 1985, which created the Council on Affordable Housing (COAH). COAH determines present and future housing needs and helps municipalities meet their constitutional obligation to provide opportunities for affordable housing. The Agency reviews local housing plans and zoning ordinances and certifies those that adequately respond to regional affordable housing needs. This process is voluntary, but municipalities have several incentives to participate. COAH assists municipalities in meeting their fair housing needs by offering options such as accessory apartments, renovation and deed-restriction of existing housing, and construction of infill housing. Through the courts and the COAH process, New Jersey communities have modified their zoning laws to provide more opportunity for affordable housing. Over the next 5 years, the State will continue to identify and address local and State policies that effect the provision of affordable housing.

On January 4, 2008, Governor Corzine signed a bill into law expanding the lead-safe maintenance requirements for multiple dwellings to all one- and two-family rental units. This law, P.L. 2007, c. 251, requires that all one- and two-family rental properties be registered with the Bureau of Housing Inspection and that they be maintained in a lead-safe condition. There are exemptions for units that are owner-occupied, units that were constructed after January 1, 1978, units that are rented only on a seasonal basis and units that are inspected and found to be free of lead-based paint.

On September 6, 2008, Governor Corzine signed the Permit Extension Act of 2008, P.L. 2008, c78. This law was passed in response to conditions in the national economy that have had a severe impact on the banking, real estate and construction industries, with the result that developers are unable to proceed with projects for which they have already obtained various approvals, including the approval of plans and the issuance of construction permits by UCC enforcing agencies. The Act extends the time period for which those permits and approvals are valid from January 1, 2007 through July 1, 2010.

**12. Promote fair housing practices and educate the public about the benefits of and the need for affordable housing.**

The State will continue to promote fair housing practices by educating the public about the State and federal Fair Housing laws.

**13. Establish a homeless prevention program for DYFS families.**

The State will continue to utilize the programs identified in this document to assist DYFS families.

**Match Requirements**

To satisfy the match requirements of the HOME, Emergency Shelter Grant, and Community Development Block Grant Programs, New Jersey will use State funds from the Neighborhood Preservation Balanced Housing Program and the Neighborhood Preservation Program.

## **MAJOR INITIATIVES**

During Federal FY2009, the State will continue to pursue the following goals:

**Develop, preserve and finance 100,000 affordable housing units in 10 years in order to address the long-term affordable housing needs.**

- Expand the supply of housing, including affordable housing for very low-, low- and moderate-income households.
- Provide affordable homeownership opportunities for low- and moderate-income households.
- Provide technical assistance to community-based nonprofit and for-profit housing developers.
- Foster public-private partnerships.
- Encourage the use of innovative green design and building technologies.
- Abate lead-based paint hazards.
- Preserve affordable housing units at threat of loss due to expiring deed restrictions.
- Assist low- and moderate-income homeowners abate code violations.

- Strengthen existing affordability controls and control mechanisms

**Expand housing options to assist special needs populations and reduce homelessness.**

- Coordinate operating and service funding commitments from DHS and the Department of Children and Families with the Special Needs Housing Trust Fund and the State Rental Assistance Program's Project-Based set-aside.
- Move chronically homeless households into permanent supportive housing.
- Continue to support emergency shelters and transitional housing for homeless households via the Shelter Support Program.
- Continue to work with the statewide collaborative to meet HUD's HMIS system requirements and State homeless planning information objectives and needs.
- Continue to partner with County Continua of Care and local communities implementing Housing First programs and Rapid-rehousing demonstration programs.
- Continue to partner with the Department of Children and Families on the Youth Supportive Housing Initiative to support youth aging out of foster care.

## **Community development**

- Assist municipalities with planning and technical assistance.
- Assist communities with public facilities and infrastructure improvement.
- Promote business development.
- Clean up brownfields.
- Promote development near jobs.
- Promote mixed-income development.
- Concentrate inter-departmental investments in target locations.
- Encourage the use of community revitalization plans.

## **Support Smart Growth planning initiatives**

- Curb sprawl by encouraging redevelopment and growth in cities, and older suburbs, and in existing towns and villages in rural areas.
- Re-use existing buildings, sites and infrastructure.
- Direct growth into Smart Growth areas as defined by the New Jersey State Development and Redevelopment Plan.
- Develop regulations that encourage and support Smart Growth principles.
- Develop mixed-use communities with an emphasis on pedestrian access.
- Encourage green building.
- Promote high efficiency.

## **Efficiency in Government**

- Promote inter-departmental coordination.
- Streamline funding and service provision.
- Assist municipalities to identify and develop housing opportunities.
- Use data collection and analysis to make strategic and informed decisions.

- Inform the public about available programs, services and resources.

# PRIORITIES, OBJECTIVES & GOALS

Annual Objectives and FFY 2009 Funding Levels if Appropriate							
OBJECTIVE	FIVE YEAR GOALS 2005-2009	PROGRAM	2008 Actual Funding Level	2008 Estimated Actual Activity Level from APR (did not have final figures until July 2008)	2008 Actual Activity Level	ESTIMATED 2009 Funding Level	ESTIMATED 2009 Activity Level
<b>1. Increase the number of affordable housing units built for our most vulnerable populations</b>	<b>1,400</b>	Special Needs Housing Trust Fund	\$25,833,000	185 units	238 units	\$48,500,000	400 units
		Special Needs Revolving Loan	\$600,000	39 units	30 units	\$570,000	5 units
		Balanced Housing (under 30%- includes Deep Subsidy)	\$1,800,000	27 units	25 units	\$900,000	12 units
		COAH Targeting (2 units of credit for every unit affordable to households earning 30% of AMI)	*Numbers are included in programs listed above	*Numbers are included in programs listed above	*Numbers are included in programs listed above	*Numbers are included in programs listed above	*Numbers are included in programs listed above
		Uniform Housing Affordability Controls (10 percent of rental units in a development must be affordable to households earning 35% or less of AMI)	*Numbers are included in programs listed above	*Numbers are included in programs listed above	*Numbers are included in programs listed above	*Numbers are included in programs listed above	*Numbers are included in programs listed above
<b>Total</b>			<b>\$28,233,000</b>	<b>251 units</b>	<b>293 units</b>	<b>\$49,970,000</b>	<b>417 units</b>
OBJECTIVE	FIVE YEAR GOALS 2005-2009	PROGRAM	2008 Actual Funding Level	2008 Estimated Actual Activity Level from APR (did not have final figures until July 2008)	2008 Actual Activity Level	ESTIMATED 2009 Funding Level	ESTIMATED 2009 Activity Level
<b>2a. Continue to provide housing opportunities for low and moderate-income households</b>	<b>27,500</b>	American Dream Down Payment Initiative	\$152,000	21 loans	15 loans	\$0	N/A
		100% Mortgage Program	\$1,500,000	13 loans	59 loans	\$3,500,000	30 loans
		Balanced Housing	\$36,000,000	544 units	500 units	\$30,000,000	300 units
		Choices in Homeownership Incentives Created for Everyone	\$28,800,000	430 units	403 units	\$20,000,000	250 units
		Developmental Disabilities Homeownership	\$1,275,000	5 loans	4 loans	\$1,250,000	5 loans
		Homeownership Preservation Refinance Program*	N/A	N/A	N/A	N/A	N/A
		Homebuyer Program	\$226,000,000	1,173 loans	1,755 loans	\$110,000,000	650 loans
HOME Express*	\$22,600,000	included in multi-family rental & special needs programs	567 units	\$0	included in multi-family rental & special needs programs		
<b>2a. Continue to provide housing opportunities for low and moderate-income households</b>	<b>27,500</b>	Welcome Home Program	\$5,400,000	20 loans	23 loans	\$5,400,000	20 loans
		HOME-CHDO Production**	\$1,060,032	9 units	9 units	\$1,159,269	23 units
		HOME-Production Investment**	\$1,766,721	18 units	18 units	\$2,086,684	30 units
		Low-Income Housing Tax Credits	\$21,300,000	included in multi-family rental & special needs programs	included in multi-family rental & special needs programs	\$20,000,000	included in multi-family rental & special needs programs
		Multi-family Rental Housing Program	\$119,400,000	1,675 units	1,052 units	\$146,000,000	1,390 units
		Predevelopment Loan and Acquisition for Nonprofits	\$5,242,000	527 units	390 units	\$4,000,000	400 units
		Resource Family Home Rehabilitation Program	\$550,000	36 units	35 units	\$1,000,000	60 units
		Small Rental Housing Loan Program	\$0	0 units	6 units	\$7,500,000	328 units
		Smart Start Program	\$6,200,000	934 loans	1,384 loans	\$3,900,000	600 loans
<b>Sub-Total</b>			<b>\$477,245,753</b>	<b>3,492 units and 2,166 loans</b>	<b>2,980 units and 3,240 loans</b>	<b>\$355,795,953</b>	<b>2,781 units and 1,325 loans</b>
*Program discontinued in SFY 2009							
**HOME CHDO Production and HOME Production Investment's Estimated Activity Levels were incorrect in the FFY'08 Consolidated Plan. The FFY'08 Plan originally estimated 92 units for CHDO Production and 188 units for HOME Production. The figures have been corrected.							
***Formerly the Smart Rental Project Loan Program (5-25)							

OBJECTIVE	FIVE YEAR GOALS 2005-2009	PROGRAM	2008 Actual Funding Level	2008 Estimated Actual Activity Level from APR (did not have final figures until July 2008)	2008 Actual Activity Level	ESTIMATED 2009 Funding Level	ESTIMATED 2009 Activity Level
<b>3. Assist homeless and low-income individuals and families obtain permanent housing, with needed support services to become self-sufficient.</b>	<b>6,500</b>	Community Services Block Grant	\$17,164,966	555,105 individuals	582,868 individuals	\$17,813,727 (plus an additional estimated \$27 million in stimulus funding for 2009-2010)	640,000 individuals (figures estimated include additional stimulus funding)
		Emergency Shelter Grant/Shelter Support*	\$3,052,172	185 beds	175 beds	\$3,198,072	225 beds
		Family Self-Sufficiency	\$328,565	228 households	223 households	\$288,200	200 households
		HOME Tenant-Based Rental Assistance	\$3,400,000	683 households	355 households	\$3,709,161	387 HH
		Housing Opportunities for Persons with AIDS	\$1,172,670	187 households	187 households	\$1,200,000	191 HH
		Shelter Exit Program	\$1,900,000	121 long-term households and 88 short-term households	100 long-term households and 71 short-term households	\$1,900,000	100 long-term households and 71 short-term households
		Shelter Plus Care*	\$1,681,682	205 households	204 households	\$1,681,662	204 households
Veterans Affairs Supportive Housing Program	\$451,828	70 units	70 units	\$451,828	70 units		
<b>Total</b>			<b>\$28,700,055</b>	<b>1,512 households, 555,105 individuals and 185 beds</b>	<b>1,140 households, 582,868 individuals, 175 beds and 70 units</b>	<b>\$30,242,650 (plus an estimated additional \$27 million in stimulus funding for 2009-2010)</b>	<b>1,153 households, 640,000 individuals, 225 beds and 70 units</b>

\*Includes a 1:1 State Match

OBJECTIVE	FIVE YEAR GOALS 2005-2009	PROGRAM	2008 Actual Funding Level	2008 Estimated Actual Activity Level from APR (did not have final figures until July 2008)	2008 Actual Activity Level	ESTIMATED 2009 Funding Level	ESTIMATED 2009 Activity Level
<b>4. Support local jurisdictions' planning process to reduce and end homelessness.</b>	<b>NA</b>	Coordination of HMS	\$810,000	240 agencies	240 agencies	\$810,000	240 agencies
<b>Total</b>			<b>\$810,000</b>	<b>240 agencies</b>	<b>240 agencies</b>	<b>\$810,000</b>	<b>240 agencies</b>
<b>5. Encourage the development of supportive housing, housing choice voucher and the provision of support services for special needs populations.</b>	<b>600</b>	Another Chance Initiative	\$350,000	35 units	35 units	\$350,000	35 units
		Ex-Offenders Re-Entry Housing Program*	\$995,000	16 beds	16 beds	N/A	N/A
		HOP/VA-Post Incarcerated	\$277,504	39 units	42 units	\$290,000	50 units
		Transitional & Permanent Housing Loan Program for Aging Out Youth	\$2,950,475	36 loans	34 loans	\$900,000	16 loans
<b>Total</b>			<b>\$4,572,979</b>	<b>74 units, 16 beds and 36 loans</b>	<b>77 units, 16 beds and 34 loans</b>	<b>\$1,540,000</b>	<b>85 units and 16 loans</b>

\*Program discontinued in SFY 2009; loans for projects for ex-offenders will be funded through the Special Needs Housing Trust Fund or the Special Needs Revolving Loan Fund.

OBJECTIVE	FIVE YEAR GOALS 2005-2009	PROGRAM	2008 Actual Funding Level	2008 Estimated Actual Activity Level from APR (did not have final figures until July 2008)	2008 Actual Activity Level	ESTIMATED 2009 Funding Level	ESTIMATED 2009 Activity Level
6. Enhance the capacity of local agencies and nonprofit organizations to effectively operate and deliver affordable housing.	225	Performance Grants to Nonprofits	\$3,024,151	57 non-profits	57 non-profits	\$6,200,000	57 nonprofits
		Training and Technical Assistance	\$200,000	2 units of TA	2 units of TA	\$800,000	2 units of TA
<b>Total</b>			<b>\$3,224,151</b>	<b>57 non-profits and 2 units of TA</b>	<b>57 non-profits and 2 units of TA</b>	<b>\$7,000,000</b>	<b>57 nonprofits and 2 units of TA</b>
OBJECTIVE	FIVE YEAR GOALS 2005-2009	PROGRAM	2008 Actual Funding Level	2008 Estimated Actual Activity Level from APR (did not have final figures until July 2008)	2008 Actual Activity Level	ESTIMATED 2009 Funding Level	ESTIMATED 2009 Activity Level
7. Promote lead-based paint education and abatement efforts.	1,750	Emergency Relocation Assistance	\$541,479	47 Households	71 households	\$560,000	70 households
		Lead Hazard Control Assistance	\$2,136,834	78 loans	76 loans	\$2,700,000	55 loans
		Relocation to End Exposure to Lead	*Numbers are included in Emergency Relocation Assistance program	*Numbers are included in Emergency Relocation Assistance program	*Numbers are included in Emergency Relocation Assistance Program	*Numbers are included in Emergency Relocation Assistance Program	*Numbers are included in Emergency Relocation Assistance Program
		Lead Identification and Field Testing	N/A	N/A	N/A	\$1,000,000	Purchase Equipment
		Housing Assistance for Lead-Safe Living Opportunities*	N/A	N/A	N/A	N/A	N/A
		Health Expedited Abatement of Lead**	N/A	N/A	N/A	N/A	N/A
		Geographic Organization of Lead Data***	N/A	N/A	N/A	\$200,000	N/A
		Lead Education and Outreach (includes WOLNJ dust kit distribution)	\$2,718,646	21,992 households	13,132 households	\$2,718,646	25,000 households
		Public Relations Contract****	N/A	N/A	N/A	\$500,000	N/A
		Rutgers Lead-Safe Maintenance Training	\$271,176	1,695 individuals	2,647 individuals	\$271,176	3,000 individuals
<b>Total</b>			<b>\$5,668,135</b>	<b>22,039 households, 1,695 individuals and 78 loans</b>	<b>13,203 households, 2,647 individuals and 76 loans</b>	<b>\$7,949,822</b>	<b>25,070 households, 3,000 individuals and 55 loans</b>
*Pending Commissioner approval							
**Regulatory Issues							
***Staffing shortage							
****Staffing shortage							

