



# Five-Year Consolidated Plan

## MORRIS COUNTY, NJ FY 2015-2019

July 30, 2015

Prepared by:  
The Morris County Department of  
Human Services  
and Mullin & Lonergan Associates, Inc.



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# Executive Summary

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## *ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)*

### **1. Introduction**

Morris County receives funding annually from the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG), HOME Investment Partnerships, and the Emergency Solutions Grant (ESG) programs. The County is the lead in a consortium for the HOME program which includes the Township of Parsippany – Troy Hills. The Five Year plan reflects the housing needs of the consortium.

The primary federal funding resources in the 2015-2019 Consolidated Plan are the following:

- **Community Development Block Grant (CDBG):** The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income levels. Funds can be used for a wide array of activities, including housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.
- **HOME Investment Partnerships Program (HOME):** The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance.
- **Emergency Solutions Grant (ESG):** The Emergency Solutions Grant program became the Emergency Solutions Grant program under the Hearth Act of 2009. Recognizing the need to end homelessness, the Hearth Act places more emphasis on homeless prevention and rapid re-housing and less on shelters and transitional housing. ESG funding can be used to support traditional shelters, transitional housing that is grandfathered from 2010 funding, supportive services, rent and utility payments and security deposits to prevent homelessness or to rapidly re-house homeless individuals and families, street outreach, and management of a homeless management information system (HMIS).

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

For FY 2015-2019, Morris County has identified the following goals and outcomes:

- Creation and preservation of rental housing for low-income households
- Creation and preservation of affordable homeownership housing
- Support activities that prevent homelessness
- Support the ongoing operation and preservation of shelter facilities for homeless
- Support activities that move persons experiencing homelessness to permanent housing
- Improve and expand public facilities to serve low income populations
- Improve and expand infrastructure to serve low income populations
- Support public services for children and homeless and special needs populations

## **3. Evaluation of past performance**

The FY 2010-2014 Consolidated Plan identified goals and objectives to be met. The objectives were not stated quantitatively however. During each year of the five year cycle, the County funded a variety of activities that met these goals including creation of new housing opportunities, support for first-time homebuyers, housing rehabilitation assistance to low income homeowners, homeless prevention services, support for shelters and public services and rehabilitation of public facilities and infrastructure.

### ***Goal Housing Needs – Expand Housing Choice for Low Income Households***

### ***Goal Housing Needs – Improve and Maintain Existing Housing***

### ***Goal Homeless Needs – Eliminate homelessness***

- Homeless Prevention
- Assist supportive housing agencies, especially for persons with disabilities and frail elderly

### ***Goal Community Development Needs – Rehabilitation and development of public facilities***

- Rehabilitate or develop public facilities that serve population segments – Seniors, youth and children
- Assist municipalities in the development and enhancement of neighborhood and other public facilities
- Empower Veteran’s organizations

### ***Goal Community Development Needs – Rehabilitation and development of public infrastructure***

- Assist in infrastructure development and improvement in eligible low income areas of the county

### **Goal Community Development Needs – Public Services**

- Provide affordable childcare and children’s services
- Assist supportive program providers, especially for persons with disabilities, victims of domestic violence and youth aging out of the foster care system
- Provide affordable Child care

#### **4. Summary of citizen participation process and consultation process**

Morris County follows a Citizen Participation Plan that provides for and encourages the participation in and development of the consolidated plan. Hearings are held that encourage citizen input from residents of low and moderate income neighborhoods, public housing, assisted housing and non-English speaking residents. The County’s Human Services Advisory Committee consults with the Continuum of Care in development of recommendations for funding from the Emergency Solutions grant. The Community Development Revenue Sharing (CDRS) Advisory Committee reviews all the requests for funding from the CDBG and HOME programs and makes funding recommendations to the Board of Chosen Freeholders.

Three hearings were held during development of the Consolidated Plan. The first meeting was an orientation/application meeting where groups and municipalities could learn how to prepare a funding request. This hearing was held on November 13, 2014. The second meeting was held to obtain input on the needs and goals that would be the foundation of the Five Year Consolidated Plan. This hearing was held on December 11, 2014. The third hearing was held on April 23, 2015 to receive comment on the draft plan and annual allocation of funding.

Each of the hearings are advertised in *Daily Record* and posted on the Human Services website. Announcement of the availability of funds included a schedule of hearings. This announcement was sent to all the organizations and municipalities in the county.

