

NJ DEPARTMENT OF COMMUNITY AFFAIRS

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State of New Jersey
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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve community infrastructure and facilities	Non-Housing Community Development	CDBG:	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	105,000	172,848	164%	22,219	30,587	137%
Increase supply of affordable rental & owner units	Affordable Housing	HOME: HTF:	Rental units constructed	Household Housing Unit	78	87	111.54%	12	41	341.67%
			Rental units rehabilitated	Household Housing Unit	200	45	22.50%	20	27	135%
			Homeowner Housing Added	Household Housing Unit	25	6	24%	2	0	0.00%
Preserve existing affordable housing	Affordable Housing	CDBG:	Rental units rehabilitated	Household Housing Unit	N/A	N/A	N/A	N/A	N/A	N/A
			Homeowner Housing Rehabilitated	Household Housing Unit	150	331	220.67%	60	36	60%
Support community & economic development programs	Non-Housing Community Development	CDBG:	Businesses assisted	Businesses Assisted	20	0	0.00%	2	0	0.00%

Goal	Category	Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Support rental & services for homeless	Affordable Housing Homeless	HOPWA: HOME: ESG: RHP:	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2200	1630	25.9%	309	594	192.23%
			Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	36	212	488%	5	54	1080%
			Homelessness Prevention	Persons Assisted	722	471	34.76%	80	83	103.75%
			Housing for Homeless added	Household Housing Unit	0	0	N/A	0	0	N/A
			Housing for People with HIV/AIDS added	Household Housing Unit	0	0	N/A	0	0	N/A
			HIV/AIDS Housing Operations	Household Housing Unit	150	149	99.33%	170	0	0.00%
Support rental & services for homeless	Affordable Housing Homeless	HOPWA: HOME: ESG: RHP:	Other	Other	0	0	N/A		0	0.00%

Narrative:

The HOPWA program was temporarily closed and will re-open later this year. All existing HOPWA recipients were transferred by DCA to another rental assistance program.

A HOPWA Request for Proposal (RFP), that is currently in development, will help find agencies with specific expertise in the administration of housing programs and working with PLWH. The HOPWA Program will resume after the agencies are selected through the RFP process. Through the application process the Department of Health will identify and fund one or more eligible entities who have the capacity, expertise and demonstrated success in facilitating housing programs for low-income, HIV+ individuals.

In FFY 2023, DCA awarded funds to 22 applicants of which 14 grants were for public facilities and 8 projects to rehabilitate owner-occupied housing. The projects all have 2 years to be completed and none were completed during FFY 2023. DCA did not receive any applications for business assistance therefore funding was focused on homeowner housing rehabilitation and infrastructure/public facilities projects.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

State CDBG applications are scored on a competitive basis. The lowest income communities are given extra points. All applicants must provide their community development and housing needs statement and their proposed project must address an identified need and one of the State CDBG Program objectives. The most common state objectives include:

- Support housing rehabilitation programs that maintain the supply of safe, decent, and affordable housing.
- Improve the availability and adequacy of essential public facilities, remedy serious deficiencies in areas that principally serve low-income people.
- Support community development programs of 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.

CR-10 - Racial and Ethnic composition of families assisted

**Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)**

	CDBG	HOME	HTF	HOPWA *
White	65	142	27	0
Black or African American	21	206	27	0
Asian	5	3	1	0
American Indian or American Native	1	3	0	0
Native Hawaiian or Other Pacific Islander	0	4	0	0
Hispanic	8	57	2	0
Not Hispanic	84	301	0	0
Total	92	358	57	0

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	2
Asian or Asian American	1
Black, African American, or African	182
Hispanic/Latina/e/o	16
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	57
Multiracial	70
Client doesn't know	0
Client prefers not to answer	0
Data not collected	1
Total	329

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative:

The HOPWA program was temporarily closed therefore no data regarding racial and ethnic populations served is available.

Racial and ethnic data for the Rapid Re-Housing and Homelessness Prevention program from the Emergency Solutions grant shows that 55% of participants identified as Black, African American, or African, 21% Multiracial, 17% as White, and 5% as Hispanic.

In the HOME program, 84% of participants identified as not being Hispanic and 16% identified as Hispanic. With regards to race, 57.5% of participants identified as Black, African American, 39.6% as White, 1% as Native Hawaiian or Other Pacific Islander, and less than 1% identified as Asian or American Indian or American Native.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$6,746,804	\$8,562,795.12
HOME	public - federal	\$6,117,956	\$5,632,027.71
HOPWA	public - federal	\$1,890,432	\$0
ESG	public - federal	\$3,353,046	\$3,247,391.58
HTF	public - federal	\$12,237,784	\$8,686,025.67
Other (Recovery Housing)	public - federal	\$1,072,304	\$0

Table 2 - Resources Made Available

Narrative

The amount expended includes all funds expended between July 1, 2023, through June 30, 2024, for all active CDBG, ESG, HOME and HTF grants.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
CDBG - Non-Entitlement Communities	100%	100%
State of New Jersey	100%	100%

Table 3 – Identify the geographic distribution and location of investments

Leveraging: Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

New Jersey leveraged federal CDBG, ESG, HOME, HTF and HOPWA funds with other State funds to address housing and community development needs. The Community Development Block Grant Program requires the State of New Jersey to match administration funds after the first \$100,000 on a one-to-one basis. The match for CDBG was the State's Affordable Housing Trust Fund. The Emergency Solutions Grant Program requires a one-to-one match. The match for ESG is provided by the State's General Fund and the State's Homelessness Prevention Program. The HOME Program requires a 25% match. The match for HOME is the Affordable Housing Trust Fund. The Housing Trust Fund (HTF) and the HOPWA Program does not require a local match. It should be noted that DCA leveraged over \$19 million in Affordable Housing Trust funds last Fiscal Year for housing production.