OBJECTIVE	FIVE YEAR GOALS 2005-2009	PROGRAM	2008 Actual Funding Level	2008 Estimated Actual Activity Level from APR (did not have final figures until July 2008)	2008 Actual Activity Level	ESTIMATED 2009 Funding Level	ESTIMATED 2009 Activity Level
<b>8. Support sustainable development and the revitalization of neighborhoods through Smart Growth planning initiatives.</b>	125	Green Homes	\$0	Technical Assistance	\$0	\$0	Technical Assistance
		Live Where You Work Program	N/A	7 municipalities	14 loans (11 municipalities)	\$10,260,000	60 loans
		Neighborhood Preservation	\$2,750,000	44 municipalities	32 municipalities	\$400,000	25 municipalities
		Neighborhood Revitalization Tax Credit	\$1,400,000	4 grants	8 grants	\$10,000,000	10 grants
		Neighborhood Revitalization Tax Credit Planning Grants	\$150,000	3 grants	3 grants	\$150,000	3 grants
		Neighborhood Stabilization program	N/A	N/A	N/A	\$49,499,422	35 grants
<b>Total</b>			<b>\$4,300,000</b>	<b>51 municipalities and 7 grants</b>	<b>14 loans, 32 municipalities and 11 grants</b>	<b>\$70,309,422</b>	<b>60 loans, 25 municipalities and 48 grants</b>
OBJECTIVE	FIVE YEAR GOALS 2005-2009	PROGRAM	2008 Actual Funding Level	2008 Estimated Actual Activity Level from APR (did not have final figures until July 2008)	2008 Actual Activity Level	ESTIMATED 2009 Funding Level	ESTIMATED 2009 Activity Level
<b>9. Improve and preserve the existing affordable housing stock.</b>	425,000	Housing Preservation Program	\$22,300,000	447 units	645 units	\$75,000,000	750 units
		Low-Income Home Energy Assistance	\$103,335,382	174,746 households	196,062 households	\$185,773,240	332,943 households
		Section 8 Single Room Occupancy	\$9,534,322	1,057 units	1,057 units	\$9,677,539	1,231 units
		Weatherization**	\$4,560,095	1,212 households	1,226 households	\$10,561,189	2,439 HH
<b>Total</b>			<b>\$139,729,799</b>	<b>175,958 households and 1,504 units</b>	<b>197,288 households and 1,702 units</b>	<b>\$281,011,968</b>	<b>335,382 households and 1,007 units</b>
**DOE and LIHEAP Weatherization combined							
OBJECTIVE	FIVE YEAR GOALS 2005-2009	PROGRAM	2008 Actual Funding Level	2008 Estimated Actual Activity Level from APR (did not have final figures until July 2008)	2008 Actual Activity Level	ESTIMATED 2009 Funding Level	ESTIMATED 2009 Activity Level
<b>10. Support community and economic development programs that expand business enterprises and increase job opportunities for low- and moderate-income households.</b>		Live Where You Work Homebuyer Program	\$0	0 units	14 loans	\$10,260,000	60 loans
		Main Street New Jersey	N/A	30 municipalities	28 municipalities	N/A	32 municipalities
		Small Cities Community Development Block Grant*	\$8,894,725	28 projects	31 projects	\$7,170,552	21 projects
		Special Improvement Districts	0	80 SIDS	77 SIDS	\$0	80 SIDS
		Special Improvement Districts Challenge Grants**	40,000	4 municipalities	4 municipalities	\$0	0 municipalities
		Downtown Business Improvement Loans**	1,143,780	2 municipalities	2 municipalities	\$0	0 municipalities
<b>Total</b>			<b>\$10,078,505</b>	<b>34 municipalities, 28 projects and 80 SIDS</b>	<b>34 municipalities, 31 projects, 14 loans and 77 SIDS</b>	<b>\$17,430,552</b>	<b>60 loans, 32 municipalities, 21 projects and 80 SIDS</b>
*2008 Actual funding Level updated due to recaptured funds from FY'07							
**Programs suspended pending budgetary considerations							
<b>Total Resources</b>	<b>552,825.5</b> Year Goal		<b>\$870,856,877</b>	<b>Assistance provided to 788,022 individuals households and towns</b>	<b>Assistance provided to 827,085 individuals households and towns</b>	<b>\$1,004,890,707</b>	<b>Assistance provided to 1,036,892 of individuals, households and towns</b>

## One Year Housing Goals

ONE YEAR HOUSING GOALS	AMOUNT OF FUNDS	NUMBER
1. Provide financing to increase the number of affordable housing units built for our most vulnerable populations	\$49,970,000	417 units
2a. Continue to housing assistance for low and moderate-income households	\$355,795,953	2,781 units and 1,325 loans
2b. Continue to provide housing assistance to very-low and low-income households and housing assistance to very low and low-income households	\$182,830,340	25,681 households
3. Assist homeless and low-income individuals and families obtain permanent housing, with needed support services to become self-sufficient.	\$30,242,650 (plus an estimated additional \$27 million in stimulus funding for 2009-2010)	1,153 households, 640,000 individuals, 225 beds and 70 units
4. Support local jurisdictions' planning process to reduce and end homelessness.	\$810,000	240 agencies
5. Encourage the development of supportive housing, housing choice voucher and the provision of support services for special needs populations.	\$1,540,000	85 units and 16 loans
6. Enhance the capacity of local agencies and nonprofit organizations to effectively operate and deliver affordable housing.	\$7,000,000	57 nonprofits and 2 units of TA
7(1). Abate lead-based paint in housing units	\$2,700,000	55 loans
7(2) Promote lead-based paint education and abatement efforts.	\$3,489,822	Statewide
8. Support sustainable development and the revitalization of neighborhoods through Smart Growth planning initiatives.	\$70,309,422	60 loans, 25 municipalities and 48 grants
9. Improve and preserve the existing affordable housing stock	\$281,011,968	335,382 households and 1,007 units
10. Support community and economic development programs that expand business enterprises and increase job opportunities for low- and moderate-income households.	\$17,430,552	60 loans, 32 municipalities, 21 projects and 80 SIDS

# LOW INCOME HOUSING TAX CREDIT PROGRAM

Section 42 of the Internal Revenue Code of 1986 created the Low-Income Housing Tax Credit (LIHTC) program, which may be applied against the federal income tax of persons or associations who have invested in certain developments providing housing for low-income families.

The tax credit, rather than a direct federal subsidy, provides a dollar for dollar reduction (or credit) to offset an owner's federal tax liability on ordinary income. Tax credit interest may be syndicated or sold to generate equity for the developments, thus reducing the necessary mortgage financing and providing more affordable terms. The tax credit frequently provides the last critical element to ensure the financial feasibility of the project. In New Jersey, the LIHTC Program is administered by the New Jersey Housing and Mortgage Finance Agency (HMFA).

The amount of tax credits available for allocation each year by HMFA is established pursuant to the Internal Revenue Code. Tax Credits are awarded for specific projects pursuant to the State's Low-Income Housing Tax Credit Qualified Allocation Plan. In order to be considered for tax credits in New Jersey, the proposed property must entail new construction, substantial rehabilitation, or acquisition and substantial rehabilitation.

Each year, the State publishes funding cycles and the amount of credits available in each cycle in The Atlantic City Press, The Record, Newark Star Ledger, The Courier News, The Asbury Park Press, The Camden Courier Post, Bridgeton Evening News and The Trenton Times. The program currently has four funding cycles.

1. Family Cycle for non-age restricted developments. This cycle has five set-asides:
  - Preservation Set-Aside: The first reservation of credits from the Family Cycle shall be given to the highest-ranking eligible application from a preservation project.
  - Affordability Set-Aside: The second reservation of credits shall be given to the highest-ranking eligible application that has selected either the 20% at 50% of federal set aside as defined under Section 42(g)(1)(A) of the Code or agrees to restrict at least 10% of the units to residents at or below 35% of medium income.
  - HOPEVI/Replacement Housing Set-Aside: The third reservation of credits shall be given to the highest-ranking eligible application that utilizes HOPE VI or Replacement Housing Factor funds or is included in an approved HOPE VI proposal.

- Nonprofit Set-Aside: The fourth reservation of credits shall be given to the highest-ranking eligible application from a qualified nonprofit organization that is community-based within a qualified census tract or offers services, such as daycare, job training or other community services, to the qualified census tract in which the project is located.
  - Mixed Income set-aside: The fifth reservation of credits from the Family Cycle shall be given to the highest-ranking eligible application from a Mixed Income Project.
2. The Senior Cycle has two set-asides, the Affordability Set-Aside and the HOPE VI/Replacement Housing Set-Aside, both as described above in the Family Cycle.
  3. Special Needs Supportive Housing Cycle for projects in which a minimum of 10 units or 25 percent of the total project units, whichever is greater, is rented to a special needs population. At a minimum, a supportive housing project must have a social service coordinator and a social services plan that addresses the needs of the identified special needs population.
  4. Final Cycle: All projects, including minimum rehab projects, may apply to this cycle. There are set-asides in the Final Cycle.
    - HOPE VI/Replacement Housing Set-Aside: for projects that utilize HOPE VI or Replacement Housing Factor funds or projects that are included in approved HOPE VI proposals.
    - Preservation Set-Aside: for currently occupied affordable housing projects at risk of losing its affordability controls.

## NEEDS OF PUBLIC HOUSING

The Department of Community Affairs, as the State Public Housing Agency (PHA), administers over 19,000 housing vouchers. DCA is currently administering the following two programs that assist the voucher holders become self-sufficient.

1. 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. To date, DCA has 210 active clients.
2. 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. In order to qualify, the family must be a first-time homebuyer, be employed full time for at least one year with a minimum annual income of \$20,300 or \$10 per hour (except for elderly and disabled), have decent credit and successfully complete housing counseling sessions. To date, DCA's program has 2,119 applicants, 747 of which are in housing counseling, 225 are mortgage ready, 175 are in housing search and 81 have closed on homes.

HMFA has allocated funds to cover the cost of the housing counseling sessions.

# FAIR HOUSING

The following are impediments to fair housing choice in New Jersey and actions the State is continuing to take to address the barriers:

1. *The lack of decent, affordable housing for low-income people.*

a) To help rectify this problem, the State will continue to partner with nonprofit and for-profit developers to leverage public and private funding to create more affordable housing and diverse communities.

2. *Racial, ethnic and/or class discrimination and the lack of knowledge about what constitutes discrimination.*

In response to Public Law 2006, Chapter 103, establishing civil unions for same-sex couples, New Jersey formed the NJ Civil Union Review Commission to evaluate the effectiveness of the law and issue semi-annual reports to the Legislature and Governor. The interim report was issued on February 19, 2008 and the final report was issued December 10, 2008 and is entitled "*The Legal, Medical, Economic & Social Consequences of New Jersey's Civil Union Law.*" To complete the report, the Commission, comprised of thirteen members, had eighteen public meetings, heard 26 hours of oral testimony and received written testimony from more than 150 witnesses.

The Commission had unanimously recommended that:

- Same- sex couples be allowed to marry;
- A law allowing marriage between same-sex couples be enacted quickly; and
- The Domestic Partnership Act should not be repealed,

To date, the Legislature has not issued any appropriation for the costs of operating the commission. However, the Commission receives substantial fiscal and staff support from the Division on Civil Rights.

3. *Local planning and zoning barriers.*

The State continues to work with municipalities to combat sprawl and preserve New Jersey's natural resources.

4. *Racial segregation in urban areas that limit housing opportunities.*

DCA, through its housing and community development programs, enhances mobility by providing opportunities for low-income and minority residents to migrate from cities to suburbs. In addition, the programs help restore the fiscal viability and livability of New Jersey's urban and suburban areas.

5. *Lack of housing choice for Section 8 voucher holders*

The federal Fair Housing Act and the State's Law Against Discrimination (LAD) prohibit discrimination in housing because of race, color, national origin, religion, sex, familial status and handicap, and most recently, domestic partnership and civil union status. New Jersey's LAD is now one of the few statewide civil rights statutes to protect sexual minorities from discrimination in housing.

The Law Against Discrimination was amended on September 5, 2002 to prohibit landlords from discriminating against tenants based upon a tenants' source of lawful income, such as a Section 8 voucher, or the age of their children. In addition, it also broadens the powers of housing authorities so that they can bring suit on behalf of a tenant who is discriminated against. Known as the Section 8 Anti-Discrimination bill, a landlord who discriminates can be fined up to \$10,000 for a first offense and up to \$25,000 for a second offense.

The LAD was further amended the following year to make DCR's procedures for filing, investigating and litigating housing discrimination cases almost equal to HUD's procedures for housing discrimination cases, including the right of either party to request transfer to Superior Court if the Director issues a Finding of Probable Cause.

The DCR has an active campaign to combat discrimination against vouchers; which includes issuing letters to property owners and landlords and supplying anti-discrimination literature.

6. *The loss of subsidized, affordable housing.* A significant number of the affordable housing units carry deed restrictions that keep the housing affordable for a prescribed period of time. Depending on the program, deed restrictions can run from 10 to 30 years. When the restriction period expires, the units no longer need to remain affordable to low- and moderate-income people and are at risk of being lost from the affordable housing inventory.

The State recognizes that saving deed-restricted units is critical to ensuring the long-term availability of affordable housing for low- and moderate-income families in New Jersey and therefore will utilize the following initiatives:

- Multifamily Housing Preservation Financing – HMFA uses a portion of its tax exempt bonding capacity to refinance existing affordable housing projects, thereby allowing for necessary capital improvements and extending the project's affordability controls.
- The Balanced Housing regulations help insure that existing rental housing is properly maintained and remains affordable.

7. *The loss of unsubsidized, market rate, affordable housing, due in large measure to the exponential growth in urban and suburban redevelopment.*
8. *Predatory Lending: the use of unfair and abusive mortgage lending practices that result in a borrower paying more through high fees or interest rates than the borrower's credit history warrants.*

On May 1, 2003, predatory lending legislation was signed into law. The legislation provides some of the strongest safeguards in the nation to stop homeowners from unjustly losing their homes and assets. The law prohibits financing of credit insurance, penalty interest rates, balloon payments and unfair arbitration standards. It also ensures that victims of predatory lending are able to bring claims to defend themselves. In addition, it provides the Attorney General's Division of Consumer Affairs and the Department of Banking and Insurance with sound enforcement provisions to ensure that companies comply with the law.

## **BARRIERS TO AFFORDABLE HOUSING**

There are a myriad of both State and federal issues affecting the availability of affordable housing. Barriers to affordable housing include the locally held *Not In My Backyard* syndrome (NIMBY), outdated land-use regulations, high development standards, costly permit processes, infrastructure financing and fluctuations in interest rates. The resistance to affordable housing is often evidenced in minimum lot size requirements for residential properties, which indirectly has an impact on the cost of housing.

*Many very low and low-income households have difficulty obtaining adequate housing as a result of credit problems.*

*Shortage of Rental Assistance:* The State is experiencing a shortage of available housing at every rental level. This is particularly the case with affordable housing. Many at-risk households turn to rental assistance programs to maintain and secure housing. The State, through the Housing Choice Voucher Program, HOME Tenant-Based Rental Assistance Program and the State Rental Assistance Program, is working to assist as many very low- and low-income households as possible within our financial constraints.

It should be noted that the State Rental Assistance Program is currently assisting over 4,000 households with rental assistance. With a new FY 2010 budget of \$52 million, the program will assist approximately 5,000 households.

*Shortage of Workforce Housing:* The shortage of affordable housing for low and moderate-wage workers is a problem in New Jersey. Many of these workers can only find affordable housing by living far from their jobs and enduring long commutes. The State through the State Rental Assistance is targeting the working poor, families making up to 40% of median income.

*Not In My Backyard (NIMBY)/Racial, Ethnic and Income Discrimination:* Perhaps the primary obstacle to affordable housing is the overall misconception as to how affordable housing impacts a community. The public perception is that it will attract a population full of the poor and uneducated, bringing about increased crime, decreased property values and social unrest. Community leaders are very much influenced by these public misconceptions. As a result, even if a municipality has the land and physical plant to support denser, more affordable housing, it may lack the will to do so. NIMBY attitudes were the targets of the New Jersey State Supreme Court Mount Laurel decisions and the State's Fair Housing Act of 1985. These initiatives try to extend housing opportunities for people earning less than 80% of median county income.

In addition, despite more than 38 years of prohibitions against housing discrimination in New Jersey, audits of race and national origin discrimination in the rental and sales markets continue to show high rates of discrimination. Research conducted by the Division on Civil Rights (2007) shows that 41 percent of housing discrimination cases filed in 2007 were disability related, 37 percent were race-based and 22 percent were based on lawful source of income—typically the use of a Section 8 federal housing assistance voucher. Discrimination related to the familial status of the buyer or renter accounted for 14 percent of discrimination cases, while national origin accounted for about 12 percent. Overall, the Division's Housing Investigations Unit received 186 new housing discrimination cases in 2007.

Although homeownership rates have increased to record highs, a significant disparity continues to exist between the homeownership rates of whites compared to that of minorities. According to the 2000 Census, 73% of White households are homeowners, compared to a rate of less than 42% for Hispanics and African Americans. The State through its fair housing outreach initiative is educating the public about their federal and state rights under the law.

*Land Use Regulations:* Two types of regulations affect housing costs: development regulations and land-use regulations. Development regulations, such as the construction code, place minimum standards on how developers build while land-use regulations (zoning laws, environmental protection requirements) define the conditions and the amount of land available for development. Land use regulations fundamentally affect land and housing costs and are slow to respond to changes in housing demand. They dictate what, where, and how much gets built and under what conditions.