In addition to the hearings, meetings were held with several groups to provide input into establishing the objectives for the plan. Meetings were held with the Housing Alliance, the Continuum of Care and the Morris County Housing Authority. Follow up phone conferences, surveys and documents were further used in drafting the Five Year Plan goals and objectives.

#### **5. Summary of public comments**

The Morris County Continuum of Care expressed support for the Consolidated Plan. There were no additional comments received on the Consolidated Plan.

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

Comments were not made that required a change to the Consolidated nor Annual Plan.

#### **7. Summary**

In summary, the Consolidated Plan and Annual Action Plan have been developed with community input and reflects the decisions and history of the Community Development Revenue Sharing (CDRS) Committee in funding allocations.

# The Process

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## ***PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)***

### **1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

**Table 1 – Responsible Agencies**

Agency Role	Name	Department/Agency
CDBG Administrator	MORRIS COUNTY	Morris County Dept of Human Services, CD Office
HOME Administrator	MORRIS COUNTY	Morris County Dept of Human Services, CD Office
ESG Administrator	MORRIS COUNTY	Morris County Dept of Human Services, CD Office

### **Narrative**

The lead agency for the Consolidated Plan (CP) is the Office of Community Development under the Morris County Department of Human Services. The Office serves the 39 municipalities of Morris County through its administration of the American Recovery and Reinvestment Act of 2009, Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant.

### **Consolidated Plan Public Contact Information**

County of Morris Department of Human Services  
Division of Community & Behavioral Health Services  
Office of Community Development  
PO Box 900  
Morristown, NJ 07963

Contact: Tim Tansey, Director of Community Development Programs

Phone: (973) 285-6033

Email: [ttansey@co.morris.nj.us](mailto:ttansey@co.morris.nj.us)

Web site: <http://www.morrishumanservices.org/>

## ***PR-10 Consultation - 91.100, 91.200(b), 91.215(I)***

### **1. Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Administration of Morris County's federal grants programs were moved from the Department of Planning to the Department of Human Services in 2013. This move was made to better facilitate coordination between human services programs and these important federal funding resources. The network of partnerships between the County and regional organizations such as the Continuum of Care, the Fair Housing Committee of the Morris County Human Relations Commission, and the Housing Alliance of Morris County strengthen the impact that the federal funds have in the communities.

The County has entered into inter-local Cooperation Agreements with 37 municipalities to form the Urban County. The remaining two municipalities, Parsippany-Troy Hills and Dover, are part of the HOME consortium. Each of the 37 municipalities may apply for CDBG funding through the County, and housing activity through the HOME Program can be delivered anywhere in the County.

The Office of Community Development collaborates with the Community Development Revenue Sharing (CDRS) Committee, consisting of municipal representatives and other municipal officials in coordinating efforts to meet public facility needs, infrastructure improvements, public service needs, accessibility needs, economic development needs and housing needs. The CDRS Committee recommends which projects receive funding annually. Funding resources and homeless assistance programs are coordinated through the Morris County Continuum of Care.

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

The Department of Human Services had been the lead agency for the Continuum of Care since its inception. In the past year, the COC created a new organizational entity, the Morris County Continuum of Care (CoC). Representatives of the Human Services Department continue to provide staff support for this effort. The Human Services Advisory Committee (HSAC) continues to play a large role in directing county resources to address the needs of homeless persons and persons at risk of homelessness. The HSAC makes funding recommendations on the use of ESG funds to the Board of Chosen Freeholders and vets those recommendations with the COC.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The Morris County Department of Human Services consults with the CEAS Board to develop the funding plan for the use of ESG funds as well as the development of the performance standards, outcome measures and policies and procedures. The CEAS Board is the Human Services planning arm and membership largely overlaps the COC membership. Before anything is finalized, the matter is brought to the COC for review and approval.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

The Office of Community Development actively consulted with a variety of nonprofits, social service providers, community residents, and governmental agencies to determine the needs of the County and better allocate entitlement resources. Focus group meetings were held January 12-14, 2015 with affordable/special needs housing and service providers, business associations, homeless service agencies, community building organizations, economic development officials, neighborhood groups, health and human service providers, and more.