1. Excess match from prior Federal fiscal year	\$37,000,000
2. Match contributed during current Federal fiscal year	\$18,500,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$55,500,000
4. Match liability for current Federal fiscal year	\$591,691.32
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$54,908,308.68

Table 4 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non- Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation , Construction Materials, Donated labor	Bond Financing	Total Match
1	7/1/2023	\$18,500,000	\$0	\$0	\$0	\$0	\$0	\$18,500,000

Table 5 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at start of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$1,303,271.21	\$1,303,271.21	0	0	\$1,303,271.21

Table 6 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	N/A	N/A	N/A	N/A	N/A	N/A
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	N/A	N/A	N/A	N/A	N/A	N/A

	Total	Women Business Enterprises	Male
Contracts			
Number	0	0	0
Dollar Amount	\$	N/A	\$
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	N/A	0

Table 7 - Minority Business and Women Business Enterprises

Narrative:

There was one (1) sole award for the HOME Production Investment Program that was completed during this time frame with a total award of \$2.7 million. That Grantee (Nouvelle, LLC) is also the general contractor for the project and employs all sub-contractors within his organization – none of which can be designated as WBE/MWBE because they are not sole proprietors nor are they eligible. In FFY 2023, DCA awarded 14 NHTF awards, of which three (3) Grantees are MBE/WBE. They include BES Homes (\$999,633 for 2 Permanent Supportive Housing units), Newark Apartment Holdings, LLC (\$948,755 for 2 Permanent Supportive Housing units) and The Sierra House (\$920,500 for 2 Permanent Supportive Housing units).

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	N/A	N/A	N/A	N/A	N/A	N/A

Table 8 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
	Number	Cost
Parcels Acquired	0	N/A
Businesses Displaced	0	N/A
Nonprofit Organizations Displaced	0	N/A
Households Temporarily Relocated, not Displaced	0	N/A

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	N/A	N/A	N/A	N/A	N/A	N/A

Table 9 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	70	68
Number of Non-Homeless households to be provided affordable housing units	413	431
Number of Special-Needs households to be provided affordable housing units	170	57
Total	653	556

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	559	594
Number of households supported through The Production of New Units	14	68
Number of households supported through Rehab of Existing Units	60	117
Number of households supported through Acquisition of Existing Units	0	0
Total	653	662

Table 11 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The HOME program and ESG program were able to exceed their one-year goals for the number of households supported through rental assistance programs and far exceeded the goal for the production of new units. The programs were very close to meeting the projected goal for homeless households provided affordable housing units but did exceed the number of non-homeless households to be provided affordable housing units. The 170 projected number of Special-Needs household was not met due to the temporarily closure of the HOPWA program. However, DCA did assist special needs households through its Homelessness Prevention and Rapid Re-housing, HOME Tenant-Based Rental Assistance and the Housing Trust Fund. Four housing rehabilitation grants in the Small Cities CDBG program (from prior to PY 2023) were completed during FFY 2023.

Discuss how these outcomes will impact future annual action plans.

The State will take into consideration organizational capacity in completing construction and rehabilitation when projecting outcomes.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	0	347	57
Low-income	1	5	0
Moderate-income	6	6	0
Total	7	358	57

Table 12 – Number of Households Served

Narrative Information

While the programs assisted a larger number of non-homeless households, the statistics show that the activities are still predominantly serving extremely low-income households. The HOME Program participants were 97% extremely Low-income and 100% of HTF were extremely low-income. The HOME and HTF programs continue to create affordable long term housing solutions to the lowest income households in the state.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

New Jersey continued its Continuum of Care approach to identify and address the needs of the homeless. This included programs and services addressing each stage of the homeless continuum: homeless prevention, rapid re-housing, emergency shelter, temporary housing assistance, and permanent supportive housing programs.

Emergency Solutions Grant: The State of New Jersey continued to provide rapid re-housing assistance through the Homelessness Prevention and Rapid Re-Housing Program (HPRP) to extremely low-income households by providing up security deposit, up to 12 months of subsidized rental assistance and moving fees. All program participants are provided monthly case management services to address their individual needs and provide referrals to local resources. Rapid re-housing assistance includes financial assistance, case management, housing search and placement, credit repair, money management, and budgeting. All emergency shelters funded with ESG funding must offer case management services to residents and have established linkages in the community to address individual resident needs.

The Office of Homelessness Prevention (OHP) worked with State and local government as well as private organizations to improve the coordination of services for those people either experiencing homelessness or facing imminent risk of homelessness. Over the next year, OHP will continue working on the Diversion Assistance Pilot which provides funding to divert families and individuals from homelessness as part of a larger problem-solving prevention strategy. The grant includes flexible funding to assist a household at imminent risk or currently homeless to retain or obtain a safe stable living situation and avoid or exit homelessness. Recognized as a best practice, Diversion is a strategy that uses progressive problem-solving and financial assistance when needed to help households identify alternatives to entering an emergency shelter. The intent is to

avoid the trauma of homelessness, and the inherent disruption to work, school, and community life.

Additionally, the Office has deployed its Rural and Suburban Outreach program, which provides additional Street Outreach capacity for non-profit partners in the eight (8) most rural counties in New Jersey to facilitate direct unsheltered outreach and mobile case management assistance to persons living in encampments and other unsheltered conditions throughout the state. The case managers have resources to assist homeless individuals obtain their basic identification documents, food, and work to establish trust in the encampments by helping to link homeless individuals to services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The State continued to provide funds to maintain shelter facilities through the ESG Program. The program provided funding to do the following:

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

DCA and the State Parole Board continued the Another Chance program. The program expands housing resources available to inmates released from prison without a stable living arrangement. The program provided temporary housing assistance (up to 6 months) to offenders being released from designated Department of Corrections' facilities that do not have an approved residence of record. The program is currently operating in Camden, New Brunswick, and Trenton.

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

The State continued to apply for HUD Continuum of Care grants to provide rental assistance to homeless persons with disabilities, in collaboration with local social service providers. Funds for this program have been granted in Atlantic, Burlington, Cape May, Essex, Gloucester, Morris, and Passaic counties. In addition, the State, through the Homelessness Prevention and Rapid Re-Housing Program will continue to provide rapid re-housing assistance to households with annual incomes up to 30% of the AMI.