New Jersey has an array of State and local land-use regulations. The most basic control is municipal zoning. Municipal zoning is defined locally and authorized

through the State's municipal land use law. At the State level, special districts, commissions, and offices regulate land-use development in historic districts, wetlands, and other designated areas. State law includes the Coastal Area Facilities Review Act, which requires permits for certain developments in specified coastal areas. The Wetlands Protection Act regulates development in protected wetlands. The Pinelands Protection Act protects about one million of the state's 4.8 million acres, and the Delaware and Raritan Canal Commission controls development along the canal. The New Jersey Meadowlands Commission is responsible for environmental protection, economic development and solid waste management of 19,730 acres in 10 Bergen County and 4 Hudson County communities.

On August 10, 2004, the *Highlands Water Protection and Planning Act* went into effect. This historic law will protect drinking water for over 5.4 million people, preserve open space and provide effective regional planning for the Highlands region. The law is implemented by the Highlands Water Protection and Planning Council, a public body charged with developing a regional master plan, performing land use functions and protecting the region's critical environmental areas and high resource lands.

For State and local regulations to work well, they must balance the needs of a host of public land-based policies, some of which conflict.

*Development Standards:* Building, fire safety, site, and subdivision standards set a minimum level of protection for the public. The implementation of these standards attempts to make the development and construction process more consistent, predictable, and timely.

*Redundancy in the Permit Process:* Housing and other development in New Jersey must be approved by several State agencies, regional planning agencies, county planning boards, sewer/wastewater treatment utilities, soil conservation agencies, and municipal planning boards. Although New Jersey has made progress to streamline the residential construction process and make it more consistent, predictable, and timely, delays and duplications remain.

*Infrastructure Financing:* New Jersey's settlement patterns continued to grow more decentralized in the last decade. Population and jobs shifted away from the state's older cities toward the suburbs. Lately, however, New Jersey has seen a shift in settlement patterns. Jersey City and Newark have become the top municipalities in the State in new housing construction. Like most states, New Jersey has struggled with how to maintain roads, sewers, potable water, parks, and other public facilities and how to build and maintain new infrastructure. To pay for these needs, New Jersey has relied increasingly on user fees and other pay-as-you-go approaches. Builders are assessed impact and linkage fees to pay more of the cost of public facilities and services. These costs tend to be passed on to new homeowners and renters.

*New Jersey Property Taxes: Highest Per Capita in the Nation:* New Jersey is one of the 37 states that collect property taxes at both the state and local levels. As in most states, local governments collect far more. Estimated at 11.8% of income, New Jersey's state/local tax burden percentage is the highest in the country, well above the national average of 9.7%. New Jersey taxpayers pay \$6,610 per capita in state and local taxes.

*Redevelopment:* that it leads to the demolition or conversion of both subsidized and unsubsidized/market rate housing, resulting in displacement or exclusion of lower-income households.

## **Strategies to Address Barriers to Affordable Housing**

New Jersey has a number of policies, programs and proposals to address regulatory barriers to affordable housing.

*State's Housing Policy Task Force* On September 17, 2008, the State's Housing Policy Task Force submitted a report to Governor Corzine towards a comprehensive housing policy. The report identified the following principles that the State must pursue:

- Closer coordination of housing and economic development strategies that will advance racial and economic integration.
- Rational and sustainable land use development that includes a variety of housing types and housing choices at various price points in all areas of the State.
- Transit accessible, pedestrian friendly and environmentally responsible communities within easy reach of employment opportunities.
- Consistency of planning in State government, efficient and cost effective governmental programs.
- Better communication between state agencies as it relates to encouraging the development of housing opportunities in the State.
- A process to resolve policy, procedural and regulatory conflicts as well as duplicative procedures and requirements among agencies at all levels of government.
- A better understanding of the changing makeup and increasing numbers of homeless people in New Jersey.
- Housing opportunities for people with special needs linked with appropriate and adequately funded support services.

- A more thorough understanding of the inextricable link between the provision of comprehensive housing options to the residents of New Jersey and the continuing vitality of all sectors of the state's economy.

Many communities continue to resist the development of housing for people with low and moderate incomes, including those with special needs. New Jersey's Council on Affordable Housing has determined that at least 115,000 new units will be needed by 2018 in order to provide housing for households earning below 80% of median income. An additional 58,000 units will be needed to house those earning between 80% and 120% of median income.

Based upon the Principles set forth above, the Housing Policy Task Force recommends the development of a comprehensive Housing Plan for New Jersey that attempts to achieve the following goals:

- Adopt policies and implement programs that will promote the production of housing for people of all ages, incomes and household types commensurate with the need and in accordance with sound economic and environmental principles.
- Develop standard criteria that all relevant state and local agencies use to establish where and at what density and scale housing, especially affordable housing, should be facilitated.
- Promote, create and sustain mixed income communities in New Jersey's urban, suburban and rural towns through new policies and programs that will connect housing development to regional jobs centers, quality schools, health care facilities and transportation.
- Preserve and maintain, to the greatest extent possible, all safe and decent housing stock to assure a mix of housing options in all neighborhoods.
- Invest State funds and use regulatory authority to economically, environmentally and socially revitalize our older communities and address our State's housing needs.
- Implement state agency plans, policies and requirements in a coordinated fashion to achieve maximum compliance with the constitutional obligation that every municipality provide its fair share of affordable housing.
- Develop and implement policies that recognize the economic responsibility for the cost of providing affordable housing is an unalterably broad-based societal obligation, where state assistance should be available. Affordable housing should be located in accordance with state and relevant regional land use plans and be developed where the availability of transportation, labor and infrastructure will support growth.

## **Recommendations:**

- Align policies and regulations among the different agencies that govern land use to gain consistency.

The Task Force's Interdepartmental Coordination committee reported that many conflicts exist between state agency programs and regulations frustrating the regulated community and the state agencies as well. Agency policy decisions are driven by mission or funding source among other determinants but they are generally not reconciled with other departments' policies to present a consistent set of state priorities.

- Remove regulatory obstacles to housing construction where housing is desirable; provide regulatory exemptions for redevelopment. Housing production should be permitted to occur consistent with current and projected housing demand. This can only happen in a regulatory environment that allows predictable and timely access to developable land. Current procedures often result in excessive time delays, the cost of which is ultimately passed onto the consumer.
- Invest State funds in mixed use, mixed income developments, near employment and transportation centers.

Over the past decade, professionals in the affordable housing industry have turned to mixed income housing as an alternative to traditional assisted housing initiatives. In addition to creating housing for lower income households it contributes to the diversity and stability of communities. Mixed use development, so much a part of the fabric of our older cities, is also being 'rediscovered' as a way to integrate housing with jobs and services. It increases the quality of life in neighborhoods and optimizes the use of scarce land. New Jersey's regulatory and funding environment has not kept pace with these trends and some attention is needed to remove barriers and facilitate these types of development.

- Increase the supply of housing units affordable to households with incomes between 80% and 120% of AMI by designing incentives that are attractive to communities.

Significant sales price differences between subsidized affordable housing and market rate housing prevent middle income households from moving up, resulting in fewer housing opportunities for them but also for moderate and low income households. In 2006, households with incomes of up to 120 % of median could afford to purchase homes in only 5 of the State's 21 counties. Increases in the cost of construction coupled with the high cost of operating rental housing, has virtually shut down the development of unsubsidized rental units with the exception of luxury complexes. There are very few housing assistance programs targeted to this population. The lack of middle income housing has become an impediment to businesses that might locate in NJ or expand current operations.

Authorize municipalities to establish a set aside up to 25% of its COAH units for 'indigenous' households defined as those already either living or working in a community for three years. Teachers, nurses, firefighters and other highly valued service personnel increasingly can not afford to live in the towns where they work. A court decision effectively bars towns from giving those valued employees a leg up in the search for affordable homes because it violates the requirement to 'affirmatively market' the units. Companies perceive the shortage of housing for entry and midlevel workers as problematic and made worse by the burden of long commutes. Low and moderate income individuals who have to travel distances to work in order to afford housing, end up spending on transportation costs as much or more than they are saving on housing.

- Establish a Land Use Court.

Greater efficiency in the disposition of law suits over land use could be achieved through the creation of a specialized court within the Superior Court. Judges who are familiar with the intricacies of the law could deliver decisions faster and of higher quality and consistency than is presently the norm. A land use court has been a topic of interest for a number of years among developers and attorneys as well as state policy makers. Legislation was introduced in 2005 but was not adopted.

- Place a high priority on the long term preservation of existing, viable affordable housing stock.

Safeguarding housing affordability and a mix of housing options in gentrifying neighborhoods help sustain balance and diversity. Rehabilitating and improving existing affordable units produces less construction waste, uses fewer new materials and requires less energy than demolition and new construction. Strategies to preserve and sustain New Jersey's affordable units can help meet the need.

Also, according to the National Housing Trust, it costs approximately 60% more to build a new unit than it does to preserve one.

- Create community centered schools using the Schools Development Authority's construction program to leverage and link to the revitalization of the neighborhoods in which they are placed.

The construction of a new school is often the single largest investment some communities will ever experience. A new school, designed as a multi-use facility can spur revitalization around it if it also functions as an active community center. The development of mixed-income housing surrounding

the school can have a direct impact on the educational attainment levels within a neighborhood.

Numerous urban school sites now sit vacant creating a serious hazard to the surrounding community. Schools and parks should be the center of mixed use neighborhoods and the beneficiaries of significant state investments. The Schools Development Authority, for example, could coordinate with other state agencies to integrate planning of new urban school facilities with neighborhood revitalization strategies.

- Prevent and mitigate the impact of foreclosures on neighborhoods.

The cost of foreclosure is not solely borne by individual homeowners. Properties left vacant for long periods have many negative impacts on a community. The surrounding neighbors are likely to see the value of their homes decline. The presence of abandoned houses in a neighborhood is a deterrent to buyers. Once a cluster of homes become vacant, the entire neighborhood is at risk. Foreclosures put an extra burden on the municipality to ensure the security of the houses when tax revenue to cover that cost is decreasing.

- Create a statewide fund to acquire a pool of properties and sell them at a discount to affordable housing developers.  
While it is preferable to have policies in place that would assist owners at risk of losing their homes whenever possible, there are situations where foreclosure is inevitable. In those circumstances, there is an opportunity to add to the state's stock of affordable housing and offer stability to neighborhoods and towns that might otherwise begin to decline as the effects of empty houses begin to take hold.
- Create a dedicated funding source for the NJ Special Needs Housing Trust Fund and expand the Trust Fund legislation to permit funds to be used for supportive services as well as capital expenditures.

Since August 2005, \$65 million of the original \$200 million dedicated to the SNHTF has been committed. The commitments leveraged another \$81 million from other sources. Approximately \$33 million in additional requests are being reviewed for funding.

- Develop an educational effort to dispel the myths, build support for and neutralize opposition to new housing development.

An education campaign is necessary to address negative public perceptions that often create political barriers to efforts to expand housing, particularly affordable housing in many New Jersey communities. Attention must be given to inaccurate stereotypes of affordable housing that promote the idea that it will become a public eyesore, lower property values and attract crime.

A public awareness program would focus on actual developments that have produced, for instance, successful examples of higher density housing outside of urban areas, inclusionary housing combining a mix of income ranges and appropriate settings for special needs and homeless housing. This campaign should also include a component to help local political leaders learn effective strategies that can be used to build political will and lessen resistance to affordable housing in their towns and regions.

- Extend the 50% discounts granted to non-profit developers for sewer and water connection fees associated with projects that contain affordable housing to for-profit developers of affordable housing.

Utility fees levied on affordable housing projects serve to increase the overall cost of development. Most non profits avoid such fees but private developers who construct affordable housing along with market rate housing do not. Any affordable unit that is constructed no matter the sponsor should be able to petition for the discount.

- Enact a State historic preservation tax credit.

The state has not encouraged the rehabilitation of historic properties to create new housing opportunities. Historic restorations in redevelopment areas where the State is already investing should be encouraged and supported. Tax credits are needed for developers of rental residential and commercial buildings in historic districts that supplement the Federal Historic Preservation Tax Credit. Tax credits should also be available to homebuyers or owners wishing to restore individual homes in historic districts.

*Site Improvement Standards:* In 1997, New Jersey adopted statewide site improvement standards for residential subdivisions designed to bring consistency and predictability to the requirements for site improvements and to eliminate standards that contribute to higher housing costs without any greater health or safety benefits. The Center for Urban Policy Research at Rutgers University has recently completed a study for DCA on in-fill development. The study provides research on parking and other infrastructure needs for projects in urban (developed) areas. The research will be used for possible amendments to the requirements of the Residential Site Improvement Standards, which will result in requirements that are tailored to urban and mixed use development.

*Land Use Reform:* New Jersey courts have taken an active role in redressing regulatory barriers to affordable housing. In the Mount Laurel decisions, the New Jersey State Supreme Court ruled that municipalities have a constitutional obligation to provide a realistic opportunity through zoning for the creation of their fair share of regional low- and moderate-income housing needs. In response, the State Legislature passed the Fair Housing Act in 1985, which created the Council on Affordable Housing (COAH).

COAH determines present and future housing needs and helps municipalities meet their constitutional obligation to provide opportunities for affordable housing. The Agency reviews local housing plans and zoning ordinances and certifies those that adequately respond to regional affordable housing needs. This process is voluntary, but municipalities have several incentives to participate. COAH assists municipalities in meeting their fair housing needs by offering options such as accessory apartments, renovation and deed-restriction of existing housing, and construction of infill housing. Through the courts and the

COAH process, New Jersey communities have modified their zoning laws to provide more opportunity for affordable housing. COAH recently adopted its revised third round rules and methodology governing the period 1999-2018, and over 240 towns submitted affordable housing plans by the end of 2008. The revised rules establish a need of 115,000 units of affordable housing through 2018 (up from 52,000 in the previous rules). Over the next 5 years, the State will continue to identify and address local and State policies that effect the provision of affordable housing.

*Accumulating funds for down payment and closing costs is a barrier for many households seeking homeownership. Initiatives such as Smart Start are providing assistance to qualified homebuyers.*

*NIMBY: Educate the public on affordable housing programs and the need for more affordable housing.*

*Reinvest in already developed areas. Preserve open space and environmentally sensitive lands, while simultaneously refocusing development into areas with the infrastructure and capacity to accept growth.*

# HOMELESS AND OTHER SPECIAL NEEDS

## InterAgency Council On Preventing and Ending Homeless

On April 8, 2009, Governor Jon Corzine appointed thirteen (13) public members to Interagency Council on Preventing and Ending Homelessness.

The Council is responsible for the following:

- Preparing a preliminary report to the Governor by or before December 31, 2009, containing findings and recommendations for preventing and reducing homelessness, ending chronic homelessness, and improving services to individuals and families who lose their housing, and additional reports as the Council may deem necessary.
- Reviewing data, activities, funding, and programs in areas including but not limited to housing, health care, employment, education, and mental health and substance abuse services that (i) help individuals and families at-risk of becoming homeless retain their housing and (ii) provide housing and other services for individuals and families who become homeless.
- Identifying statutory and regulatory impediments to the effective provision of services to homeless individuals and families.
- Recommending changes to laws, programs, policies, and service delivery models and an examination of best practices and service delivery models to maximize the cost effectiveness of those models and their results.
- Examining and evaluating programs and activities to prevent, reduce, and end homelessness and to assist homeless families and individuals.

### 2008 Point in Time Survey Data

On January 29, 2008, twenty Continuum of Care jurisdictions in New Jersey – representing twenty counties and hundreds of volunteers – conducted the 2008 Point in Time Count (PITC) of the homeless across the state. In addition, nineteen counties held Project Homeless Connect events on the day of the count to provide services to people who were homeless or at risk of homelessness.

The goal of the Point in Time Count was to identify the number of homeless people at a given point in time and to collect demographic and other information about those who are homeless to be used to develop effective plans to address and end homelessness. While the count focused on those who were homeless, for the first time the 2008 PITC also gathered information about those who were housed in a variety of living situations.

On January 29, 2008, there were 10,947 homeless men, women and children counted across the State of New Jersey. In addition, another 5,795 men, women and children were counted who were housed, in permanent housing, temporarily

"doubled up" with friends or family, living in motels they paid for because they couldn't afford housing, or in other living situations.

It should be noted that this survey most likely understates the extent of homelessness by a factor of 3 or 4.