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	MORRIS COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
2	<b>Agency/Group/Organization</b>	HOMELESS SOLUTIONS, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
3	<b>Agency/Group/Organization</b>	Morris Habitat for Humanity, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
4	<b>Agency/Group/Organization</b>	NewBridge Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
5	<b>Agency/Group/Organization</b>	Madison Affordable Housing Corp
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
6	<b>Agency/Group/Organization</b>	COMMUNITY HOPE INC
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
7	<b>Agency/Group/Organization</b>	Interfaith Food Pantry, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
8	<b>Agency/Group/Organization</b>	Catholic Social Services of Morris County, DBA as Hope House
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
9	<b>Agency/Group/Organization</b>	New Jersey AIDS Services
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
10	<b>Agency/Group/Organization</b>	Morris County Family Success Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
11	<b>Agency/Group/Organization</b>	United Way of Northern New Jersey
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
12	<b>Agency/Group/Organization</b>	Child & Family Resources
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
13	<b>Agency/Group/Organization</b>	Morris County Department of Planning & Public Works
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.

14	<b>Agency/Group/Organization</b>	MORRIS COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
15	<b>Agency/Group/Organization</b>	Morris County Human Relations Commission
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.

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

There were no types of agencies that the City did not consult, either through focus group meetings, personal interviews and/or questionnaires.

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

**Table 3 – Other local / regional / federal planning efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2014 Morris County Annual Action Plan	Morris County	Goals of the Strategic Plan relate to previous years' efforts, adjusting based on previous outcomes to maximize benefit of CDBG, HOME, and ESG investments
State of the County, 2014	Morris County Planning Board	Strategic Plan goals rely directly upon the data compiled yearly by the County
Analysis of Impediments to Fair Housing Choice, 2010	Division of Community Development	Strategic Plan goals and objectives will intentionally, affirmatively further fair housing
Morris County Ten-Year Plan to End Homelessness, 2014	Morris County Continuum of Care	The goals of the COC were used in the development of the Strategic plan
ALICE, 2014	United Way of Northern New Jersey	Data and trends from this report influenced the Strategic Plan's funding allocations
Comprehensive Health Plan 2012-2014	Newark EMA HIV Health Services Planning Council	Strategies for serving individuals with HIV/AIDS identified in this plan are aligned with the Strategic Plan
Local Area Plan, 2013	MSW Workforce Investment Board	Strategic Plan acknowledges and addresses needs identified for expanding economic opportunities

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The citizen participation process in Morris County ensures that local municipal officials are engaged in the consolidated planning process. Representatives of the municipalities constitute the CDRS Committee which develops the spending allocation plan each year which implements the Consolidated Plan.

A draft of the Consolidated Plan is sent to The NJ Department of Community Affairs for review and comment as well. Some activities recommended for funding may be used to leverage state grants or housing loans through the NJ Housing and Mortgage Finance Agency.

## ***PR-15 Citizen Participation***

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

Morris County follows a Citizen Participation Plan that provides for and encourages the participation in and development of the consolidated plan. Hearings are held that encourage citizen input from residents of low and moderate income neighborhoods, public housing, assisted housing and non-English speaking residents. The County's Human Services Advisory Committee consults with the CEAS Board and the Continuum of Care in development of recommendations for funding from the Emergency Solutions grant. The Community Development Revenue Sharing (CDRS) Advisory Committee reviews all the requests for funding from the CDBG and HOME programs and makes funding recommendations to the Morris County Board of Chosen Freeholders.

Three hearings were held during development of the Consolidated Plan. The first meeting was an orientation/application meeting where groups and municipalities could learn how to prepare a funding request. This hearing was held on November 13, 2014. The second meeting was held to obtain input on the needs and goals that would be the foundation of the Five Year Consolidated Plan. This hearing was held on December 11, 2014. The third hearing was held on April 23, 2015 to receive comment on the draft plan and annual allocation of funding.

Each of the hearings are advertised in *Daily Record* and posted on the Human Services website. Announcement of the availability of funds included a schedule of hearings. This announcement was sent to all the organizations and municipalities in the county.

In addition to the hearings, meetings were held with several groups to provide input into establishing the objectives for the plan. Meetings were held with the Housing Alliance, the Continuum of Care and the Morris County Housing Authority. Follow up phone conferences, surveys and documents were further used in drafting the Five Year Plan goals and objectives.

The citizen participation process created an opportunity to gain insight into the roles and plans of other organizations and agencies active in serving the community. Their goals and objectives were considered in development of the goals and objectives of the Consolidated Plan.

## Citizen Participation Outreach

**Table 4 – Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Orientation Meeting	Applicants		N/A	N/A	
	Public Hearing	Non-targeted/broad community		Please see attached appendix	All comments were accepted	
	Public Hearing	Non-targeted/broad community		Please see attached appendix	All comments were accepted	

# Needs Assessment

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## *NA-05 Overview*

### **Needs Assessment Overview**

The needs assessment is based on an analysis of housing problems across the Morris County by income level among renters and owners, as well as households with special needs. Additionally, needs were identified through a comprehensive public outreach process that included stakeholder consultation, public hearings, and a review process designed to meaningfully engage citizens.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2007-2011 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50% of its gross income on housing costs.