Rental assistance continued to be provided to people who are homeless and working towards self-sufficiency through the Housing Choice Voucher (HCV), State Rental Assistance Program (SRAP), and the HOME Tenant-Based Rental Assistance programs.

DCA administered 1,215 Veterans Administration Supportive Housing (VASH) vouchers and 273 project-based Housing Choice Vouchers for homeless and at-risk veterans. Additionally, the State has committed to functionally ending veteran homelessness over the next two years through leveraging additional VASH vouchers, State SRAP vouchers, and HOME vouchers with additional state funding to help accelerate housing outcomes of veterans experiencing homelessness in the state. DCA implemented a new preference for United States Armed Forces veterans and their spouses so that they will receive priority placement on the waiting list. DCA also committed rental assistance to the Keeping Families Together Initiative with the Department of Children and Families

(DCF). This program targets rental assistance and supportive services to extremely vulnerable families who are homeless or live-in unstable housing, and who are involved with the child welfare system. The goal is to ensure that children are not removed from their families, or that families can reunify, with stable housing and services designed to support their tenancy. DCA committed a total of 600 vouchers to this program. In addition, DCA committed 100 vouchers for homeless and at-risk youth and 25 project-based vouchers for households referred by DCF that need housing to maintain their children or for family re-unification. Lastly, the opening of the 2023 HCV Waitlist was directly aligned with the 2023 PIT Count, to include training of all outreach workers on helping persons submit pre-applications, increasing the likelihood that persons experiencing homelessness were selected in the waitlist process. This led to 11,542 households selected in the lottery that affirmed homelessness status, resulting in nearly 58% of total selectees. Further, the Department leveraged HCV Administrative funds to standup regional document assistance and supports for housing programs (DASH) to work with households experiencing homelessness to ensure that pre-tenancy and tenancy supports were available to households to successfully navigate the HCV processes and housing search activities involved.

The State has invested significant time and resources into developing two new programs that are laying out the framework for Data Driven Decision Making throughout New Jersey. The Organizational Change Program (3DM-OCP) and the Organizational Enhancement Program (3DM-OEP) are dedicated to training direct services agencies and the COC's on the benefits of integrating data analysis practices into their programs to evaluate Key Performance Indicators and allow the agencies to accurately evaluate the success of various programs. With funding to staff agencies and COC's to provide qualified data analysts, training, technical assistance, and demonstrations on effectiveness, it will help drive informed data driven decision making in the future. By enhancing the data metrics throughout the entire state, the State will get better data for informed decision making. It will also allow agencies to modify their programs to better address the needs of vulnerable homeless populations and analyze how to maximize funding. By getting consistent data throughout the State, it will be easier to identify trends on how best to support homeless households and provide adequate support with their transition into permanent housing.

CoC Initiatives – Data Driven Decision Making – Organizational Change Program (3DM-OCP)

In 2024, New Jersey implemented a groundbreaking 12-week Data-Driven Decision-Making (3DM) training program for its homeless response staff utilizing 8 teams from the Track 1 CoC selectees of the Data Driven Decision Making – Organizational Enhancement Program (3DM-OEP). This initiative, aimed at enhancing the state's approach to addressing homelessness, focused on equipping participants with advanced data analysis and decision-making skills.

Program Structure and Participation

The 3DM-OCP program adopted a hybrid model, combining weekly virtual sessions with in-person components. This structure maintained high engagement levels throughout the 12-week duration:

- Consistent attendance of 45+ participants in virtual sessions
- 49 participants traveled to Cambridge for the final week
- 47 participants attended an in-person session in Trenton

The curriculum covered a wide range of topics, including:

- 3DM foundations and framework
- Data sourcing and analysis
- Data visualization techniques
- Key Performance Indicators (KPIs)
- Leadership development
- Applied project work

Participant Demographics & CoC Participants

The program successfully attracted a diverse cohort of professionals from across New Jersey's homeless response sector:

- Half of the State's CoC's participated in the initiative through sending cohorts from their executive committees
- Nearly half of participants identified as non-White, with over 25% identifying as Black/African American
- Educational backgrounds varied, with about half holding advanced degrees and another third with bachelor's degrees
- Experience levels ranged widely, with almost half of participants having 10+ years in the field
- Roles included executives, program/operations/policy staff, data analysts, and people with lived experience of homelessness

Program Outcomes and Impact

Skills Development

The evaluation demonstrated significant improvements in participants' data skills and confidence:

- 93% of participants reported increased skill ratings on average
- Executives and more experienced participants saw the highest skill growth
- Objective skill evaluations showed marked improvements in core data skills, such as graph interpretation and data analysis

Specific areas of improvement included:

- Developing and using Key Performance Indicators (KPIs)
- Data visualization techniques, particularly using Tableau
- Applying data analysis to understand racial inequities in programs or services
- Using data to identify potential action steps and inform decision-making

Participant Satisfaction

The program received overwhelmingly positive feedback:

- Average overall rating: 8.9/10
- Net Promoter Score: +60
- High ratings for session value, with an average of 4.5/5 across all weeks

Real-World Application

Many participants reported immediate implementation of learned skills in their organizations:

- Redefining key performance indicators
- Increased use of data visualizations for information sharing
- Applying new processes to improve agency operations
- Incorporating learned techniques into HUD collaborative applications

Key Program Components

Applied Projects

Participants worked on real-world projects throughout the program, applying their newly acquired skills to address challenges in their Continuums of Care (CoCs). This hands-on approach was highly valued, though many participants expressed a desire for more time dedicated to these projects.