## **Housing for Homeless Populations**

Housing programs for the homeless and other special needs populations target individuals who are disproportionately poor and who experience life challenges resulting from disabilities and/or long-term health care conditions. Additionally, populations discharged from institutional settings, such as ex-offenders, youth leaving the foster care system and/or juvenile justice system may need assistance securing affordable housing, and employment and educational opportunities to help them sustain their housing. These programs target individuals who are very-low income, earn less than 30 percent of median income, and rely on federal or state assistance programs or who rely on federal Supplemental Security Income (SSI) benefits of \$624 per month. Homelessness may not be caused simply by a lack of housing or poverty. To this end, planning and housing efforts need to include a diverse group of public and private entities to further understand the causes of homelessness and to work toward both prevention and rapid effective housing interventions.

*Housing First* and *Supportive Housing* are two proven approaches to addressing homelessness that are strongly recommended for further development in New Jersey. *Housing First* models move people quickly into permanent housing and then wrap around needed social services to help individuals maintain their housing. *Supportive Housing* models ensure that the appropriate support services are available to the individual once they have permanent housing. New Jersey has the foundation of a Supportive Housing industry and the ability to adopt a Housing First policy. Working with its partners, the State will create new and innovative Housing First and Supportive Housing models for persons who are homeless as well as for those with other special needs.

*Supplemental to Housing First* models, shelter housing should be available for individuals and families in times of crisis. However shelter stays should be short term, less than 45 days, with intensive case management services targeted at helping people secure permanent, stable housing and skills to move toward self-sufficiency. Transitional housing programs may be appropriate for identified populations such as aging out youth, individuals re-entering communities from the correctional system, individuals in substance abuse treatment, victims of domestic violence and homeless vets. In all cases transitional housing programs must incorporate a strong programmatic emphasis to assist people with self-sufficiency skills and securing permanent housing.

*Housing First* is an approach that focuses on providing people with disabilities or people who are homeless with housing and providing services to them as needed. The primary and immediate focus is on helping people to access and sustain permanent housing. This approach is consistent with what most people, including people with disabilities want to achieve.

The following are the major components of *Housing First*:

- Access and maintain permanent housing as quickly as possible.
  - No time limits are imposed, and there are few or no barriers to accessing housing imposed.
  - No requirements for length of sobriety, minimum income, program completion, etc., before an individual may enter permanent housing.
- A variety of services are delivered immediately after the individual moves in to the housing unit in order to promote stability and individual well-being.
- The length of services as well as the frequency and intensity of use is determined by the individual, based on his or her needs.
- Participation in services is voluntary and housing is not contingent upon compliance with services. The individuals must comply with a standard lease and will be provided with the support services necessary for them to be successful.

*Housing First* does include following: 1) assessment-based targeting of housing services; 2) assistance locating rental housing and relating to landlords; 3) financial assistance with security deposit and one month's rent rental subsidy; and 4) case management to coordinate services that support housing retention.

### **Strategies to Implement Housing First Policy:**

**Continuum of Care (CoC) Assistance:** State agencies including HMFA, DCA and DHS are supporting the efforts of the 21, countywide; CoCs to coordinate their applications for federal assistance and share best practices across jurisdictions. In FFY 2008 New Jersey received a total of \$38 million. The State has a strong investment, assuring that New Jersey maximizes federal homeless resources to create new housing opportunities for homeless families and chronic homeless individuals.

The Continuum of Care System is a county based coordinated effort by all homeless service providers to address and eradicate homelessness within their community, based on the understanding that the underlying causes extend beyond the need for shelter. The Continuum of Care is important because it fosters collaboration among service providers and municipalities who have traditionally worked autonomously to solve the problem of homelessness. In addition, the CoC is the only vehicle by which a community can apply and compete for HUD administered McKinney-Vento Funds for Supportive Housing, Shelter Plus Care

and Single Room Occupancy Programs. The State is supporting local CoC's emphasis on Housing First and the prioritization of projects for the development of new permanent housing opportunities. State financing programs, including the newly created Special Needs Housing Trust Fund are available to leverage HUD McKinney-Vento funds.

In 2008, the Mercer County Continuum of Care and the Mercer County Homeless Alliance partnered with State, City and County agencies to implement a Housing First Initiative that would target chronically homeless individuals and families. This Initiative also has the support of the United Way of Mercer County and will hopefully serve as a replicable model for other communities in New Jersey.

On September 28, 2008 Mercer Alliance and the Mercer County Housing First Collaborative celebrated the first six months of successfully housing the first group of Housing First tenants. DCA has allocated 10 SRAP vouchers for this initiative.

**Homeless Management Information System (HMIS):** HMFA, working with DCA and DHS is administering a statewide Collaborative for a the New Jersey Homeless Management Information System (HMIS) that meets federal HUD specifications for tracking, reporting and analyzing homelessness information in New Jersey. Implementation of HMIS is required by HUD for all Continua of Care and service providers to receive HUD McKinney-Vento Homeless Assistance. Local CoCs use the system to meet HUD reporting requirements and the Statewide Collaborative uses aggregated data from HMIS to establish baseline data on homelessness for planning and to assess resource utilization. It is the goal of the State HMIS partners (HMFA, DCA and DHS) to use HMIS to move towards performance based contracting for homeless programs, and specifically to evaluate programs for achievement of permanent housing outcomes. Over 270 individual agencies are currently enrolled in the NJ HMIS Collaborative.

**State Housing Commission:** As a result of the passage last year of A500, the State Housing Commission was created and established in the Executive Branch of the State Government. The duties of the commission shall be as follows:

1. To provide guidance and direction with respect to the policies and strategies to be pursued by State agencies with respect to housing which are incorporated into the plan.
2. To prepare and adopt the Annual Strategic Housing Plan as set forth in section 28 of P.L. 2008, c. 46.
3. To hold such public hearings and other activities as may be desirable to ensure adequate public input into the preparation of the plan and increase public awareness of the strategies and activities contained in the plan.
4. To gather and disseminate such information on housing needs and strategies as may be useful for the work of the commission and informative to the public.

## ***Antipoverty Strategy***

The State will continue to address the problem of homelessness 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 facilities.
- 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
- Supporting the New Jersey Family Care Program across all family type of application programs. Family Care is a low cost or no cost health insurance program for kids and certain low-income parents.

## ***Discharge Coordination Policy***

The State will utilize the following programs to assist households being discharged from publicly funded institutions and systems of care.

**Emergency Housing Providers Development Program** will expand the number of nonprofit organizations producing housing from the ranks of emergency shelter providers who are familiar with the needs of DYFS clients. Balanced Housing and HOME CHDO subsidy funds will be made available to nonprofit developers to buy-down the cost of housing developed for DYFS clients. Increasing this pool enhances the state's ability to produce permanent supported housing for DYFS clients currently living in shelters and transitional housing. DCA's current shelter support grantees and other interested parties will be provided training and encouraged to partner with experienced developers if they have no experience with development. This program is currently in the developmental stage.

**Ex-Offenders Re-entry Housing Program** provides low-interest loans to for-profit and nonprofit organizations developing transitional, trans-permanent, and permanent support rental housing, including independent and shared housing opportunities with access to supportive services, for adult ex-offenders and juvenile offenders.

**Another Chance Initiative:** The State has also been working to expand

housing resources for the post-incarcerated. During FY 2008 and FY 2009, DCA and HMFA provided capital financing and 10 year project-based vouchers to the Volunteers of America's Promise Program and the Trenton Rescue Mission's Carroll Street Project. Both projects provide permanent housing for ex-offenders.

In addition, as part of the Another Chance Initiative, DCA has partnered with the State Parole Board to expand housing resources available for use by inmates released from prison without a stable living arrangement to return to. To date, the program has received \$700,000 from the Homelessness Prevention Program to provide temporary housing assistance (up to 6 months) to offenders being released from designated Department of Correction's facilities that do not have an approved residence of record. The program is currently operating at Northern State Prison, Riverfront State Prison, Edna Mahon Correctional Facility for Women, or Garden State Youth Correctional Facility. DCA has set-aside funds for FY 2010 to continue this worthwhile initiative.

**Homelessness Prevention and Rapid Re-Housing Program:** The State has identified youth being released from the Juvenile Justice System and Aging Out Youth as one of the 6 HPRP's target populations to be assisted with these funds.

**State Rental Assistance Program:** in FY 2009, DCA awarded SRAP vouchers with an unlimited term to 500 Olmstead clients.

**Housing Opportunities for Persons with AIDS – Post Incarcerated Program** provides housing assistance to individuals recently released from prison who have HIV/AIDS.

**Transitional and Permanent Housing Loan Program for Aging Out Youth** provides low-interest financing to organizations and public entities developing service enriched transitional and permanent housing opportunities for youth aging out of foster care, homeless youth and youth leaving the Juvenile Justice System.

## ***Domestic Violence Against Women***

According to N.J.S.A. 2C:25-19, the definition of a victim of domestic violence also includes victims of sexual assault, stalking and dating violence; separate statistics are not kept for each of these individual categories.

The New Jersey Coalition for Battered Women collects statistics from member lead domestic violence agencies on victims served through emergency shelter, transitional housing programs and outreach non-residential programs; these numbers are the best indicators of New Jersey's housing needs. Also included are statistics from outreach non-residential program because some domestic

violence victims and their children who avail themselves of these services need permanent housing even though they did not enter emergency shelter or transitional housing programs. It is also important to note that these numbers represent only a percentage of victims of domestic violence; not all victims choose services from lead domestic violence agencies.

**2008 Service Statistics**

1,550	Women sheltered (17% were previously sheltered) 38% were current welfare recipients and 23% were receiving emergency or temporary rental assistance 19% were people with disabilities 19% were sexual assault survivors 15% were substance abusers
195	Women in transitional housing
1,836	Children sheltered
256	Children in transitional housing
8,354	Victims of domestic violence received non-residential services

Average lengths of stay in both emergency shelter and transitional housing was 40 days, an increase of five days from 2007. Length of stays have increased over the years pointing to the need for more permanent, affordable housing. In 2008, 3,364 women and children were turned away from shelter due to lack of space.

## PROGRAM SPECIFIC REQUIREMENTS

### Community Development Block Grant Program

**FFY 2009 Total Allocation: \$7,086,011**

State Administration: \$ 312, 580

<b>FFY 2009 Funds:</b>	<b>\$6,773,431</b>
Emergency Housing Repair	\$ 20,000
Innovative Development	\$ 900,000
Housing Rehabilitation	\$2,000,000
Public Facilities	\$3,853,431
108 Loan Authorization	\$35,852,760*

\* This figure has not been adjusted for current loan obligations, which was not available at the time of this publication.

#### Application Submission Schedule

Emergency Housing Repair Fund	Applications accepted throughout the program year.
Innovative Development Fund	Applications accepted throughout the year by invitation from the Department of Community Affairs (DCA) following pre-application approval.
Housing Rehabilitation Fund	Applications accepted throughout the program year with priority given to applications received by October 3, 2009.
Public Facilities Fund	Applications must be submitted no later than October 3, 2009.
108 Loan Program	Applications accepted throughout the program year by the New Jersey Economic Development Authority.

## **State Conformance to National Objectives**

The State of New Jersey will be guided by applicable federal rules and regulations in carrying out the Small Cities Community Development Block Grant (CDBG) program. All project activities must meet one of the three national program objectives set forth in the Housing and Community Development Act of 1974, as amended:

1. To undertake community development activities that principally benefits persons of low and moderate income;
2. To prevent or eliminate slums and blight;
3. To meet urgent community development needs for which no other resources are available.

The State of New Jersey certifies that not less than 70 percent of the funds will be used for activities that benefit persons of low and moderate income. Low and moderate income is defined in the New Jersey Small Cities CDBG Program as the income of "lower income" families as set forth in the Section 8 Assisted Housing Program of the US Department of Housing and Urban Development (US HUD). The US HUD provides applicable standards, and the standards are included in application instructions distributed to all eligible units of local government.

## **State Program Objectives**

1. Support housing rehabilitation programs that maintain the supply of safe, decent, and affordable housing.
2. Support and encourage efficient patterns of community development, redevelopment, and capital funding by giving priority to proposals that address documented health and safety concerns and further the policies set forth in the *State Development and Redevelopment Plan*.
3. Encourage innovative proposals that combine job creation, housing improvement, and other eligible activities to renew designated revitalization areas.
4. Encourage the development of facilities needed to support welfare to work programs such as job training and child and elder care.
5. Support and encourage neighborhood revitalization efforts identified in locally developed plans and strategies.
6. Improve the availability and adequacy of essential public facilities, and remedy serious deficiencies in areas that principally serve people of low or moderate income.
7. Ensure that municipalities have the capacity to implement community development programs and maintain community development improvements.

8. To support community development projects of particular urgency where existing conditions pose a serious and immediate threat to the health or welfare of the community, and where other financial resources are unavailable.

### **Distribution of Allocation**

Contingent on HUD's final approval of the State's Consolidated Plan, the distribution of CDBG funds will be as set forth below.

### **Administration and Technical Assistance**

*Administration* \$ 312,580

The State is permitted to retain an amount equal to 3 percent of the grant award plus \$100,000 to cover costs associated with the State's administration of the CDBG program.

### **Funds**

*Emergency Housing Repair* \$ 20,000

The Emergency Housing Repair Fund has been established to correct emergency conditions in owner-occupied housing where the owner is income-eligible and unable to obtain assistance from any other public or private source. Assistance will be provided on a first-come, first-served basis to the extent funds are available.

The maximum grant award in this category will be \$5,000. However, the DCA will consider exceeding this ceiling if the applicant presents compelling reasons to do so. Prospective applicants are required to contact the Small Cities CDBG Program before submitting a proposal for assistance.

*Innovative Development* \$ 900,000

This fund provides assistance for activities that meet one of the three Statutory Objectives, but that do NOT qualify for consideration under any of the other Small Cities Funds. Examples include land acquisition in support of new housing construction for low-income people and assistance to first-time homebuyers. *Innovative Development Proposals* (IDPs) will also be considered in this category. IDPs must consist of more than one eligible activity (excluding administration or planning). The activities proposed must be carried out within the same time period and must be directly related to the implementation of a locally approved redevelopment strategy. Consultation with the Small Cities Program Administrator is encouraged before preparing a formal application.

Grants may not exceed \$450,000 unless compelling reasons for exceeding that amount are set forth by the applicant and accepted by the DCA.

*Housing Rehabilitation Fund*

\$ 2,000,000

This fund will be used for activities that improve the condition of affordable housing in New Jersey. County-managed programs may be awarded up to \$500,000. Multi-jurisdictional programs may receive grants of up to \$350,000. Awards to programs serving only one municipality may not exceed \$200,000.

*Public Facilities Fund*

\$ 3,853,431

This fund is established to assist units of local government to construct or improve essential public facilities that will primarily benefit people of low and moderate income. The maximum grant awarded in this category will be \$500,000. However, this maximum may be exceeded if compelling reasons are presented and accepted by the DCA.

*108 Loan Program*

\$35,852,760\*

The 108 Loan Program authorizes the State to extend financing to commercial projects and to real estate and industrial businesses with a proven ability to expand. The 108 Program funds may be used for fixed-asset financing; for land, construction or renovation; for machinery and equipment; or for working capital. Such loans may be provided for up to 90% of the total fixed-asset financing.

The terms of the loans are a maximum of 20 years for real estate, 10 years for machinery and equipment, and 6 years for working capital. The interest rate is fixed at 200 basis points above the rate charged to the State by HUD, except for projects located within a Federal Empowerment Zone. In such locations the interest rate is 175 basis points above the rate charged to the State by HUD. The purpose of the 108 loan program is to stimulate private sector investment and to retain and create permanent job opportunities for people of low and moderate income residing in eligible units of local government. The project may also qualify if it produces a vital service consistent with one of the statutory objectives of the CDBG program.

**NOTE:** The New Jersey Economic Development Authority (NJEDA) administers the 108 Loan Program. More information may be obtained by contacting NJEDA at (609) 292-1800.

\*This figure has not been adjusted for current loan obligations, which was not available at the time of this publication.

**Matching Requirements**

Units of local government seeking assistance from the Innovative Development Fund, the Public Facilities Fund, and the Housing Rehabilitation Fund may be required to commit a percentage of the grant request, based on the applicable Municipal Distress Index ranking (MDI Rank). The matching share is determined as follows:

<b>MDI Rank</b>	<b>Matching Share</b>
0 to 100	10%
101 to 200	20%
201 to 300	30%
301 to 400	40%
401 and above	50%

The MDI rank for each Small Cities-eligible unit of government is provided in the Appendix. Where more than one municipality is participating in the proposed project, the matching requirement will be determined by combining the MDI of each participant and dividing by the number of participating municipalities. Where in-kind services will be used, identified costs borne by the applicant must be consistent with established DCA standards as set forth in the applicable application guide. The matching fund requirement shall not apply to Emergency Housing Repair assistance and may be waived for Innovative Development Fund projects, when compelling reasons are accepted by the DCA.