Supplemental data was drawn from the 2007-2011 ACS and other sources to provide additional context when needed.

## **NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

### **Summary of Housing Needs**

High housing costs reduce economic opportunities and access to prosperity, especially among lower-income households in Morris County. Real incomes in the County have declined while housing costs have risen, resulting in an increase in the need for affordable housing options. Between 2000 and 2011, the median income for County residents actually declined by 3% after adjusting for inflation, while housing costs remained the same or increased. This means that housing costs will take up a relatively larger share of income for households in Morris County. The combination of falling inflation-adjusted income and rising housing costs translates to diminished buying power for households. Given a lack of decent, affordable housing options, the area's lower-income households often face a choice between deficient housing and cost burden.

As the data below shows, the most significant housing issue identified is cost burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, about 36.7% of households in Morris County are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In Morris County, 15.7% of households are severely cost burdened.

Households comprised of single persons in general have more difficulty in affording housing costs than larger households. Elderly households are the most cost-burdened among homeowners, and small related households are the most cost-burdened among renters. With regard to other housing problems, overcrowding is the second most common problem. Overcrowding is less common for homeowner households compared to renter households.

**Table 5 - Housing Needs Assessment Demographics**

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	470,212	491,307	4%
Households	169,794	179,581	6%
Median Income	\$77,236.00	\$98,148.00	27%
	(\$100,891 in 2011 dollars)		(-3% adjusted)

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

## Number of Households Table

**Table 6 - Total Households Table**

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	12,100	13,189	15,965	14,190	124,110
Small Family Households *	2,699	3,909	5,535	5,879	69,890
Large Family Households *	513	768	1,332	1,168	13,770
Household contains at least one person 62-74 years of age	2,410	2,519	3,375	3,031	22,933
Household contains at least one person age 75 or older	3,887	4,308	3,415	1,912	8,541,026
Households with one or more children 6 years old or younger *	1,026	1,810	2,428	2,205	11,907

\* the highest income category for these family types is >80% HAMFI

Data Source: 2007-2011 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

**Table 7 – Housing Problems Table**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	294	155	124	39	612	35	24	93	80	232
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	34	110	8	85	237	30	39	4	14	87
Overcrowded - With 1.01-1.5	154	360	155	194	863	4	54	70	134	262

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
people per room (and none of the above problems)										
Housing cost burden greater than 50% of income (and none of the above problems)	4,279	2,742	991	195	8,207	4,120	4,368	3,613	2,488	14,589
Housing cost burden greater than 30% of income (and none of the above problems)	643	1,719	3,173	1,329	6,864	230	2,124	2,875	3,064	8,293
Zero/negative Income (and none of the above problems)	603	0	0	0	603	522	0	0	0	522

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

**Table 8 – Housing Problems 2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	4,763	3,382	1,285	509	9,939	4,190	4,483	3,779	2,713	15,165
Having none of four housing problems	1,645	2,393	3,544	4,964	4,409	394	2,945	5,930	6,550	15,819
Household has negative income, but none of the other housing problems	603	0	0	0	603	522	0	0	0	522

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

**Table 9 – Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,537	2,136	1,841	5,514	982	1,503	2,130	4,615
Large Related	220	205	327	752	268	524	836	1,628
Elderly	2,049	1,554	946	4,549	2,630	3,854	2,550	9,034
Other	1,422	1,148	1,276	3,846	519	745	1,120	2,384
Total need by income	5,228	5,043	4,390	14,661	4,399	6,626	6,636	17,661

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

**Table 10 – Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Small Related	1,418	1,127	302	2,847	982	1,166	1,574	3,722
Large Related	220	25	168	413	253	389	508	1,150
Elderly	1,586	1,105	343	3,034	2,415	2,236	1,022	5,673
Other	1,347	698	253	2,298	519	655	604	1,778
Total need by income	4,571	2,955	1,066	8,592	4,169	4,446	3,708	12,323

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

**Table 11 – Crowding Information – 1/2**

	Renter					Owner				
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Single family households	188	345	163	229	925	34	93	59	89	275
Multiple, unrelated family households	0	85	0	0	85	0	0	15	58	73
Other, non-family households	0	55	0	50	105	0	0	0	0	0
Total need by income	188	485	163	279	1,115	34	93	74	147	348