In-Person Sessions

The in-person components, particularly the final week at Harvard, were highlights of the program:

- Participants appreciated the variety of lectures and skill-building sessions
- Topics included adaptive leadership, speaking across differences, and using data to drive action
- Mini skills building sessions covered areas such as process mapping, change management, and racial equity data analysis

Facilitator Support

The support provided by program facilitators was crucial to the program's success:

- Participants highly valued the ongoing assistance and encouragement
- Facilitators helped maintain engagement and provided additional support between sessions

Areas for Improvement and Future Considerations

While the program was largely successful, the evaluation identified several areas for potential enhancement:

1. Increased In-Person Time: Participants expressed a strong preference for more face-to-face interactions and collaborative work.
2. Enhanced Support for Data Analysts: More technical training and field orientation for data analysts, particularly those new to the homeless response sector.
3. Earlier Project Identification: Identifying applied projects earlier in the process to allow more time for development and implementation.
4. Expanded Networking Opportunities: More structured time for participants to connect with peers in similar roles across different CoCs.

5. Tailored Content Levels: Offering some sessions at different skill levels to accommodate the diverse backgrounds of participants.

6. Improved Integration of People with Lived Experience: Developing strategies to better support and involve individuals with lived experience of homelessness throughout the program.

7. Extended In-Person Sessions: Considering a longer duration for the in-person component at Harvard to allow more time for processing information and peer collaboration.

The 3DM training program represents a significant step forward in New Jersey's approach to addressing homelessness. By equipping professionals across the state with advanced data skills and fostering a culture of data-driven decision-making, the program has laid the groundwork for more effective and equitable homeless response strategies. The overwhelmingly positive feedback, coupled with concrete examples of immediate application in the field, underscores the program's value and impact. As the initiative evolves, incorporating the identified areas for improvement will further enhance its effectiveness, ultimately contributing to better outcomes for individuals experiencing homelessness in New Jersey.

CoC Initiatives – Data Driven Decision Making – Organizational Enhancement Program (3DM-OEP)

The Data-driven Decision Making: Organizational Enhancement Program (3DM-OEP) is an innovative initiative by New Jersey's Office of Homelessness Prevention aimed at revolutionizing how homelessness prevention services operate across the state at the Continuum-of-Care level. At its core, the program seeks to infuse data analytics and data-driven decision-making into the fabric of organizations working to combat homelessness. This approach recognizes that in today's complex landscape of housing services, the ability to leverage data effectively can dramatically improve outcomes for vulnerable populations. Currently, 15 of the 16 of the state's CoCs are participating in the initiative.

The program offers two distinct tracks, each designed to meet organizations at their current level of data readiness and propel them forward.

Track 1, the Data Analyst & Infrastructure Capacity Track, is a comprehensive approach for Continuums ready to make a significant leap in their data capabilities. This track provides substantial funding (up to \$167,500) for hiring a dedicated data analyst, acquiring essential data visualization and business intelligence tools, and participating in an intensive 3DM Organizational Change Program (see above). The goal is to create a data-savvy team within each CoC, capable of transforming raw information into actionable insights. By embedding a data analyst and providing cutting-edge tools, this track aims to create a sustainable culture of data-driven decision making. The Organizational Change program ensures that this new capacity isn't siloed but integrated throughout the organization, from collaborative leadership to front-line staff.

Track 2, the Data Strategy & Transformation Planning Support Track, is designed for CoCs at an earlier stage in their data journey. With a more modest funding allocation (up to \$20,000), this track focuses on laying the groundwork for future data initiatives. It enables organizations to engage expert consultants to facilitate a strategic planning process, focusing on improving data collection, enhancing data quality, and developing frameworks for data-driven decision making. This track

recognizes that before implementing advanced data systems, organizations need a clear roadmap and buy-in from all stakeholders. It emphasizes the importance of including voices of those with lived experience of homelessness in the planning process, ensuring that data strategies are grounded in real-world needs and experiences.

Both tracks of the 3DM-OEP share the goal of creating a more responsive, efficient, and effective homelessness prevention ecosystem across New Jersey. By tailoring the approach to different organizational needs, the program aims to elevate the entire field, creating a network of data-informed CoCs working collaboratively to address one of the state's most pressing challenges. Through this program, New Jersey is positioning itself at the forefront of evidence-based social services, setting a new standard for how data can be harnessed to create meaningful change in people's lives.

CoC Initiatives – Community Led Participatory Development – Statewide Persons with Lived Experience and Expertise Initiative (CLPD-PWLEE)

The New Jersey Department of Community Affairs (DCA), through its Office of Homelessness Prevention (OHP), has initiated a significant effort to transform the planning and decision-making processes in the state's homelessness prevention service ecosystem. This initiative, known as the Community-Led Participatory Development (CLPD) for homelessness prevention service delivery, aims to ensure that people with lived experience of homelessness are integral to shaping policies, funding decisions, and regulations.

To facilitate this ambitious project, DCA has engaged Monarch Housing Associates as the primary vendor and facilitator. The engagement, formalized through a Request for Quote (RFQ) process, outlines a comprehensive scope of work that Monarch is tasked with implementing over a 12-month period. The program will continue into 2024/2025.

The initiative has established a structured network of advisory boards at both county and state levels. To date, active boards have been successfully implemented in eight counties: Atlantic, Bergen, Essex, Monmouth, Morris, Middlesex, Ocean, and Passaic. The program is currently in the process of expanding, with new boards into Burlington, Mercer, and a Tri-county region encompassing Sussex, Warren, and Hunterdon counties.

A notable shift in recruitment methodology has been observed. The initial reliance on agency referrals has been replaced with a more inclusive approach utilizing open focus groups, public advertisements, and word-of-mouth communication. This change has resulted in a broader, more diverse participant base. To acknowledge the value of participants' contributions, a compensation model has been implemented, offering \$50 Visa gift cards for participation.

The advisory boards have demonstrated active engagement in various capacities. Members have participated in local Continuum of Care (CoC) meetings and committees, contributed to the 2024 Point-in-Time (PIT) count, and engaged in advocacy work, including participation in national events such as Hill Day in Washington D.C. Additionally, the boards have been involved in reviewing evaluation and performance measures for legacy state programs like HPP and HPRP2, and have contributed to the development of operating documents for the Statewide Advisory Board, which is heavily engaged with housing policy at the DCA.

To ensure effective participation, a comprehensive four-part training program has been developed and implemented for new advisory board members. This program covers essential topics including committee work fundamentals, effective communication strategies, understanding of intersectionality, and CoC operational basics.