### **Number of Applications**

Applicants may apply for one Housing Rehabilitation grant, one Public Facilities grant, and one Innovative Development grant per year. The Department retains the discretion to award only one grant a year per jurisdiction.

### **Reallocation of Funds**

The DCA may transfer funds (including those recaptured from cancellations or closeout balances and program income) among funding categories based on demand for assistance demonstrated by the number of applications received.

### **Evaluation Criteria**

#### *Emergency Housing Repair*

Funding to correct emergency conditions in owner-occupied housing units may be requested at any time throughout the funding year and will be evaluated according to the following considerations:

1. Compliance with a statutory National Objective.
2. Documented needs and costs.
3. Certification that other public or private funding sources are not available.
4. Date of submission.

#### *108 Loan Program*

Applications for 108 loans are evaluated by the New Jersey Economic Development Authority to determine compliance with applicable federal statutes and regulations, with State program objectives and for credit worthiness.

*Community Development and Housing Needs Statement*

To be considered for assistance from any Small Cities fund (with the exception of the Emergency Housing Repair Fund and the 108 Loan Program), the applicant must provide a *Community Development and Housing Needs Statement*. This statement must include at least three components – community development needs, housing needs, and status of applicable land use plans. Instructions for preparing this document are set forth in the application guide for each Small Cities Fund.

*Innovative Development*

To qualify for funding, applicants must document that the problem to be addressed and/or the remedy proposed fall(s) outside the scope of other funding categories. Consultation with the Program Administrator and staff prior to the submission of a formal request for assistance is required.

*Housing Rehabilitation and Public Facilities*

All proposals will be subject to the following review process. Utilizing a standardized Application Review Form (Attachment A), staff of the Small Cities CDBG Program will review all applications to determine if threshold requirements are met. Applications that fail to meet **any threshold** requirement will not be funded. Those that do meet all threshold requirements will then be scored based upon the following criteria:

- **All Federal Compliance Items:** Resolutions for citizen participation and affirmatively furthering fair housing, a grant management plan, an environmental review record for the level of review required (including the official public notice and letters documenting findings), professional services agreements, and matching funds certification must be 100 percent complete and fully executed and submitted with the application. Application that do not complete the above items, or submit them with the application will not be eligible for funding.
- **Municipal Distress:** The relative need of an applicant will be evaluated by using the Statewide Municipal Distress Index (MDI), which appears on page 89. The indices are used by State agencies in allocating need-based assistance to municipalities. Applicants may receive up to 100 points as follows:

<b>MDI Rank</b>	<b>Score</b>
0 to 100	100 Points
101 to 200	80 Points
201 to 300	60 Points

301 to 400	40 Points
401 and above	20 Points

- **Readiness to Proceed:** The degree to which an applicant is ready to proceed with the proposed project will be evaluated as follows: Applications that include the following: **Housing Rehabilitation** - applications that include an adopted policies and procedures manual and housing rehabilitation applications that include a list of income-eligible housing units to be improved, with biddable work write-ups for each unit, will receive 100 points. **Public Facilities** - applications that include biddable plans and specifications, will receive 100 points.
- **Balance Ratio:** Applicants will be rated on the remaining balance of grant wards received over the prior three year period, including all open grants. Applicants with ratios of .50 or less will receive 100 points and applicants with ratios above .50 will receive zero points.
- **Past Performance:** Applicants having multiple instances of poor performance in managing previous grants shall lose all points toward their total score and may not be eligible for funding.

### Eligible Activities

Activities assisted under the Small Cities CDBG Program are limited to the following:

1. Requisition of real property that is blighted, appropriate for rehabilitation, appropriate for preservation as a historic site, or used for provision of public works or other public purposes.
2. Acquisition, construction, reconstruction, or installation of public works or facilities (except buildings for the general conduct of government) and site and other improvements.
3. Code enforcement in deteriorated or deteriorating areas in which such enforcement may arrest the area's decline.
4. Clearance, demolition, removal, and rehabilitation of buildings.
5. Special projects directed to the removal of architectural barriers that restrict the accessibility of the elderly and handicapped.
6. Payments to housing owners for losses of rental income incurred in holding units for relocated individuals and families displaced by activities under the program.
7. Disposition of real property acquired pursuant to the program.

8. Provision of public services if the local government has not provided such services during the 12-month period immediately preceding implementation of the program.
9. Payment of the non-Federal share required in connection with a Federal grant-in-aid program undertaken as part of this program.
10. Payment of the cost of completing a project funded under Title I of the Housing Act of 1949.
11. Relocation payments for displaced individuals, families, businesses, and organizations.
12. Activities necessary to develop a comprehensive community development plan and to develop a policy-planning-management capacity to enable the recipient to more effectively administer the program.
13. Payment of reasonable administrative costs.
14. Activities carried out by public or private non-profit organizations including:
  - a. Planning
  - b. Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities (except for buildings for the general conduct of government), site improvements, and utilities and commercial or industrial buildings or structures.
15. Assistance to non-profit organizations serving non-entitlement areas, local development corporations or entities organized under the Small Business Investment Act of 1985 to carry out a neighborhood revitalization or community economic development or energy conservation projects, including the development of shared housing opportunities for the elderly (other than by construction of new facilities).
16. Activities necessary to the development of a comprehensive community-wide energy-use strategy.
17. Assistance to private, for-profit entities, when the assistance is appropriate to carry out an economic development project.
18. Rehabilitation or development of housing assisted under Section 17 of the United States Housing Act of 1937.
19. Assistance to facilitate the substantial reconstruction of housing owned and occupied by low- and moderate-income persons.
20. Technical assistance to increase the capacity of public or non-profit entities to carry out eligible neighborhood revitalization or economic development activities.

21. Housing services designed to assist homeowners, tenants, and others seeking to participate in eligible housing activities.
22. Assistance to institutions of higher education capable of implementing eligible activities.
23. Assistance to public and private organizations (for-profit as well as non-profit) to facilitate the development, stabilization, and expansion of micro-enterprises.
24. Assistance to facilitate and expand homeownership by subsidizing interest rates, financing acquisition, guaranteeing mortgages, paying up to 50% of down payments, or paying reasonable closing costs for income-eligible people.
25. Activities necessary to repair and operate housing units acquired through tax foreclosure to prevent abandonment and deterioration.
26. Assistance to facilitate and expand homeownership by subsidizing interest rates, financing acquisition, guaranteeing mortgages, paying up to 50% of down payments, or paying reasonable closing costs for income-eligible people.

## **Program Income and Other Recaptured Funds**

### **CDBG Grants**

Program income will remain with the grantee when the grantee demonstrates, as determined by the State, that program income can be distributed in a timely way to carry out the same activity for a specific project in accordance with a reuse plan that has been approved by the State.

The State of New Jersey interprets the phrase “the same eligible activity” to mean that the grantee must use the income for the same activity for which it was originally funded, as taken from the list of eligible activities (see pages 7-8). For example, if the income was derived from a loan to a private firm, it must be used again for loans to private firms. This does not mean that the income may only be used for an additional loan to the same firm. Nor can “continuing the activity” be so broadly defined as to mean use for the same general purpose, such as economic development.

The State will consider exceptions to this policy on a case-by-case basis. However, in the event a grantee fails to demonstrate an acceptable reuse of program income, the State will recapture program income and distribute such funds in accordance with the provisions set forth in the applicable Plan for Distribution.

A statement must be included in the application documenting the balance of previous grant funds recaptured by applicant as of the date of application. The Department reserves the right not to fund a new project should a substantial balance exist in a particular funding category.

### *108 Loans*

The New Jersey Economic Development Authority (NJEDA) shall charge a fixed interest rate of 200 basis points, except for projects located within a Federal Empowerment Zone. In such locations the interest rate shall be 174 basis points above the rate charged to the NJEDA by HUD. This amount is considered income to the NJEDA.

#### Displacement

The Small Cities CDBG Program will seek to minimize involuntary displacement of persons from their neighborhoods and homes and to mitigate the adverse effects of any such displacement on low-and moderate-income persons. The State will require applicants to assess all feasible alternatives to any activity resulting in involuntary displacement.

In the event that involuntary displacement is the only feasible alternative, the State will require that grantees comply with the requirements of the Housing and Community Development Act of 1974, as amended; the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended; and the statutory amendments implementing regulations (CFR Part 24). In addition, the State will require that grantees comply with the requirements of the New Jersey Relocation Assistance Acts (P.L. 1971, c.362 and P.L. 1967, c. 79) and the New Jersey Regulations for Provision of Relocation Assistance (N.J.A.C. 5:40-1 et seq.).

# HOME Program

## Program Purpose

The HOME Program (HOME) encourages partnerships among government, nonprofit and for-profit developers to meet the housing needs of very low-, low- and moderate-income individuals and families.

## Proposed Use of Funds

DCA will receive an allocation of \$7,728,460 in HOME funds. These funds will be used to fulfill the federal mandate of increasing the supply of decent, affordable housing, with a primary focus on providing services for very low-income families. Ten percent, or \$772,846 will be used for eligible administrative costs incurred by the State. The remaining \$6,955,614 will fund the following program activities: substantial rehabilitation, new construction, and tenant-based rental assistance and operating grants for Community Housing Development Organizations.

Eligible applicants for HOME funds are municipalities, nonprofit and for-profit developers.

The State's HOME funds will be allocated to the following three funding categories:

*CHDO Production* 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. The State will use its set-aside to create approximately 23 units.

*Housing Production Investment* provides funds to developers for the purpose of 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. The program will create 30 units.

*HOME Tenant-Based Rental Assistance (TBRA)* helps reduce the housing costs of very low-income households by providing direct rent subsidy payments to their landlords. The program will provide an additional 387 vouchers for rental assistance.

## Geographic Distribution of Funds

HOME funds will be distributed throughout the state. Priority assistance will be given to non-entitlement HOME communities, those that are not receiving a HOME allocation and not able to construct or otherwise provide affordable housing without financial assistance. This will be accomplished by involving for-profit and nonprofit sponsors and developers, Community Housing Development

Organizations, lending institutions, and any other entity that could bolster the implementation of the State's Consolidated Plan and HOME Programs.

### **Match Requirements**

In order to satisfy the 25% match requirement cited in CFR 92.218, the State of New Jersey will utilize its primary affordable housing production program, Neighborhood Preservation Balanced Housing.

### **Homebuyer Guidelines**

The State already has a program with procedures in place to implement long-term affordability controls and price guidelines that meet the provisions of section 92.254(a) (4). The State's Housing Affordability Service performs these types of activities and controls.

**HOME Program Resale Guidelines:** 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.

### **Affirmative Marketing and Minority Outreach**

#### Affirmative Marketing

In accordance with 24 CFR Part 92, the sponsor/developer of any HOME-assisted project will be required to do the following:

- Include a statement regarding its affirmative marketing policy and procedures in all media releases and reports informing the public about the program.
- Include a description of applicable fair housing laws in the information provided to the homeowners and renters.
- Include the Equal Housing Opportunity logo, slogan or statement in all newspaper and other media announcements regarding the program.
- Discuss its affirmative marketing policy and procedures and the fair housing laws directly with the homeowners and renters.

### **Special Minority Outreach Efforts**

The State will require all grantees to solicit applications from persons not likely to apply for housing without special outreach. Outreach efforts will include notifying

the following groups about available housing units: community-based organizations, churches, public housing authorities, employment centers, fair housing groups and housing counseling agencies.

**Minority Business Outreach Efforts**

The State strongly encourages the use of minority and women-owned businesses in all HOME-assisted activities.

**Monitoring**

DCA will monitor the grantees’ records to insure that the project continues to meet the HOME affordability and other requirements. The following types of documents will be reviewed:

- Documentation that the project meets applicable property Housing Quality Standards.
- Documentation on income and size of families
- Documentation on rent and estimated utility levels for HOME assisted units and evidence that income targeting requirements are met.
- For homeownership projects, records describing the income level and family size for each family assisted and documentation establishing the after-rehabilitation value of the property.

**HOME Funds Allocated for State FY 2010**

SUB-PROGRAM	AMOUNT OF FUNDS	PERCENTAGE OF FUNDS
Administration	\$772,846	10%
<i>CHDO Production</i>	\$1,159,269	15%
Production Investment	\$2,086,684	27%
<i>Tenant-Based Rental Assistance</i>	\$3,709,661	48%
<b>TOTAL</b>	<b>\$7,728,460</b>	<b>100%</b>

# HOPWA PROGRAM

## Grant purpose

DCA administers four Tenant-based Rental Assistance (TBRA) Programs on behalf of the New Jersey Department of Health and Senior Services (DHSS) (HOP-1), and the Cities of Paterson, Woodbridge and Camden. HOPWA enables eligible persons with HIV/AIDS and their families to secure decent, safe and sanitary housing in the private rental market by providing tenant-based rental assistance (TBRA). These Programs cover all New Jersey Counties with the exception of Essex, Hudson, Morris, Hunterdon, Sussex and Union which are covered by other recipient municipalities. DCA also administers the HOPWA Post-Incarcerated Program (HOP-2) on behalf of the DHSS.

The DCA works closely with 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 disability criteria. HIV/AIDS service providers meet with the project sponsors on a quarterly basis in order to review program activities and progress.

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.

New legislation signed in 2007 requires health providers to test pregnant women for HIV (Human Immunodeficiency Virus) as part of routine prenatal care. Studies show that prenatal transmission rates can be reduced to less than two percent with screening of pregnant women in combination with prophylactic administration of antiretroviral drugs, a Cesarean delivery and avoidance of breast feeding. This mandatory testing will lead to an increase in reported HIV/AIDS cases.

Please note that during FY10, the department will phase out our administration of the programs for Camden, Woodbridge and Paterson due to budget constraints. We will be working with these municipalities to ensure a smooth transition

## **HOP-1**

As of July 2008, it is estimated that approximately 4,000 persons are living with HIV/AIDS in the State HOP-1 service areas of Atlantic, Cape May, Cumberland, Salem, Mercer, and Warren Counties (incidences of HIV/AIDS is highest in these areas).

All but 2 of the 191 HIV/AIDS clients in our HOP-1 program who received rental assistance were present in our electronic HIV/AIDS reporting system (eHARIS); DCA is following-up with those clients. Effective July 1, 2007, each project sponsor is required to re-certify HIV Case Management Services during the annual lease renewal process.

During SFY'2008, New Jersey provided rental assistance to 191 individuals with HIV/AIDS, surpassing our goal of serving 175 individuals. Of those, 92% of all clients (176) continued to receive rental assistance from the previous year and 95% (182) were in stable housing (9 of our clients died during SFY'2009). An additional 139 household members also received housing assistance. In total, the State HOPWA TBRA program assisted a total of 330 persons.

DCA, in partnership with DHSS, anticipates an increase in the number of persons assisted from 184 to 195. DCA anticipates serving approximately 191 households (\$1,387,000) in partnership with DHSS and an additional 208 households in the Program with a total of \$1,985,964 in TBRA. It costs the State HOPWA Program approximately \$6,600 per household per year to provide stable, safe and affordable housing that prevents homelessness. DCA is actively seeking new clients in Mercer, Atlantic, and Warren Counties to fill the slots made available after clients were transferred to the City of Camden HOPWA Program.

Trends show that new medications and aggressive case management result in longer live-spans for persons living with HIV/AIDS. Unfortunately, HOPWA TBRA funds are able to serve only a small percentage of the persons who apply for housing assistance. DCA hopes that future funds be made available to household members after the household member with HIV/AIDS is deceased so as to prevent homelessness of the surviving family members.

## **HOPWA TBRA program for the Post-Incarcerated- HOP-2**

The HOP-2 Program operates in a similar manner to the other HOP-1 Programs with the exception that clients are all coming directly from correctional facilities. DCA anticipates providing assistance to 50 households with a total of \$290,000 in TBRA.

Clients in this HOPWA program are referred by Discharge Planners located within various State of New Jersey Correctional facilities. During SFY'2009, the program provided 42 households with rental assistance, again beating our goal of providing assistance to 39 clients. Of those, 8 households exited the program

and only 1 was re-incarcerated. In total 83% (40 households) were considered in stable housing at the end of the program year.

It costs DCA an average of \$575 per month per household to provide rental assistance. As with the State TBRA Program, 100% of clients receive HIV case management services. An additional 18 household members also received housing assistance. In total, the HOP-2 program assisted a total of 60 persons.