Data Source: 2007-2011 CHAS

**Table 12 – Crowding Information – 2/2**

	Renter				Owner			
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Households with Children Present				0				

Data Source: 2007-2011 CHAS

### **Describe the number and type of single person households in need of housing assistance.**

According to CHAS data, there are 49,135 single person households in Morris County, 46.7% of which are cost-burdened. This is higher than the countywide rate of household cost burden (36.7%), which means households comprised of single persons in general have more difficulty in affording housing costs than larger households. When considering tenure, about 51.5% of single person homeowners are cost-burdened, compared to 40.7% of single person renters.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

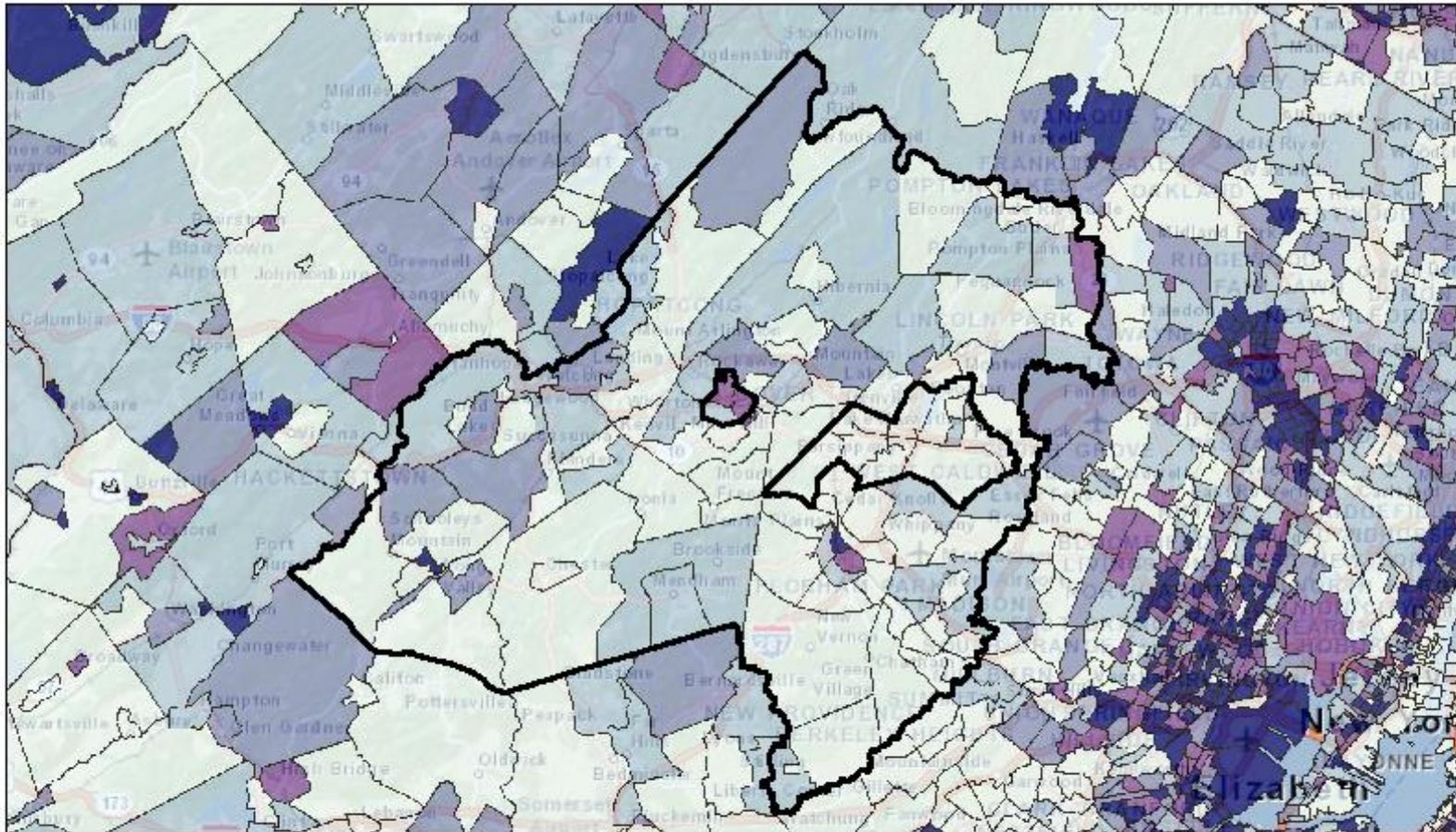
In 2011, 36,757 individuals in Morris County, or 7.6% of the population, reported a disability. About 53% were over the age of 65. Across the County, approximately 9.8% of persons with a disability also live in poverty, compared to 4% of people without a disability. Median earnings for people with a disability were \$31,118, compared to \$50,143 for earners without a disability. These figures underscore the struggle that many Morris County households that include a person with a disability experience in finding and maintaining suitable housing.