While the initiative has shown promising results, several challenges have been identified. These include logistical issues such as securing appropriate meeting spaces, navigating the complexities of participant compensation vis-à-vis potential impacts on benefits eligibility, and anticipated resistance to the formalization of advisory board roles within established CoC structures.

Looking forward, the initiative has outlined several key objectives. These include developing robust evaluation processes for CoC policies and procedures, creating training programs for CoCs focused on effective consumer communication, participating in monitoring processes for state housing programs, and providing insights for the development of a Housing Mobility program.

The CLPD-PWLEE initiative represents a significant paradigm shift in New Jersey's approach to addressing homelessness. By systematically incorporating the perspectives of individuals with lived experience into decision-making processes, the state is working towards creating a more responsive, equitable, and effective system. While challenges remain, the progress to date and the comprehensive plans for future development indicate a strong commitment to this innovative approach. Continued monitoring and evaluation will be crucial to assess the long-term impact and potential scalability of this model.

Actions taken to address the needs of public housing

The State continued to provide professional development training to the State's public housing authority managers. The program 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.

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

DCA continued to promote the following programs to Housing Choice Voucher Program participants: The Section 8 Homeownership Program allows families who are receiving Section 8 rental assistance to use that assistance to help pay the mortgage on a home they buy.

To qualify the family must:

- Be a first-time homebuyer.
- Be employed full time for at least one year with a minimum earned income of \$25,000 (except elderly and disabled for whom the minimum income requirement is 12 times the monthly SSI/SSD amount); and
- Have a credit score of at least 670 and successfully complete homebuyer housing counseling.

During FFY 2023:

28 households successfully completed homeownership counseling and were issued a voucher, 4 households closed on a home, and 2 had pending closings.

During the fiscal year 191 households received homeownership assistance.

The Family Self-Sufficiency Program (FSS) assists low-income tenants to 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. In FFY 2023, DCA had 55 active FSS participants.

DCA is currently working on expanding the Family Self-Sufficiency Program and Homeownership Program in the Housing Choice Voucher Program and changing the regulations in the State Rental Assistance Program to allow program participants to be able to participate in both.

Actions taken to provide assistance to troubled PHAs

DCA continued to work in conjunction with the HUD-Newark office to address the needs of struggling public housing authorities throughout the State.

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

1. On March 30, 2024, Governor Murphy signed landmark affordable housing legislation to support towns in meeting their affordable housing obligations. The legislation develops a new system for municipalities to meet their Mount Laurel affordable housing obligations, replacing the current process that exists entirely in the courts.

2. The State continued to collaborate with HUD, various state departments and agencies such as the New Jersey Housing and Mortgage Finance Agency, New Jersey Redevelopment Authority, and New Jersey Economic Development Agency to sponsor training and technical assistance for local officials to increase knowledge of and access to available state and federal programs and resources.

3. The State continued to use CDBG, ESG, HOME, HTF, and HOPWA funds to address the affordable housing need, and continued to coordinate the use of all available resources such as the Low-Income Housing Tax Credit, and HMFA's Multi-Family Rental Housing Program to develop new affordable housing.

4. In addition to the \$108 million-dollar AHTF investment that has funded the creation/preservation of nearly 1,000 units since 2020, DCA has also partnered with the NJ Department of Human Services to receive Medicaid dollars for the construction and/or rehabilitation of approximately 200 affordable housing units for the State's Medicaid members. This \$100 million dollar investment, known as New Jersey Healthy Homes Initiative, employs a housing first model with housing supports for tenants – lessening barriers for extremely low-income populations for entry into permanent supportive housing. The AHTF has also provided support to other housing production programs, such as the Special Needs Housing Trust Fund (\$20 million) Affordable Housing Gap Subsidy (AHGS) (\$40 million) program and the Affordable Housing Production Fund (AHPF) (\$20 million), managed by HMFA, and the Affordable Housing Support Initiative (AHSI) (\$25 million), which is managed by NJRA. These programs provide varying flexibility in financing

5. The State continued to administer the state Housing Choice Voucher (HCV) program, Emergency Housing Voucher Program, and the State Rental Assistance Program (SRAP) to provide rental assistance to make housing affordable to low-income participants. Each of these programs contains a project-based voucher component to assist in the creation of new affordable housing. The State opened the HCV waiting list; 20,000 households were put onto the waiting list. The preferences for the waiting list were expanded to include all the below:

Veteran Preference: A Veterans Preference is defined as United States Armed Forces Veterans discharged or released from active duty in the armed forces under honorable conditions.

Homeless Preference: A Homeless Preference is defined as individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. For a complete definition of homeless see our Frequently Asked

Questions and SEC. 103. [42 USC 11302].

Disabled Preference: A Disabled Preference is defined by (1) Documentation from the Social Security Administration that a member of the household is a disabled person who is receiving Social Security Disability or Supplemental Security Income benefits; or (2) Certification from a physician on a Certification of Disability Form that a member of the household is a person with disabilities.

Domestic Violence Preference: A Domestic Violence Preference is defined as (1) Is currently living in a housing unit in which a member of the household engages in such violence. The actual or threatened violence must be of a continuing nature and have occurred within the past 120 days; or (2) The applicant has been displaced because of domestic violence and is not currently residing in standard, permanent replacement housing, to avoid the threat of continued abuse; (3) The applicant is a victim of dating violence, sexual assault, stalking, or human trafficking.

Local and Secondary Residency Preference: Local and Residency preference is defined as a preference for admission of families that reside anywhere in a specified area, including families with a member who work or have been hired to work in the area ("residency preference area").

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The State has allocated \$180 million in American Rescue Plan Act (ARPA) funds to remediate and/or abate lead-based paint (LBP) hazards in approximately 8,000 residential units built prior to 1978. In addition, DCA will continue to administer the following three (3) lead programs:

1. Lead-Safe Home Remediation Grant Program which has a goal to provide lead-safe remediation to 596 residential units.
2. Single-Family Home Remediation Grant Program with a goal to provide lead remediation and abatement to 299 residential units.
3. Lead Remediation and Abatement Program (LRAP) which has a goal to provide lead remediation and lead abatement services to 8,000 units.