Post-incarcerate persons with HIV/AIDS face huge hurdles in maintaining self-sufficiency as a result of their criminal records. Finding stable employment and housing is often hard to come by. Case managers and state field offices work to recruit landlords willing to accept persons with criminal records.

This program was recently evaluated by the Corporation for Supportive Housing-NJ (CSH-NJ). This report can be found in the HOP-2 APR or by contacting DCA.

## **Emergency Shelter Grant Program**

### **Grant Purpose**

The purpose of the Emergency Shelter Grant (ESG) program is to assist units of government and nonprofit organizations in their efforts to provide services to homeless individuals and families. The Emergency Shelter Grant Program monies are primarily used to fund the capital costs to rehabilitate properties to create new emergency shelters and transitional housing facilities and to eliminate health and safety violations in existing emergency shelters.

The Emergency Shelter Grant Program is under the umbrella of the Shelter Support Program. The Shelter Support Program seeks to look at homelessness in a comprehensive way. So, in addition to bricks and mortar activities provided for through the ESG program, the Shelter Support Program encourages and participates in a continuum of care approach to service the many needs of homeless individuals and families. Other activities of the Shelter Support Program include:

- Working with grantees to ensure that homeless individuals receive comprehensive case management services to help them achieve independent living.
- Collaboration with other State agencies in the planning and development of programs and services to reduce the number of homeless individuals and families, streamlining services, advocacy, and other important and relevant issues.
- Coordination of efforts with the Comprehensive Emergency Assistance System (CEAS) Committees that operate in each county.

### **Eligible Activities**

Emergency Shelter Grant funds may be used to implement one or more of the following activities:

- Renovation, major rehabilitation, or conversion of buildings for use as emergency shelter and transitional housing for the homeless.
- Construction of new transitional housing for the homeless.
- Purchase of equipment, furnishings and vans that will provide direct benefits to the shelter's residents.

### **Eligible Applicants**

All units of government or private, nonprofit organizations throughout New Jersey may apply for funding. A private, nonprofit organization may either apply directly or through a unit of government.

A nonprofit organization is defined as a secular or religious organization described in Section 501 c of the Internal Revenue Code of 1954, making it exempt from taxation, assuring it has an accounting system, a voluntary governing board, and practices non-discrimination in the provision of services.

HUD grant funds may be used to renovate, rehabilitate or convert buildings owned by primarily religious organizations or entities provided that the funds are not used also to support inherently religious activities such as worship, religious instruction or proselytizing. Religious activities that are conducted in these buildings must be voluntary for participants of HUD-funded activities and must occur separately in time or location from HUD-funded activities.

### **Funding Priorities**

Priority will be given to proposals that seek to:

- Create additional shelter beds and transitional housing units for the homeless, particularly for families and homeless youth (18-21 years of age) and specialized populations such as the mentally ill homeless, persons with HIV/AIDS, and those with alcohol/substance abuse, victims of domestic violence and homeless ex-offenders when the need for such a facility is clearly documented
- Improve the quality of existing emergency shelters and transitional housing arrangements by eliminating code violations and improving health and safety conditions.

### **Program Requirements**

Shelter Support Program funds that are used for capital costs of \$100,000 or more require a mortgage lien for a period of 10 years.

## ESG Activity Data

In FFY 2008, the State used its **federal** Emergency Shelter Grant Program funds to enhance the living environment for residents at 11 emergency shelters and 16 transitional housing facilities; and created 119 new beds at 3 shelters and 66 beds at 4 transitional housing facilities.

<b>Funding Source</b>	<b>Beds Created</b>	<b>Other Beds Assisted</b>
<b>Federal</b>	<b>119</b>	<b>473</b>
<b>State</b>	<b>66</b>	<b>375</b>
<b>Total</b>	<b>185</b>	<b>848</b>

<b>Population Served</b>		
	<b>Beds Created</b>	<b>Other Beds Assisted</b>
<b>Families</b>	<b>24</b>	<b>157</b>
<b>Women &amp; Children</b>	<b>51</b>	<b>489</b>
<b>Women only</b>	<b>0</b>	<b>0</b>
<b>Men only</b>	<b>0</b>	<b>100</b>
<b>Women &amp; Men</b>	<b>110</b>	<b>0</b>
<b>Veterans</b>	<b>0</b>	<b>0</b>
<b>Aging Out Youth</b>	<b>0</b>	<b>12</b>
<b>TOTAL</b>	<b>185</b>	<b>758</b>

# Housing Needs Data

Name of Jurisdiction: NJ		Source of Data: CHAS Data				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly	Small Related	Large Related	All	Total	Elderly	Small Related	Large Related	All	Total	
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Renters	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Owners	
Household Income <= 50% MFI	126,245	146,060	43,350	98,285	413,940	172,242	62,495	21,865	30,395	286,997	700,937
Household Income <=30% MFI	82,065	78,925	22,945	59,895	243,830	76,394	24,860	7,915	16,585	125,754	369,584
% with any housing problems	64.5	80.5	91.4	71.2	73.9	85.5	84.6	90.4	77.2	84.6	77.5
% Cost Burden >30% MFI	63.5	77	80.9	69.6	71	85.4	84	87.5	76.7	84.1	75.4
% Cost Burden >50% MFI	45.5	63.5	61	60.5	56.5	62.1	76.7	78	69.5	67	60
Household Income >30 to <=50% MFI	44,180	67,135	20,405	38,390	170,110	95,848	37,635	13,950	13,810	161,243	331,353
% with any housing problems	65.8	76.7	85.1	81.7	76	59.2	82	87.8	82.3	69	72.6
% Cost Burden >30%	64.9	70.2	55.6	79.4	69.1	59	81	82.3	82.2	68.1	68.7
% Cost Burden >50%	26.5	18.2	10.3	27.1	21.4	21.5	53.6	50.5	51.3	34.1	27.6
Household Income >50 to <=80% MFI	28,195	78,300	22,395	60,050	188,940	98,155	82,865	29,595	27,650	238,265	427,205
% with any housing problems	44.8	41	65.8	42.7	45.1	29.7	66.1	73.8	64.2	51.8	48.8
% Cost Burden >30%	42.9	29.9	18.2	39.8	33.6	29.6	65	65.1	63.8	50.3	42.9
% Cost Burden >50%	7.6	2.7	1	4.5	3.8	9.8	23.7	18.1	25.6	17.5	11.4
Household Income >80% MFI	39,380	203,905	40,470	166,410	450,165	248,014	873,254	202,350	162,405	1,486,023	1,936,188
% with any housing problems	11.9	12.7	52.4	8.8	14.8	11.5	16.1	23.8	23	17.1	16.6
% Cost Burden >30%	10	3.5	2.1	6	4.9	11.3	15.3	16.4	22.5	15.6	13.1
% Cost Burden >50%	2.3	0.3	0	0.6	0.6	2.4	2	2.1	3.2	2.2	1.8
<b>Total Households</b>	193,820	428,265	106,215	324,745	1,053,045	518,411	1,018,614	253,810	220,450	2,011,285	3,064,330
% with any housing problems	51.2	40.4	69.9	35.2	43.8	34.7	24.3	35.2	36	29.6	34.5
% Cost Burden >30	49.9	32.3	32.8	32.6	35.7	34.5	23.5	27.9	35.5	28.2	30.8
% Cost Burden >50	26.9	15.2	15.4	15.5	17.5	16.1	7.5	9	14	10.6	13
<b>Any housing problems:</b> cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.											
<b>Other housing problems:</b> overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.											
<b>Elderly households:</b> 1 or 2 person household, either person 62 years old or older.											
<b>Cost Burden:</b> Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.											

Housing Problems Output for White Non-Hispanic Households									
Name of Jurisdiction:		Source of Data:			Data Current as of:				
New Jersey		CHAS Data Book			2000				
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly	Family Households	All Other Households	Total Owners	
Household Income <=50% MFI	83,855	47,565	48,310	179,730	156,040	53,570	24,075	233,685	413,415
Household Income <=30% MFI	50,955	22,010	27,800	100,765	67,745	20,455	12,980	101,180	201,945
% with any housing problems	66.1	83.4	73.7	72	85.8	86.9	78.5	85.1	78.5
Household Income >30 to <=50% MFI	32,900	25,555	20,510	78,965	88,295	33,115	11,095	132,505	211,470
% with any housing problems	68.2	79.8	83.2	75.9	58	82.8	81.6	66.2	69.8
Household Income >50 to <=80% MFI	21,405	34,625	36,070	92,100	90,475	78,300	22,850	191,625	283,725
% with any housing problems	46.5	41.1	43.7	43.4	27.8	66	63	47.6	46.2
Household Income >80% MFI	31,030	112,775	114,620	258,425	227,055	865,065	138,505	1,230,625	1,489,050
% with any housing problems	12.8	8.7	7.3	8.6	10.5	15.3	21.9	15.1	14
Total Households	136,290	194,965	199,000	530,255	473,570	996,935	185,430	1,655,935	2,186,190
% with any housing problems	51.4	32.2	31	36.7	33.4	23	34.5	27.3	29.5

<b>Housing Problems Output for Black Non-Hispanic Households</b>									
<b>Name of Jurisdiction:</b>		<b>Source of Data:</b>			<b>Data Current as of:</b>				
New Jersey		CHAS Data Book			2000				
<b>Household by Type, Income, &amp; Housing Problem</b>	<b>Renters</b>				<b>Owners</b>				<b>Total Households</b>
	<b>Elderly 1 &amp; 2 Member Households</b>	<b>Family Households</b>	<b>All Other Households</b>	<b>Total Renters</b>	<b>Elderly</b>	<b>Family Households</b>	<b>All Other Households</b>	<b>Total Owners</b>	
<b>Household Income &lt;=50% MFI</b>	24,680	60,060	26,095	110,835	10,330	12,560	3,465	26,355	137,190
<b>Household Income &lt;=30% MFI</b>	18,325	36,045	17,295	71,665	5,670	5,345	2,025	13,040	84,705
<b>% with any housing problems</b>	58.9	78.6	69.7	71.4	84.3	85.6	72.6	83	73.2
<b>Household Income &gt;30 to &lt;=50% MFI</b>	6,355	24,015	8,800	39,170	4,660	7,215	1,440	13,315	52,485
<b>% with any housing problems</b>	55.1	70.5	77.2	69.5	73.4	80.7	83.7	78.5	71.8
<b>Household Income &gt;50 to &lt;=80% MFI</b>	3,775	24,430	12,515	40,720	4,845	13,945	2,695	21,485	62,205
<b>% with any housing problems</b>	34.7	38.1	35.1	36.9	49	65	68.5	61.8	45.5
<b>Household Income &gt;80% MFI</b>	4,405	42,260	22,915	69,580	11,960	77,645	12,715	102,320	171,900
<b>% with any housing problems</b>	3.4	17	8.6	13.4	21.3	21.4	29.9	22.4	18.8
<b>Total Households</b>	32,860	126,750	61,525	221,135	27,135	104,150	18,875	150,160	371,295
<b>% with any housing problems</b>	47.9	48.7	41	46.5	48.4	34.6	44.1	38.3	43.2

<b>Housing Problems Output for Hispanic Households</b>									
<b>Name of Jurisdiction:</b>		<b>Source of Data:</b>			<b>Data Current as of:</b>				
New Jersey		CHAS Data Book			2000				
<b>Household by Type, Income, &amp; Housing Problem</b>	<b>Renters</b>				<b>Owners</b>				<b>Total Households</b>
	<b>Elderly 1 &amp; 2 Member Households</b>	<b>Family Households</b>	<b>All Other Households</b>	<b>Total Renters</b>	<b>Elderly</b>	<b>Family Households</b>	<b>All Other Households</b>	<b>Total Owners</b>	
<b>Household Income &lt;=50% MFI</b>	13,825	64,405	16,395	94,625	3,505	11,265	1,660	16,430	111,055
<b>Household Income &lt;=30% MFI</b>	9,870	34,530	9,920	54,320	1,710	4,265	915	6,890	61,210
<b>% with any housing problems</b>	65.8	86.8	71.9	80.3	83.3	83.6	73.2	82.1	80.5
<b>Household Income &gt;30 to &lt;=50% MFI</b>	3,955	29,875	6,475	40,305	1,795	7,000	745	9,540	49,845
<b>% with any housing problems</b>	61.6	81.8	82.6	79.9	74.1	87	85.2	84.4	80.8
<b>Household Income &gt;50 to &lt;=80% MFI</b>	2,365	31,810	7,925	42,100	1,765	12,725	1,295	15,785	57,885
<b>% with any housing problems</b>	44	54.9	45.7	52.6	59.5	78.9	74.1	76.4	59.1
<b>Household Income &gt;80% MFI</b>	2,685	54,000	14,650	71,335	4,250	61,140	5,290	70,680	142,015
<b>% with any housing problems</b>	13	34.7	17	30.3	25.1	33.3	29.9	32.5	31.4
<b>Total Households</b>	18,875	150,215	38,970	208,060	9,520	85,130	8,245	102,895	310,955
<b>% with any housing problems</b>	54.7	60.3	47.7	57.5	51.2	47.1	46.6	47.4	54.1

**Figure 8: Median Rent/ Sale Price- New Jersey**

	<b>Final Through Quarter 3 (2007)</b>	<b>Final Through Quarter 3 (2008)</b>	<b>% of Change</b>
Median Sale:	\$369,800	\$364,500	-1.4%
Median Rent:	\$1,058	\$1,026	-3.1%

Source: New Jersey Association of Realtors and US Bureau of the Census, 2007 American Community Survey (3/4/2009)

**Figure 9: Median Rent/ Sale Price- Northern Region**

	<b>Final Through Quarter 3 (2007)</b>	<b>Final Through Quarter 3 (2008)</b>	<b>% of Change</b>
Median Sale:	\$445,500	\$450,700	1.1%
Median Rent:	\$1,058	\$1,009	-4.9%

\*Source: New Jersey Association of Realtors and US Bureau of the Census, 2006 American Community Survey (2/06/2009)

**Figure 10: Median Rent/ Sale Price- Central Region**

	<b>Final Through Quarter 3 (2007)</b>	<b>Final Through Quarter 3 (2008)</b>	<b>% of Change</b>
Median Sale:	\$358,900	\$361,200	.63%
Median Rent:	\$1,120	\$1,052	-6.5%

\*Source: New Jersey Association of Realtors and US Bureau of the Census, 2006 American Community Survey (2/06/2009)

**Figure 11: Median Rent/ Sale Price- Southern Region**

	<b>Final Through Quarter 3 (2007)</b>	<b>Final Through Quarter 3 (2008)</b>	<b>% of Change</b>
Median Sale:	\$234,924	\$232,100	-1.2%
Median Rent:	\$907	\$857	-5.8%

\*Source: New Jersey Association of Realtors and US Bureau of the Census, 2006 American Community Survey (2/06/2009)

	Unemployment Rate (2008)*	% of Individuals below Poverty level***	% of Individuals Disabled***	% of Renters Unable to afford 2-bedroom FMR**
<b>New Jersey</b>	4.20%	8.6%	5.13%	54%
<b>Atlantic County</b>	7%	12.8%	7.47%	57%
<b>Bergen County</b>	4.5%	5.9%	4.38%	48%
<b>Burlington County</b>	5.0%	4.7%	7.25%	41%
<b>Camden County</b>	6%	10.7%	6.24%	54%
<b>Cape May County</b>	8.3%	8.6%	14.14%	53%
<b>Cumberland County</b>	8.1%	18.5%	8.27%	64%
<b>Essex County</b>	6.7%	13.3%	6.16%	61%
<b>Gloucester County</b>	5.5%	8.1%	8.64%	51%
<b>Hudson County</b>	6.5%	13.7%	3.84%	57%
<b>Hunterdon County</b>	3.8%	4.1%	8.56%	50%
<b>Mercer County</b>	5%	9.3%	5.53%	54%
<b>Middlesex County</b>	5.1%	6.7%	2.90%	50%
<b>Monmouth County</b>	4.9%	6.1%	5.23%	59%
<b>Morris County</b>	4.1%	3.9%	2.77%	38%
<b>Ocean County</b>	6.1%	8.7%	5.72%	59%
<b>Passaic County</b>	6.9%	13.7%	4.95%	62%
<b>Salem County</b>	6.3%	10.9%	5.07%	57%
<b>Somerset County</b>	4.1%	2.6%	3.20%	45%
<b>Sussex County</b>	5.1%	4.6%	4.39%	49%
<b>Union County</b>	5.8%	7.8%	3.34%	50%
<b>Warren County</b>	5%	6.3%	4.55%	47%