According to Jersey Battered Women's Service's 2011 annual report, 79 families were served by temporary emergency housing and 18 by short-term apartment units. The JBWS 24-hour hotline also handled 5,326 calls.

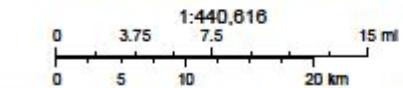
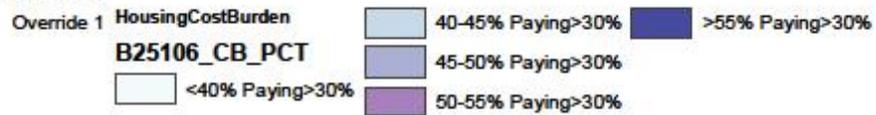
### **What are the most common housing problems?**

The most common housing problem in Morris County is cost burden. There are 8,592 renter-occupied households with housing costs greater than 50% of their income. In particular, households earning 50% of AMI or less represent 87.6% of the renter population with severe cost burden. The problem is worse for renter-occupied households, 20.9% of which are severely cost-burdened compared to 14.1% of owner households. As shown in the following cost burden map, cost burden is more prevalent in the northern part of the County, with concentrated pockets in Morristown, Washington Township, and Dover.

## Morris County - Cost Burden



February 18, 2015



Source: Esri, HERE, DeLorme, USGS, Intermap, Increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MappryIndia, © OpenStreetMap contributors, and the GIS User Community

In addition to cost burden, 17,386 renter households and 23,985 homeowner households experience at one type of housing problem, including cost burden, overcrowding, lack of kitchen facilities and/or lack of complete plumbing.

Overcrowding, the second most common housing problem after cost burden, is experienced by 1,100 renter households. The problem is most severe for renter households earning 31-50% AMI, which accounts for 42.7% of the total number of overcrowded renter households.

**Are any populations/household types more affected than others by these problems?**

Elderly homeowners are the most cost-burdened category, these 9,034 households accounting for 51.2% of all cost-burdened homeowner households. Among renter households, however, the largest cost-burdened category is small related households – 37.6% of all cost-burdened renters. Regarding severe cost burden, likewise, elderly households represent 46.0% of cost-burdened homeowners and small related households account for 33.1% of cost-burdened renters.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. No data exists that would specifically enumerate or describe the at-risk or formerly homeless population or rapid-rehousing recipients nearing termination within the County's jurisdiction. However, according to the County's 2014 point-in-time count, there were 255 homeless families (17% of households counted), which includes both households with children and adult couples without children.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

No estimate of at-risk populations is available.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The County's high housing costs makes it difficult for low-income individuals and families with children to maintain a stable household. According to the CoC's 10 Year Plan to End Homelessness, "One in four households in Morris County is walking a financial tightrope, barely able to afford the area's high cost of living, and one emergency away from homelessness. This population includes the government-defined poor, as well as those technically above the poverty level, but unable to make ends meet. While Morris County is a good place to live for individuals with well-paying jobs, unemployed individuals or individuals making low wages (about 23% of Morris County's residents) face great systemic barriers. And the growing immigrant population that is reluctant to seek services without proper identification and language barriers add to the challenge to assist these individuals. Childcare costs are more than most low-wage workers can afford, at an average of \$1,319 per month for two children. There are limited affordable rentals; in 2012 the vacancy rate was just 4.2% (statewide vacancy was 6%) and though the 'fair market rate' for a one-bedroom apartment was set at \$1,059 per month, the actual median contract rent in 2012 was much higher at \$1,213."

**NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

According to the 2007-2011 ACS, the total population of Native Hawaiian and other Pacific Islanders in Morris County is 74 (0.01% of the total population) and the total population of American Indian and Alaska Natives is 1,040 (0.2% of the total population). Given the low share of these populations, the estimates from the ACS and CHAS datasets may have relatively large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with a housing problem is high for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, one racial/ethnic group in Morris County experiences one or more housing problems at a disproportionate level:

- Black/African American households earning 50-80% AMI

Racial/Ethnic Group	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
% with one or more of four housing problems*				
Jurisdiction as a Whole	89.4%	88.6%	69.6%	53.4%
White	89.2%	87.5%	68.0%	53.9%
Black/African American	81.5%	87.8%	<b>80.9%</b>	33.5%
Asian	92.0%	97.7%	70.2%	46.6%
Hispanic	92.6%	91.1%	74.5%	59.3%

### 0%-30% of Area Median Income

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,810	1,159	1,127
White	7,400	894	834
Black / African American	505	115	59
Asian	458	40	135
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,384	110	55

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,704	1,502	0
White	8,359	1,197	0
Black / African American	540	75	0
Asian	778	18	0
American Indian, Alaska Native	30	0	0
Pacific Islander	0	10	0
Hispanic	1,897	185	0

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## 50%-80% of Area Median Income

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,120	4,864	0
White	8,035	3,788	0
Black / African American	694	164	0
Asian	510	217	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,764	605	0

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,584	6,605	0
White	5,702	4,885	0
Black / African American	153	304	0
Asian	440	504	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,240	850	0

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## ***NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)***

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 persons per room)
- Housing costs greater than 50% of income (i.e., severs cost burden)

According to the 2007-2011 ACS, the total population of Native Hawaiian and other Pacific Islanders in Morris County is 74 (0.01% of the total population) and the total population of American Indian and Alaska Natives is 1,040 (0.2% of the total population). Given the low share of these populations, the estimates from the ACS and CHAS datasets may have relatively large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with a housing problem is highest for the lowest income bracket (0-30% AMI) and decreases as income increases. According to the above definitions, one racial/ethnic group in Morris County experiences one or more severe housing problems at a disproportionate level:

- Asian households earning 30-50% AMI

<b>Racial/Ethnic Group</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>
<b>% with one or more severe housing problems*</b>				
Jurisdiction as a Whole	81.4%	59.5%	31.7%	22.6%
White	81.4%	58.7%	31.2%	21.6%
Black/African American	67.7%	44.4%	25.2%	9.5%
Asian	89.0%	<b>70.7%</b>	32.3%	26.2%
Hispanic	83.0%	65.1%	35.4%	28.5%

## 0%-30% of Area Median Income

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,940	2,045	1,127
White	6,745	1,540	834
Black / African American	420	200	59
Asian	443	55	135
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,244	255	55

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## 30%-50% of Area Median Income

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,849	5,350	0
White	5,618	3,950	0
Black / African American	275	345	0
Asian	563	233	0
American Indian, Alaska Native	30	0	0
Pacific Islander	0	10	0
Hispanic	1,348	724	0

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## 50%-80% of Area Median Income

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,059	10,905	0
White	3,688	8,115	0
Black / African American	219	650	0
Asian	235	493	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	839	1,529	0

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,209	10,960	0
White	2,282	8,285	0
Black / African American	43	408	0
Asian	250	705	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	599	1,500	0

Data Source: 2007-2011 CHAS

The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction:**

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost burdened is defined as paying 30-50% of the household income to housing, and severely cost burdened is defined as paying greater than 50% of the household income to housing. The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden at various levels.

According to the 2007-2011 ACS, the total population of Native Hawaiian and other Pacific Islanders in Morris County is 74 (0.01% of the total population) and the total population of American Indian and Alaska Natives is 1,040 (0.2% of the total population). Given the low share of these populations, the estimates from the ACS and CHAS datasets may have relatively large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with housing cost burdens is high for the lowest income bracket (0-30% MI) and decreases as income increases. Based on the above definitions, no racial/ethnic group in Morris County experiences cost burden at a disproportionate level. One group, Hispanic households paying more than 50% of household income, does not qualify for “disproportionate need” by a very small margin (1.6 percentage points).

Racial/Ethnic Group	<=30%	30-50%	>50%	No/negative income (not computed)
Jurisdiction as a Whole	63.0%	21.1%	15.8%	0.7%
White	64.1%	20.7%	15.2%	0.6%
Black/African American	52.2%	28.1%	19.7%	1.1%
Asian	70.2%	18.1%	11.7%	1.0%
Hispanic	49.8%	26.0%	24.2%	0.7%

## Housing Cost Burden

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,655	16,028	23,601	1,207
White	91,744	29,582	21,728	879
Black / African American	2,742	1,479	1,033	59
Asian	9,427	2,431	1,575	135
American Indian, Alaska Native	15	10	45	0
Pacific Islander	10	0	0	0
Hispanic	7,464	3,893	3,633	100