Last November, DCA launched a Lead Abatement and Remediation Capacity Building Initiative to provide training to 20 nonprofits and local government agencies that were interested in expanding their services to include lead abatement and remediation.

4. Municipal Lead Abatement Program which has a goal of abating 157 units.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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

- Provide shelter, food, clothing, and social services to families in crisis
- Support the development of permanent, transitional, affordable housing, and shelter facilities
- Provide health care to homeless people
- Aid homeless runaway youth
- Assist individuals who are mentally or physically impaired
- Help victims of domestic violence
- Provide low-income energy services
- Administer rental assistance programs
- Provide job training to low-income and homeless individuals
- Provide funding for literacy education

The State also continued to support housing first/rapid-re-housing programs that move homeless households from shelters into permanent supportive housing with a level of services commensurate with their needs.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

DCA continued to address the needs identified in the Consolidated Plan through collaboration with other state agencies, and activities implemented by program partners, including units of local government, public housing agencies, nonprofit, and for-profit organizations.

DCA continued its efforts to network with organizations that serve low-income and vulnerable populations through the Continuum of Care.

DCA continued to coordinate initiatives such as SRAP and Keeping Families Together, that bring together public and private resources and social services. In addition, the Office of Homelessness implemented comprehensive policies to reduce homelessness and expand access to the continuum of housing options. The Office of Homelessness also coordinated collaboration between public and private stakeholders.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The State continued to work with federal, state, regional and local agencies, and with the private and nonprofit sectors to serve the needs of low-income residents. The State has funded programs that have dedicated housing navigators who has been connecting social services agencies with private housing landlords and increasing the landlord connections. The State program staff and social service agencies encourage landlords to list affordable housing units on the HMFA New Jersey Housing Resource Center website to increase better access and visibility. Government agencies and for-profit and nonprofit organizations all play a part in the provision of affordable housing, community development, and economic development.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Impediment # 1: Declining housing affordability, particularly for low-income households, with a rising proportion of low-income households experiencing inadequate or cost-burdened housing.

On March 30, 2024, Governor Murphy signed landmark affordable housing legislation to support towns in meeting their affordable housing obligations. The legislation develops a new system for municipalities to meet their Mount Laurel affordable housing obligations, replacing the current process that exists entirely in the courts.

DCA continues to support municipal efforts to provide affordable housing through a variety of methods, ranging from assistance with ordinance writing to funding opportunities available for affordable housing activities.

To create more affordable housing for people with special needs, DCA continued to commit the funds it received through the National Housing Trust Fund (NHTF) to households that are extremely low income (<30% of Area Median Income) and that have special needs.

The New Jersey Healthy Homes Initiative (NJHHI) Capital Fund and Repair and Replacement Reserve is a collaboration with DHS provides capital and operating cost assistance to deed-restricted affordable housing units that are set-aside for Medicaid members making less than 30% of Area Median Income and are at risk of homelessness or institutionalization.

NJHMFA expanded its state-wide Down Payment Assistance Program (DPA), which provides \$15,000 for qualified first-time homebuyers to use as down payment and closing cost assistance when purchasing a home in New Jersey. The DPA dollar amount varies by county, and is an interest-free, five-year forgivable second loan with no monthly payment.

NJHMFA created the First Generation Down Payment Assistance Program which provides \$7,000 of down payment and closing cost assistance. This is offered in addition to the NJHMFA DPA award for first-time buyers providing a total assistance of \$17,000 to \$22,000. The NJHMFA First Generation Down Payment Assistance Program is for qualified first-time homebuyers who are also first-generation homebuyers. The assistance is provided as an interest-free, five-year forgivable second loan with no monthly payment.

In addition to these programs, the State passed a budget that provides Affordable Housing Trust fund money for affordable housing development. Since 2020, DCA has committed \$108 million from the AHTF for the creation and/or preservation of 939 units. This has also leverage \$160 million in private investment and other sources.

Impediment #2: A rising proportion of people with Limited English Proficiency, fueled by strong levels of immigration, implying more difficulty in accessing housing and understanding the home rental or purchase process.

In 2024 Governor Murphy signed legislation requiring state government entities in the executive branch that provide direct services to the public to translate vital documents and information, including public documents such as forms and instructions provided to or completed by program

beneficiaries or participants, in at least the seven most common non-English languages spoken by individuals with limited-English proficiency in this state, based on United States Census Bureau American Community Survey data, and relevant to services offered by each State government entity.

DCA continued to maintain its language line for interpretation services and regularly updates its internal volunteer language bank to improve immediate access to assistance in the constituent's language. To the greatest extent feasible, DCA hires a bi-lingual staff member for each department who participate in the volunteer language bank. DCA will continue to identify vital documents and translate them into Spanish. Additionally, DCA utilizes Google Translate in over 90 different languages.

Impediment #3: A concentration of subsidized housing in neighborhoods with relatively high levels of poverty.

DCA continued to encourage housing voucher holders to relocate to areas of high opportunity, away from areas with concentrations of poverty. Similarly, the scoring for projects for the AHTF, HOME and NHTF assess the disproportional concentration of poverty and minorities and ensure equitable creation of units in areas of high opportunity - much of which is used to address municipal (primarily suburban) fair share obligations.

On February 2, 2024, the Department of Housing and Urban Development (HUD) awarded DCA a \$60,000 grant to create a Housing Mobility-related Services Plan. The plan should discuss mobility related services (including financial assistance), administrative policies, and a cost proposal.

On March 30, 2024, Governor Murphy signed landmark affordable housing legislation to support towns in meeting their affordable housing obligations. The legislation develops a new system for municipalities to meet their Mount Laurel affordable housing obligations, replacing the current process that exists entirely in the courts.