\*Source: NJ Department of Labor, Local Area Unemployment Statistics (Estimates for 2008- Not Seasonally Adjusted)

\*\*Source: *Out of Reach 2007-2008*

\*\*\*Data projected by the US Census, 2006 American Community Survey (1/11/2008)

**Substandard Units (2007)\***

<b>Geography</b>	<b>OCCUPIED HOUSING UNITS: Lacking complete plumbing facilities (Estimate)</b>	<b>OCCUPIED HOUSING UNITS: Lacking complete kitchen facilities (Estimate)</b>	<b>Total Substandard Units (Estimate)</b>
<b>New Jersey</b>	10,161	13,830	23,991
<b>Atlantic County</b>	707	512	1,219
<b>Bergen County</b>	1,274	1,132	2,406
<b>Burlington County</b>	329	409	738
<b>Camden County</b>	363	1,402	1,765
<b>Cape May County</b>	101	239	340
<b>Cumberland County</b>	109	208	317
<b>Essex County</b>	1,199	2,694	3,893
<b>Gloucester County</b>	167	42	209
<b>Hudson County</b>	811	1,454	2,265
<b>Hunterdon County</b>	294	227	521
<b>Mercer County</b>	254	108	362
<b>Middlesex County</b>	793	897	1,690
<b>Monmouth County</b>	613	779	1,392
<b>Morris County</b>	932	475	1,407
<b>Ocean County</b>	315	485	800
<b>Passaic County</b>	442	926	1,368
<b>Salem County</b>	13	126	139
<b>Somerset County</b>	145	686	831
<b>Sussex County</b>	228	130	358
<b>Union County</b>	937	821	1,758
<b>Warren County</b>	135	78	213

\*Data projected by the US Census, 2007 American Community Survey (2/6/2009)

	Owner-occupied housing units	Renter-occupied Housing Units
<b>Occupied housing units</b>	<b>2,118,998</b>	<b>1,030,912</b>
<b>RACE AND HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER</b>		
One race --		
White	81.40%	55.80%
Black or African American	8.40%	23.00%
American Indian and Alaska Native	0.10%	0.30%
Asian	6.20%	7.30%
Native Hawaiian and Other Pacific Islander	N	N
Some other race	3.00%	12.20%
Two or more races	0.90%	1.30%
Hispanic or Latino origin	7.40%	23.80%
White alone, not Hispanic or Latino	77.30%	45.10%
<b>AGE OF HOUSEHOLDER</b>		
Under 35 years	9.30%	30.10%
35 to 44 years	21.40%	23.40%
45 to 54 years	25.70%	18.80%
55 to 64 years	19.80%	11.60%
65 to 74 years	12.30%	7.60%
75 to 84 years	8.70%	5.70%
85 years and over	2.80%	2.80%
<b>EDUCATIONAL ATTAINMENT OF HOUSEHOLDER</b>		
Less than high school graduate	8.10%	19.00%
High school graduate (includes equivalency)	26.70%	32.30%
Some college or associate's degree	23.60%	23.60%
Bachelor's degree or higher	41.60%	25.10%
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>		
Moved in 2000 or later	39.10%	75.30%
Moved in 1990 to 1999	27.40%	16.80%
Moved in 1980 to 1989	14.50%	4.50%
Moved in 1970 to 1979	9.40%	2.20%
Moved in 1969 or earlier	9.60%	1.20%

	Owner-occupied housing units	Renter-occupied Housing Units
<b>Occupied housing units</b>	<b>2,118,998</b>	<b>1,030,912</b>
<b>HOUSEHOLD SIZE</b>		
1-person household	19.90%	38.20%
2-person household	32.20%	26.00%
3-person household	17.80%	16.00%
4-or-more-person household	30.00%	19.70%
<b>OCCUPANTS PER ROOM</b>		
1.00 or less occupants per room	99.00%	94.50%
1.01 to 1.50 occupants per room	0.90%	4.40%
1.51 or more occupants per room	0.20%	1.10%
<b>HOUSEHOLD TYPE (INCLUDING LIVING ALONE) AND AGE OF HOUSEHOLDER</b>		
Family households	76.90%	53.90%
Married-couple family	63.70%	27.50%
Householder 15 to 34 years	5.90%	8.50%
Householder 35 to 64 years	46.10%	16.10%
Householder 65 years and over	11.60%	2.90%
Other family	13.20%	26.40%
Male householder, no wife present	3.90%	6.40%
Householder 15 to 34 years	0.60%	2.60%
Householder 35 to 64 years	2.60%	3.50%
Householder 65 years and over	0.70%	0.30%
Female householder, no husband present	9.30%	20.00%
Householder 15 to 34 years	0.80%	6.80%
Householder 35 to 64 years	6.50%	12.00%
Householder 65 years and over	2.00%	1.20%
Nonfamily households	23.10%	46.10%
Householder living alone	19.90%	38.20%
Householder 15 to 34 years	1.30%	7.60%
Householder 35 to 64 years	9.70%	19.40%
Householder 65 years and over	8.90%	11.30%
Householder not living alone	3.20%	7.80%
Householder 15 to 34 years	0.70%	4.60%
Householder 35 to 64 years	2.00%	2.80%
Householder 65 years and over	0.50%	0.40%
<b>FAMILY TYPE AND PRESENCE OF OWN CHILDREN</b>		
With related children under 18 years	36.90%	33.60%
With own children under 18 years	34.60%	30.90%
Under 6 years only	7.10%	8.70%
Under 6 years and 6 to 17 years	6.10%	5.90%
6 to 17 years only	21.40%	16.40%
No own children under 18 years	2.30%	2.70%
No related children under 18 years	63.10%	66.40%

	Owner-occupied housing units	Renter-occupied Housing Units
<b>Occupied housing units</b>	<b>2,118,998</b>	<b>1,030,912</b>
<b>HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2007 INFLATION-ADJUSTED DOLLARS)</b>		
Less than \$5,000	1.00%	5.20%
\$5,000 to \$9,999	1.30%	6.80%
\$10,000 to \$14,999	2.20%	7.80%
\$15,000 to \$19,999	2.50%	7.00%
\$20,000 to \$24,999	2.80%	6.60%
\$25,000 to \$34,999	5.80%	12.60%
\$35,000 to \$49,999	9.80%	15.40%
\$50,000 to \$74,999	17.30%	18.30%
\$75,000 to \$99,999	15.70%	9.60%
\$100,000 to \$149,999	21.50%	7.00%
\$150,000 or more	20.10%	3.70%
Median household income (dollars)	85,852	38,462
<b>MONTHLY HOUSING COSTS</b>		
Less than \$100	0.10%	0.50%
\$100 to \$199	0.30%	2.20%
\$200 to \$299	0.60%	2.60%
\$300 to \$399	1.10%	2.10%
\$400 to \$499	2.00%	2.30%
\$500 to \$599	3.10%	3.10%
\$600 to \$699	4.00%	4.40%
\$700 to \$799	4.30%	7.40%
\$800 to \$899	4.30%	10.30%
\$900 to \$999	3.90%	11.00%
\$1,000 to \$1,499	16.50%	35.50%
\$1,500 to \$1,999	15.50%	10.20%
\$2,000 or more	44.20%	5.00%
No cash rent	(X)	3.40%
Median (dollars)	1,814	1,026
<b>MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS</b>		
Less than \$20,000	6.60%	23.80%
Less than 20 percent	0.10%	0.90%
20 to 29 percent	0.30%	2.50%
30 percent or more	6.20%	20.50%
\$20,000 to \$34,999	8.60%	18.60%
Less than 20 percent	0.70%	0.80%
20 to 29 percent	1.50%	2.10%
30 percent or more	6.40%	15.70%
\$35,000 to \$49,999	9.80%	15.00%
Less than 20 percent	1.60%	1.20%
20 to 29 percent	2.10%	5.80%
30 percent or more	6.10%	8.00%
\$50,000 to \$74,999	17.30%	17.70%
Less than 20 percent	4.40%	5.60%
20 to 29 percent	3.80%	8.50%
30 percent or more	9.10%	3.60%
\$75,000 or more	57.30%	19.60%
Less than 20 percent	27.10%	14.60%
20 to 29 percent	17.20%	4.20%
30 percent or more	12.90%	0.70%
Zero or negative income	0.40%	1.80%
No cash rent	(X)	3.40%

<b>Owner-occupied housing units</b>	
<b>Owner-occupied housing units with a mortgage</b>	<b>1,514,039</b>
<b>VALUE</b>	
Less than \$50,000	0.60%
\$50,000 to \$99,999	1.70%
\$100,000 to \$149,999	3.30%
\$150,000 to \$199,999	6.40%
\$200,000 to \$299,999	18.70%
\$300,000 to \$499,999	40.80%
\$500,000 or more	28.50%
Median (dollars)	384,400
<b>MORTGAGE STATUS</b>	
With either a second mortgage, or home equity loan, but not both	28.20%
Second mortgage only	4.80%
Home equity loan only	23.40%
Both second mortgage and home equity loan	1.30%
No second mortgage and no home equity loan	70.50%
<b>HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2007 INFLATION-ADJUSTED DOLLARS)</b>	
Less than \$10,000	1.30%
\$10,000 to \$24,999	3.70%
\$25,000 to \$34,999	3.90%
\$35,000 to \$49,999	8.40%
\$50,000 to \$74,999	17.30%
\$75,000 to \$99,999	17.40%
\$100,000 to \$149,999	25.10%
\$150,000 or more	23.00%
Median household income (dollars)	96,744
<b>RATIO OF VALUE TO HOUSEHOLD INCOME IN THE PAST 12 MONTHS</b>	
Less than 2.0	11.40%
2.0 to 2.9	20.50%
3.0 to 3.9	19.90%
4.0 or more	47.90%
Not computed	0.30%
<b>MONTHLY HOUSING COSTS</b>	
Less than \$200	0.00%
\$200 to \$299	0.10%
\$300 to \$399	0.20%
\$400 to \$499	0.40%
\$500 to \$599	0.60%
\$600 to \$699	0.70%
\$700 to \$799	1.00%
\$800 to \$899	1.20%
\$900 to \$999	1.60%
\$1,000 to \$1,249	5.50%
\$1,250 to \$1,499	8.10%
\$1,500 to \$1,999	19.60%
\$2,000 or more	60.70%
Median (dollars)	2,278

<b>MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS</b>	
Less than \$20,000	3.30%
Less than 20 percent	0.00%
20 to 29 percent	0.00%
30 percent or more	3.20%
\$20,000 to \$34,999	5.30%
Less than 20 percent	0.10%
20 to 29 percent	0.20%
30 percent or more	5.10%
\$35,000 to \$49,999	8.40%
Less than 20 percent	0.30%
20 to 29 percent	0.80%
30 percent or more	7.40%
\$50,000 to \$74,999	17.30%
Less than 20 percent	1.30%
20 to 29 percent	3.50%
30 percent or more	12.40%
\$75,000 or more	65.40%
Less than 20 percent	23.80%
20 to 29 percent	23.50%
30 percent or more	18.00%
Zero or negative income	0.30%
<b>REAL ESTATE TAXES</b>	
Less than \$800	0.40%
\$800 to \$1,499	1.50%
\$1,500 or more	97.00%
No real estate taxes paid	1.10%
Median (dollars)	6,222

<b>Owner-occupied housing units without a Mortgage</b>	
<b>Owner-occupied housing units without a mortgage</b>	<b>604,959</b>
<b>VALUE</b>	
Less than \$50,000	3.10%
\$50,000 to \$99,999	5.20%
\$100,000 to \$149,999	6.60%
\$150,000 to \$199,999	9.10%
\$200,000 to \$299,999	18.80%
\$300,000 to \$499,999	33.50%
\$500,000 or more	23.70%
Median (dollars)	336,700
<b>HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2007 INFLATION-ADJUSTED DOLLARS)</b>	
Less than \$10,000	4.80%
\$10,000 to \$24,999	17.00%
\$25,000 to \$34,999	10.80%
\$35,000 to \$49,999	13.10%
\$50,000 to \$74,999	17.40%
\$75,000 to \$99,999	11.40%
\$100,000 to \$149,999	12.80%
\$150,000 or more	12.80%
Median household income (dollars)	55,488
<b>RATIO OF VALUE TO HOUSEHOLD INCOME IN THE PAST 12 MONTHS</b>	
Less than 2.0	11.70%
2.0 to 2.9	12.20%
3.0 to 3.9	12.00%
4.0 or more	63.40%
Not computed	0.70%
<b>MONTHLY HOUSING COSTS</b>	
Less than \$100	0.40%
\$100 to \$149	0.30%
\$150 to \$199	0.50%
\$200 to \$249	0.90%
\$250 to \$299	1.00%
\$300 to \$349	1.60%
\$350 to \$399	1.80%
\$400 to \$499	6.00%
\$500 to \$599	9.40%
\$600 to \$699	12.00%
\$700 or more	66.10%
Median (dollars)	829
<b>MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS</b>	
Less than \$20,000	15.00%
Less than 20 percent	0.50%
20 to 29 percent	0.80%
30 percent or more	13.70%
\$20,000 to \$34,999	16.80%
Less than 20 percent	2.20%

20 to 29 percent	4.70%
30 percent or more	9.90%
\$35,000 to \$49,999	13.10%
Less than 20 percent	4.70%
20 to 29 percent	5.60%
30 percent or more	2.70%
\$50,000 to \$74,999	17.40%
Less than 20 percent	12.20%
20 to 29 percent	4.30%
30 percent or more	0.90%
\$75,000 or more	36.90%
Less than 20 percent	35.40%
20 to 29 percent	1.40%
30 percent or more	0.10%
Zero or negative income	0.70%
<b>REAL ESTATE TAXES</b>	
Less than \$800	1.30%
\$800 to \$1,499	2.90%
\$1,500 or more	91.40%
No real estate taxes paid	4.40%
Median (dollars)	5,696

	Owner-occupied Housing Units	Renter-occupied Housing Units
<b>Occupied housing units</b>	<b>2,118,998</b>	<b>1,030,912</b>
<b>UNITS IN STRUCTURE</b>		
1, detached	76.90%	11.40%
1, attached	10.20%	6.60%
2 apartments	5.00%	17.10%
3 or 4 apartments	1.70%	15.50%
5 to 9 apartments	1.50%	11.90%
10 or more apartments	3.50%	37.10%
Mobile home or other type of housing	1.20%	0.50%
<b>YEAR STRUCTURE BUILT</b>		
2000 or later	8.00%	7.10%
1990 to 1999	10.70%	6.00%
1980 to 1989	12.90%	9.80%
1960 to 1979	26.30%	29.60%
1940 to 1959	25.00%	24.60%
1939 or earlier	17.10%	23.00%
<b>ROOMS</b>		
1 room	0.10%	2.50%
2 or 3 rooms	2.80%	35.80%
4 or 5 rooms	24.00%	47.20%
6 or 7 rooms	39.80%	11.80%
8 or more rooms	33.30%	2.80%
<b>BEDROOMS</b>		
No bedroom	0.10%	3.10%
1 bedroom	3.20%	37.10%
2 or 3 bedrooms	61.40%	55.10%
4 or more bedrooms	35.30%	4.70%
<b>COMPLETE FACILITIES</b>		
With complete plumbing facilities	99.70%	99.60%
With complete kitchen facilities	99.80%	99.00%
<b>VEHICLES AVAILABLE</b>		
No vehicle available	3.70%	27.80%
1 vehicle available	27.10%	47.60%
2 vehicles available	45.40%	20.40%
3 or more vehicles available	23.80%	4.20%
<b>TELEPHONE SERVICE AVAILABLE</b>		
With telephone service	98.50%	88.10%
<b>HOUSE HEATING FUEL</b>		
Utility gas	73.90%	67.70%
Bottled, tank, or LP gas	2.20%	1.50%
Electricity	6.80%	18.00%
Fuel oil, kerosene, etc.	16.30%	11.70%
Coal or coke	0.00%	0.10%
All other fuels	0.60%	0.50%
No fuel used	0.10%	0.60%

Source: US Bureau of the Census, 2007 American Community Survey (3/4/2009)