In its Housing Choice Voucher Program, DCA continued to use the HUD Small Area Fair Market Rents (SAFMR) in the counties mandated. In zip codes of lower poverty, the SAFMRs allow for higher payment standards to allow families to access housing in areas of higher opportunity. DCA has voluntarily adopted the SAFMRs in the same areas in its State Rental Assistance Program. Twelve of New Jersey's 25 Community Services Block Grant (CSBG) grantees provided housing counseling; six of those agencies are HUD Certified. Eleven CSBG grantees provided emergency shelter and ten provided homelessness prevention services.

The State continues to maintain the New Jersey Housing Resource Center, an online database that serves as a clearinghouse for available affordable rental properties across New Jersey. The search tool provides detailed information about rental properties in both English and Spanish, enabling individuals and families looking for housing to locate a unit that best fits their needs. The site also provides a tool for rent calculations, moving costs, a budget worksheet, and rental checklists.

Impediment # 4: Lack of public information about fair housing law rights and responsibilities and lack of dialogue among groups with similar interest in access to fair housing and fair housing protections

DCA continued to update a Fair Housing website (in English and Spanish) to serve as a "One Stop Shop" to provide the public with information about housing discrimination law and where to find information and assistance about mortgage lending, rentals, home sales, homeowner's insurance,

and individual counseling. A link to the site is prominently featured on the Department's website. DCA continued to provide technical assistance to grantees and developers on state and federal fair housing laws as requested.

The Emergency Rescue Mortgage Assistance program (ERMA) was developed by NJHMFA to deploy federally allocated HAF funds to assist eligible NJ homeowners who have been financially affected by COVID-19. The program will help homeowners bring their mortgages and other housing related expenses current.

NJHMFA has been working with the New Jersey Division on Civil Rights to increase visibility of resident and homeowner housing rights and protections under the New Jersey Law Against Discrimination and New Jersey Fair Chance in Housing Act by placing information of such on NJHMFA managed housing search options.

Impediment # 5: The continuation of land use and zoning barriers to the production of housing for low-income households in some localities.

The Office of Local Planning Services (LPS) within DCA continues to make itself available to assist municipalities by providing assistance on a variety of planning projects. Examples of these services include, but are not limited to, drafting land use ordinances, drafting a municipal master plan or master plan amendment, conducting market analysis, or drafting a redevelopment plan or redevelopment plan amendment. There is no cost to the municipality for such services. As noted in the AI, where appropriate in a given case, LPS staff continues to promote the use by municipalities of inclusionary zoning at higher densities as a land use tool.

Impediment # 6: The need for housing for special needs populations, including the disabled, veterans, and the homeless.

The Recovery Housing Program (RHP) provides funding to create stable, temporary housing to individuals in recovery from a substance use disorder. RHP aims to support individuals in recovery on a path to self-sufficiency and independent living.

DCA in partnership with the NJ Department of Human Services continued to administer a voucher program for households transitioning from the Division of Family Development (DFD)'s demonstration housing programs, which have ended. This voucher program will serve households from those programs who have a permanent disability and receive SSI, and who would be at risk of homelessness without this subsidy.

DCA in partnership with the NJ Department of Human Services administers a voucher program called the Supportive Housing Connection (SHC). SHC is currently providing housing assistance to approximately 12,000 special needs households. SHC has assisted another 4,000 households over last few years.

DCA in partnership with the NJ Department of Children and Families (DCF) continued to administer a voucher program for families that are involved with the child welfare system and are homeless or unstably housed. DCA works with DCF to coordinate outreach and referral. DCF provides security deposits, move-in costs, and tenancy support services.

DCA staff continued to meet with the executive directors of the Supportive Housing Association of NJ (SHA) and the Housing & Community Development Network of NJ (HCDNNJ), to discuss the

housing needs of this population. DCA staff also attends SHA's regular membership meetings and present updates on DCA's activities, as well as answering questions from members. DCA continues to respond to relevant notices of funding available to increase the State's voucher portfolio.

DCA also administers Veterans Administration Supportive Housing (VASH) vouchers and project-based Housing Choice Vouchers for homeless and at-risk veterans.

Governor Murphy has committed over \$30 million to end veteran's homelessness through services and interventions to help place over 1,000 homeless veterans in New Jersey into stable housing.

Impediment # 7: Racial and Ethnic Housing Concentration

The State continues to maintain the New Jersey Housing Resource Center, an online database that serves as a clearinghouse for available affordable rental properties across New Jersey. The search tool provides detailed information about rental properties in both English and Spanish, enabling individuals and families looking for housing to locate a unit that best fits their needs. The site also provides a tool for rent calculations, moving costs, a budget worksheet, and rental checklists.

DCA continued to use the HUD Small Area Fair Market Rents (SAFMR) in the counties mandated. In zip codes of lower poverty, the SAFMRs allow for higher payment standards to allow families to access housing in areas of higher opportunity. DCA has voluntarily adopted the SAFMRs in the same areas in its State Rental Assistance Program.

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The State monitors its grantees in accordance with its policies and procedures to ensure compliance with all federal and state program regulations and requirements. Each grantee receiving federal funds from DCA will be monitored in the following manner:

- Receive at least one field visit during the duration of the contract. During the field visit, staff will review the grantees' files to ensure that statutory and regulatory requirements are being adhered to; conduct a physical inspection of the site, if applicable; and meet with staff members.
- Any deficiencies identified will be addressed and corrected immediately. Additional monitoring visits will be scheduled, if needed.

In addition to monitoring the progress of grantees, DCA has 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.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Pursuant to 24 CFR Part 91, citizen participation requirements for States, the State provides adequate notice at the opening of the comment period. The Draft CAPER was posted on the Division of Housing and Community Resources Website <http://www.nj.gov/dca/divisions/dhcr/> more than 15 days.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes to the program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Staff has implemented a plan to restart the physical monitoring process – the income and file monitoring has been compliant with HOME regulations. As of May 6, 2024, all grantees have been sent their permitted rent increases and copies of the 2024 HOME Rent Limits and all income monitoring forms have been sent and are due back on Friday, August 2, 2024. In this correspondence, all grantees were notified that all units will be physically inspected this calendar year.

As of today, there are 44 open projects under HOME in 16 counties. Many of the projects have been inspected in accordance with 24 CFR 982.401; all applicable State or local housing quality standards or code requirements apply. Many of these units have been inspected by DCA's Bureau of Housing Inspection (BHI) based on those standards. Please see Attachment 1.

As for written procedure for identifying and resolving deficiencies found during the inspection, the inspection reports shall determine if property meets applicable standards. If deficiencies are found, re-inspection report(s) conducted within twelve (12) months to show deficiencies are corrected, abated, or other documentation is provided for non-hazardous deficiencies.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

To ensure that minority households have an opportunity to obtain decent and affordable housing, DCA requires that all HOME units utilize affirmative marketing strategies. In addition, the State continued to utilize the New Jersey Housing Resource Center, the nonprofit community, and the DCA website in order to notify residents about affordable housing programs. The State has found nonprofits to be a valuable resource in identifying those households least likely to apply for the State's programs. The State believes that its affirmative marketing strategy is working effectively.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

N/A

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The Department of Community Affairs and the NJ Housing and Mortgage Finance Agency, which administers the LIHTC program, continue to work together to finance and maintain affordable housing projects. Up through 2020, much of the State's AHTF and HOME dollars were used in conjunction with LIHTC. DCA has nearly 356 assets that are co-managed with HMFA. In 2020, DCA and HMFA, administrator of LIHTC, decided to limit AHTF project up to 25 units and HMFA LIHTC would address 26 or more units. This helps provide broader access to capital to a variety of developers. HMFA and DCA meet regularly to discuss projects and utilize some products to fill gaps in LIHTC projects, where necessary.

DCA partnered with the New Jersey Department of Human Services – Division of Medical Assistance and Health Services (DMAHS) via a Memorandum of Agreement (MOA) to create the New Jersey Healthy Homes Initiative (NJHHI) for the acquisition, construction, and/or rehabilitation of affordable rental units for the State’s Medicaid members. This initiative is being funded with \$100,000,000 from the American Rescue Plan Act (ARPA) Section 9817, also known as New Jersey’s Home and Community Based Services (HCBS) Spend Plan.

In addition to using CDBG, ESG, HOME, HTF, and HOPWA funds to address the affordable housing need, the State continued to coordinate the use of all available resources such as the Low-Income Housing Tax Credit, and HMFA’s Multi-Family Rental Housing Program to develop new affordable housing, as well as using the State’s Affordable Housing Trust Fund (AHTF). As noted above, the AHTF has provided leverage to a variety of LIHTC products, such as AHGS and AHPF. The AHTF is also a possible source for additional products managed by HMFA, such as the Urban Preservation Program. Most recently, the New Jersey Healthy Homes Initiative has been able to provide additional gap financing for several LIHTC deals – helping developers address the extremely low-income/supportive housing set-aside, as required by the QAP.

The State continued to administer the state Housing Choice Voucher program and the State Rental Assistance Program (SRAP) to provide rental assistance to make housing affordable to low-income participants. Each of these programs contains a project-based voucher component to assist in the creation of new affordable housing.

In response to increased construction costs and project funding gaps resulting from the pandemic and supply chain disruptions, the Murphy Administration and the New Jersey Legislature have made up to \$40,000,000 for Affordable Housing Gap Subsidy (“AHGS”) funding available, to be provided in the form of loans to eligible affordable housing projects. Projects eligible to receive AHGS assistance are rental housing projects that received an award of 70% present value credits (“9% credits”), pursuant to Section 42(b)(1)(B)(i) of the Internal Revenue Code (“IRC”), as well as projects receiving funding from other programs, such as the 4% federal Low Income Housing Tax Credit Program, the federal New Markets Tax Credit Program, and the New Jersey Affordable Housing Trust Fund. HMFA also used ARPA funds to create a \$305 million Affordable Housing Production Fund (AHPF) to provide gap financing assistance to many delayed LIHTC projects – particularly for projects receiving credit towards a municipal housing obligation. Additionally, HMFA has rolled out the Urban Preservation Program (UPP) - which provides financing for projects whose affordability controls are about to expire, and the Workforce Housing Program (WHP), which provides financing for households make 80-120% of AMI – an important initiative to help overall affordability in New Jersey.

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments		
Tenant-based rental assistance	170	0
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds		
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds		
Total	170	0

Table 13 – HOPWA Number of Households Served

Narrative

The HOPWA program was temporarily closed to and will re-open later this year. A HOPWA Request for Proposal (RFP), that is currently in development, will help find agencies with specific expertise in the administration of housing programs and working with PLWH. The HOPWA Program will resume after the agencies are selected through the RFP process. Through the application process, DHSTS will identify and fund one or more eligible entities who have the capacity, expertise and demonstrated success in facilitating housing programs for low-income, HIV+ individuals.

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	57	0	0	57	0	57
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDB G	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDB G	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	11	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0

Qualitative Efforts - Number of Activities by Program	CDB G	HOME	ESG	HOPWA	HTF
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0	0	0
Assisted residents with finding childcare.	0	0	0	0	0
Assisted residents to apply for or attend community college or a four-year educational institution.	0	0	0	0	0
Assisted residents to apply for or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	0	0	0	0	0

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The ESG Shelter Support program contractually obligates all subrecipients with over \$100,000 in development activities to demonstrate they have tried to the greatest extent feasible to contract a Section 3, Women or Minority Business Enterprise. Grantees with under \$100,000 in development costs are encouraged to promote them. The agencies must provide proof of compliance prior to reimbursement of funds. Program staff review the bid announcements and outreach attempts. Contractors utilized were predominately from low-income areas but due to a technical error trying to access the HUD Section 3 Business Lookup tool, program staff was unable to verify Section 3 registry status. Agencies proactively reached out to Women and Minority Business Enterprises as well encouraging them to bid on the projects. In total, 7 Minority or Women owned businesses were contracted for work totaling \$1,060,125.