New Jersey Households, by income and household problems, 2000 Census																						
	New Jersey	Atlantic	Bergen	Burlington	Camden	Cape May	Cumberland	Essex	Gloucester	Hudson	Hunterdon	Mercer	Middlesex	Monmouth	Morris	Ocean	Passaic	Salem	Somerset	Sussex	Union	Warren
<b>Households &lt;=50% MFI</b>	<b>701,145</b>	<b>20,760</b>	<b>64,520</b>	<b>22,330</b>	<b>44,445</b>	<b>9,625</b>	<b>11,660</b>	<b>97,490</b>	<b>16,695</b>	<b>57,020</b>	<b>6,435</b>	<b>30,345</b>	<b>61,865</b>	<b>43,580</b>	<b>21,360</b>	<b>54,840</b>	<b>51,460</b>	<b>5,945</b>	<b>17,345</b>	<b>8,275</b>	<b>46,600</b>	<b>8,540</b>
Renters w/ housing problems	309,575	8,385	27,695	7,645	18,700	3,080	4,985	55,550	5,690	36,495	1,930	12,780	25,305	17,975	7,765	11,570	27,480	2,155	6,205	2,480	22,490	3,200
Owners w/out housing problems	217,570	6,925	23,795	9,770	15,235	3,910	3,425	16,450	6,655	6,945	2,830	9,150	20,770	15,765	8,980	23,975	12,885	1,910	7,295	3,940	13,975	2,975
Renters w/out housing problems	104,575	3,690	7,795	2,170	6,010	1,210	2,235	22,230	2,155	12,235	690	5,060	7,520	6,005	2,280	3,385	8,180	1,050	1,660	790	7,050	1,195
Owners w/out housing problems	69,425	1,760	5,235	2,745	4,500	1,425	1,015	3,260	2,195	1,345	985	3,355	8,270	3,835	2,335	15,910	2,915	830	2,185	1,065	3,085	1,170
<b>Households 50.1% to 80% MFI</b>	<b>427,235</b>	<b>16,915</b>	<b>38,560</b>	<b>24,960</b>	<b>33,630</b>	<b>7,765</b>	<b>8,480</b>	<b>41,170</b>	<b>15,305</b>	<b>34,905</b>	<b>3,110</b>	<b>16,600</b>	<b>27,100</b>	<b>29,350</b>	<b>17,435</b>	<b>36,135</b>	<b>23,595</b>	<b>4,765</b>	<b>7,940</b>	<b>6,805</b>	<b>27,075</b>	<b>5,640</b>
Renters w/ housing problems	85,130	3,865	9,140	3,590	4,405	1,125	1,840	9,385	1,385	17,890	355	2,540	4,940	4,485	3,785	2,965	5,190	390	1,405	510	5,465	465
Owners w/ housing problems	123,525	5,510	11,755	7,955	9,915	2,590	2,495	9,290	5,465	6,310	1,280	3,990	7,830	10,790	5,515	10,615	6,370	1,150	2,790	2,995	7,130	1,775
Renters w/out housing problems	103,830	3,570	8,465	4,670	8,500	1,395	1,565	17,490	2,805	9,455	460	4,750	6,490	6,275	3,450	3,730	7,570	1,175	1,395	1,290	7,790	1,560
Owners w/out housing problems	114,750	3,970	9,200	8,745	10,810	2,655	2,580	5,005	5,650	1,250	1,015	5,320	7,840	7,800	4,685	18,825	4,465	2,050	2,350	2,010	6,690	1,840
<b>Households 80.1% to 120% MFI</b>	<b>740,525</b>	<b>20,890</b>	<b>83,950</b>	<b>34,195</b>	<b>39,705</b>	<b>8,750</b>	<b>9,600</b>	<b>60,835</b>	<b>21,339</b>	<b>37,435</b>	<b>13,049</b>	<b>30,885</b>	<b>89,400</b>	<b>49,055</b>	<b>38,925</b>	<b>52,555</b>	<b>41,885</b>	<b>5,240</b>	<b>32,265</b>	<b>14,128</b>	<b>45,225</b>	<b>11,185</b>
Renters w/ housing problems	44,485	1,355	6,085	1,080	985	265	495	4,755	239	8,935	199	1,315	5,675	1,715	2,130	960	3,060	50	1,770	133	3,060	210
Owners w/ housing problems	166,370	5,115	21,460	7,715	8,120	2,170	1,955	13,490	4,685	6,445	4,150	5,335	16,150	13,685	10,730	9,950	9,890	880	8,130	3,765	10,140	2,415
Renters w/out housing problems	193,435	5,045	23,940	7,205	9,050	2,010	2,155	25,200	3,390	18,090	2,030	8,125	22,420	10,120	9,290	6,550	12,960	965	6,655	2,120	13,640	2,465
Owners w/out housing problems	336,235	9,375	32,465	18,195	21,550	4,305	4,995	17,390	13,025	3,965	6,670	16,110	45,155	23,535	16,775	35,095	15,975	3,345	15,710	8,110	18,385	6,095
<b>Households 120.1% to 140% MFI</b>	<b>254,940</b>	<b>8,615</b>	<b>28,270</b>	<b>15,465</b>	<b>15,790</b>	<b>3,310</b>	<b>4,050</b>	<b>17,785</b>	<b>8,700</b>	<b>16,930</b>	<b>4,165</b>	<b>10,155</b>	<b>24,110</b>	<b>19,380</b>	<b>15,845</b>	<b>15,660</b>	<b>11,415</b>	<b>2,214</b>	<b>9,735</b>	<b>5,520</b>	<b>14,570</b>	<b>3,255</b>
Renters w/ housing problems	7,070	300	820	170	260	25	95	645	25	2,395	10	190	560	265	320	125	275	4	165	15	395	10
Owners w/ housing problems	33,850	1,235	4,820	1,980	1,730	585	545	2,565	855	3,015	660	955	1,670	3,340	2,900	1,190	1,560	170	1,280	685	1,760	340
Renters w/out housing problems	52,535	1,740	6,520	2,535	2,390	550	665	5,855	770	8,880	420	2,030	4,685	2,910	2,865	1,365	2,500	200	1,405	515	3,275	465
Owners w/out housing problems	161,485	5,340	16,110	10,780	11,410	2,150	2,745	8,720	7,050	2,640	3,075	6,980	17,195	12,865	9,760	12,980	7,080	1,840	6,885	4,305	9,140	2,440
<b>Households 141.1% or more MFI</b>	<b>940,810</b>	<b>27,860</b>	<b>115,495</b>	<b>57,425</b>	<b>52,175</b>	<b>12,690</b>	<b>15,355</b>	<b>66,445</b>	<b>28,690</b>	<b>84,255</b>	<b>16,915</b>	<b>37,805</b>	<b>63,340</b>	<b>82,865</b>	<b>76,150</b>	<b>41,205</b>	<b>35,510</b>	<b>6,125</b>	<b>41,700</b>	<b>16,095</b>	<b>52,670</b>	<b>10,035</b>
Renters w/ housing problems	14,910	415	1,470	225	370	40	150	1,330	60	6,775	15	265	965	370	595	280	430	20	355	10	740	35
Owners w/ housing problems	54,140	1,510	8,240	2,725	2,235	625	680	4,705	950	8,425	920	1,935	1,715	4,940	4,715	1,455	2,060	235	2,225	845	2,530	465
Renters w/out housing problems	137,805	3,625	16,650	5,580	5,075	1,145	1,570	11,805	1,720	38,725	1,010	4,425	9,875	6,840	8,240	2,895	5,055	555	3,810	945	7,535	920
Owners w/out housing problems	733,955	22,310	89,135	48,895	44,495	10,880	12,955	48,605	25,960	30,330	14,970	31,180	50,785	70,715	62,600	36,775	27,965	5,315	35,310	14,295	41,865	8,615
<b>SUMMARY TOTALS</b>																						
<b>Households &lt;=50.1% MFI</b>	<b>701,145</b>	<b>20,760</b>	<b>64,520</b>	<b>22,330</b>	<b>44,445</b>	<b>9,625</b>	<b>11,660</b>	<b>97,490</b>	<b>16,695</b>	<b>57,020</b>	<b>6,435</b>	<b>30,345</b>	<b>61,865</b>	<b>43,580</b>	<b>21,360</b>	<b>54,840</b>	<b>51,460</b>	<b>5,945</b>	<b>17,345</b>	<b>8,275</b>	<b>46,600</b>	<b>8,540</b>
All Renters	414,150	12,075	35,490	9,815	24,710	4,290	7,220	77,780	7,845	48,730	2,620	17,840	32,825	23,980	10,045	14,955	35,660	3,205	7,865	3,270	29,540	4,395
All Owners	286,995	8,685	29,030	12,515	19,735	5,335	4,440	19,710	8,850	8,290	3,815	12,505	29,040	19,600	11,315	39,885	15,800	2,740	9,480	5,005	17,060	4,145
<b>Households 50.1% to 80% MFI</b>	<b>427,235</b>	<b>16,915</b>	<b>38,560</b>	<b>24,960</b>	<b>33,630</b>	<b>7,765</b>	<b>8,480</b>	<b>41,170</b>	<b>15,305</b>	<b>34,905</b>	<b>3,110</b>	<b>16,600</b>	<b>27,100</b>	<b>29,350</b>	<b>17,435</b>	<b>36,135</b>	<b>23,595</b>	<b>4,765</b>	<b>7,940</b>	<b>6,805</b>	<b>27,075</b>	<b>5,640</b>
All Renters	188,960	7,435	17,605	8,260	12,905	2,520	3,405	26,875	4,190	27,345	815	7,290	11,430	10,760	7,235	6,695	12,760	1,565	2,800	1,800	13,255	2,025
All Owners	238,275	9,480	20,955	16,700	20,725	5,245	5,075	14,295	11,115	7,560	2,295	9,310	15,670	18,590	10,200	29,440	10,835	3,200	5,140	5,005	13,820	3,615
<b>Households 80.1% to 120% MFI</b>	<b>740,525</b>	<b>20,890</b>	<b>83,950</b>	<b>34,195</b>	<b>39,705</b>	<b>8,750</b>	<b>9,600</b>	<b>60,835</b>	<b>21,339</b>	<b>37,435</b>	<b>13,049</b>	<b>30,885</b>	<b>89,400</b>	<b>49,055</b>	<b>38,925</b>	<b>52,555</b>	<b>41,885</b>	<b>5,240</b>	<b>32,265</b>	<b>14,128</b>	<b>45,225</b>	<b>11,185</b>
All Renters	237,920	6,400	30,025	8,285	10,035	2,275	2,650	29,955	3,629	27,025	2,229	9,440	28,095	11,835	11,420	7,510	16,020	1,015	8,425	2,253	16,700	2,675
All Owners	502,605	14,490	53,925	25,910	29,670	6,475	6,950	30,880	17,710	10,410	10,820	21,445	61,305	37,220	27,505	45,045	25,865	4,225	23,840	11,875	28,525	8,510
<b>Total Renters</b>	<b>841,030</b>	<b>25,910</b>	<b>83,120</b>	<b>26,360</b>	<b>47,650</b>	<b>9,085</b>	<b>13,275</b>	<b>134,610</b>	<b>15,664</b>	<b>103,100</b>	<b>5,664</b>	<b>34,570</b>	<b>72,350</b>	<b>46,575</b>	<b>28,700</b>	<b>29,160</b>	<b>64,440</b>	<b>5,785</b>	<b>19,090</b>	<b>7,323</b>	<b>59,495</b>	<b>9,095</b>
<b>Total Owners</b>	<b>1,027,875</b>	<b>32,655</b>	<b>103,910</b>	<b>55,125</b>	<b>70,130</b>	<b>17,055</b>	<b>16,465</b>	<b>64,885</b>	<b>37,675</b>	<b>26,260</b>	<b>16,930</b>	<b>43,260</b>	<b>106,015</b>	<b>75,410</b>	<b>49,020</b>	<b>114,370</b>	<b>52,500</b>	<b>10,165</b>	<b>38,460</b>	<b>21,885</b>	<b>59,405</b>	<b>16,270</b>
<b>Total Households</b>	<b>1,868,905</b>	<b>58,565</b>	<b>187,030</b>	<b>81,485</b>	<b>117,780</b>	<b>26,140</b>	<b>29,740</b>	<b>199,495</b>	<b>53,339</b>	<b>129,360</b>	<b>22,594</b>	<b>77,830</b>	<b>178,365</b>	<b>121,985</b>	<b>77,720</b>	<b>143,530</b>	<b>116,940</b>	<b>15,950</b>	<b>57,550</b>	<b>29,208</b>	<b>118,900</b>	<b>25,365</b>

Housing problems defined as lacking complete plumbing or kitchen facilities, greater than 1.1 person per room, and/or cost burden (more than 30% of income on housing costs).

## 2009 NJ Eligible Small Cities Municipalities

(With Municipal Distress Index (MDI) Ranking)

### Atlantic County                      MDI Rank

Egg Harbor City	73
Hammonton Town	124

### Burlington County                      MDI Rank

Beverly City	
36	
Burlington City	101
North Hanover Township	209
Palmyra Borough	109
Pemberton Borough	63
Pemberton Township	76
Riverside Township	96
Wrightstown Borough	114

### Camden County                      MDI Rank

Gloucester City	15
Pine Valley Borough	473
Tavistock Borough	557

### Cape May County                      MDI Rank

Avalon Borough	421
Cape May City	202
Cape May Point Borough	343
Dennis Township	259
Lower Township	223
Middle Township	144
North Wildwood City	170
Sea Isle City	370
Stone Harbor Borough	455
Upper Township	350
West Cape May Borough	309
West Wildwood Borough	310
Wildwood City	29
Wildwood Crest	254
Woodbine Borough	86

<b><u>Cumberland County</u></b>	<b><u>MDI Rank</u></b>
Commercial Township	23
Deerfield Township	28
Downe Township	55
Fairfield Township	83
Greenwich Township	21
Hopewell Township	184
Lawrence Township	30
Maurice River Township	49
Shiloh Borough	44
Stow Creek Township	100
Upper Deerfield Township	80

<b><u>Hunterdon County</u></b>	<b><u>MDI Rank</u></b>
Alexandria Township	504
Bethlehem Township	500
Bloomsbury Borough	380
Califon Borough	484
Clinton Town	498
Clinton Township	524
Delaware Township	479
East Amwell Township	521
Flemington Borough	219
Franklin Township	357
Frenchtown Borough	306
Glen Gardner Borough	301
Hampton Borough	233
High Bridge Borough	325
Holland Township	375
Kingwood Township	356
Lambertville City	418
Lebanon Borough	511
Lebanon Township	403
Milford Borough	436
Raritan Township	524
Readington Township	515
Stockton Borough	458
Tewksbury Township	510
Union Township	541
West Amwell Township	416

**Mercer County**                      **MDI Rank**

East Windsor Township	342
Hightstown Borough	90
Hopewell Borough	431
Hopewell Township	531
Lawrence Township	472
Pennington Borough	438
Princeton Borough	374
Princeton Township	446
Washington Township	556
West Windsor Township	535

**Monmouth County**                      **MDI Rank**

Little Silver Borough	520
-----------------------	-----

**Morris County**                      **MDI Rank**

Dover Town	27
------------	----

**Ocean County**                      **MDI Rank**

Plumsted Township	378
-------------------	-----

**Salem County**                      **MDI Rank**

Alloway Township	347
Carneys Point Township	72
Elmer Borough	118
Elsinboro Township	167
Lower Alloways Creek Twp.	181
Mannington Township	99
Oldmans Township	162
Penns Grove Borough	6
Pennsville Township	215
Pilesgrove Township	304
Pittsgrove Township	169
Quinton Township	58
Salem City	34
Upper Pittsgrove Township	262
Woodstown Borough	69

**Sussex County**                      **MDI Rank**

Andover Borough	269
Andover Township	302
Branchville Borough	334
Byram Township	437
Frankford Township	326
Franklin Borough	158
Fredon Township	385
Green Township	423
Hamburg Borough	267
Hampton Township	409
Hardyston Township	320
Hopatcong Borough	298
Lafayette Township	316
Montague Township	266
Newton Town	110
Ogdensburg Borough	250
Sparta Township	442
Sandyston Township	292
Stanhope Borough	225
Stillwater Township	187
Sussex Borough	57
Vernon Township	369
Walpack Township	195
Wantage Township	311

**Warren County**                      **MDI Rank**

Allamuchy Township	401
Alpha Borough	125
Belvidere Town	75
Blairstown Township	379
Franklin Township	244
Frelinghuysen Township	389
Greenwich Township	360
Hackettstown Town	153
Hardwick Township	353
Harmony Township	196
Hope Township	235
Independence Township	383
Knowlton Township	210

Liberty Township	303
Lopatcong Borough	287
Mansfield Township	242
Oxford Township	87
Phillipsburg Town	24
Pohatcong Township	201
Washington Borough	135
Washington Township	340
White Township	327

<b><u>Eligible Counties</u></b>	<b><u>MDI Rank</u></b>
---------------------------------	------------------------

Cape May County	262
Cumberland County	56
Hunterdon County	427
Mercer County	373
Salem County	151
Sussex County	290
Warren County	248