**Data Source:** 2007-2011 CHAS

***NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)***

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The impact of housing problems in Morris County varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at a rate at least 10 percentage points higher than the County as a whole:

Housing needs

- Black/African American households earning 50-80% AMI

Severe housing needs

- Asian households earning 30-50% AMI

Cost burden

- None

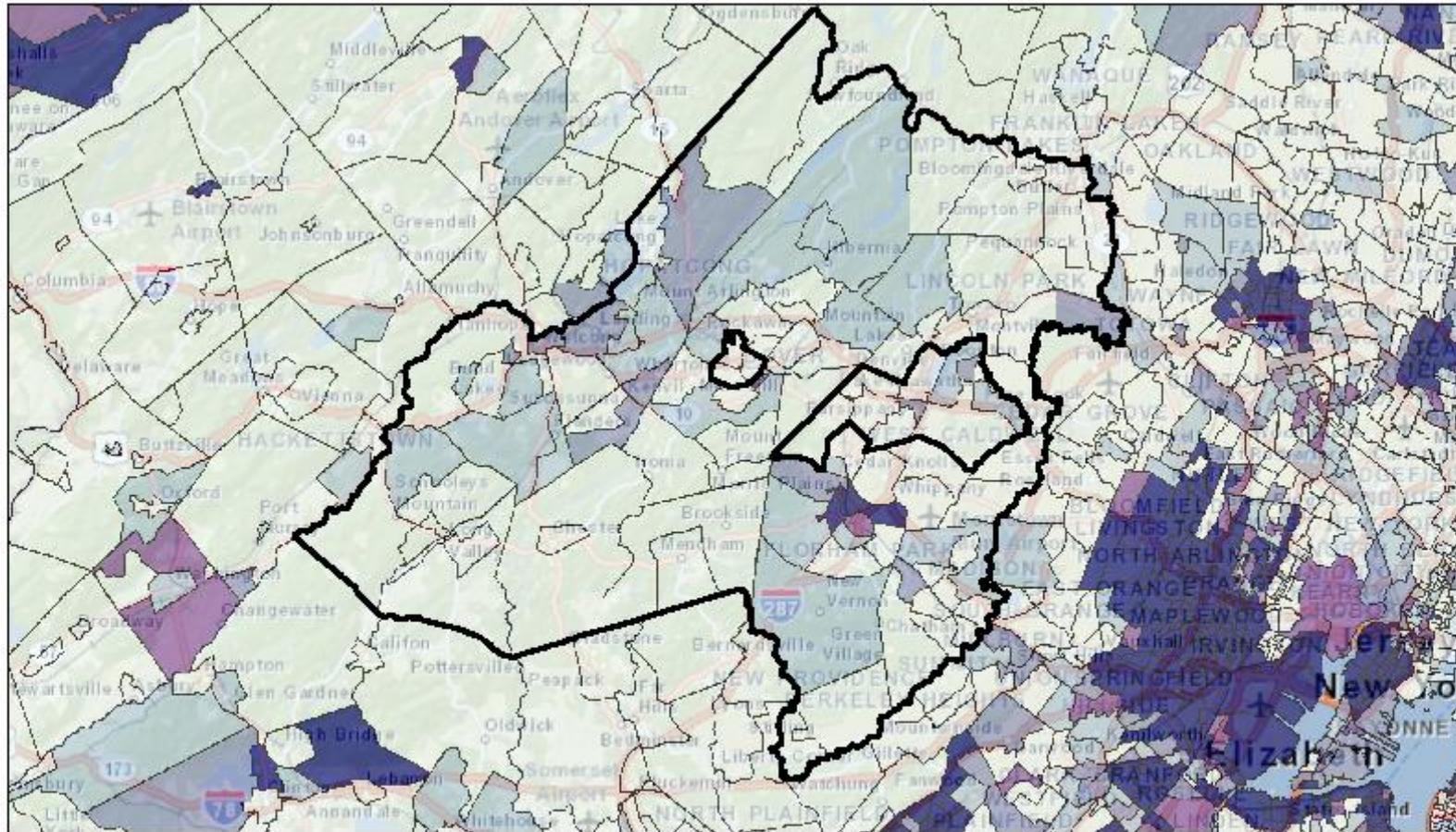
**If they have needs not identified above, what are those needs?**

The needs among races/ethnicities are indicated above. Income categories have more general needs, as described in NA-10 and the Housing Market Analysis.

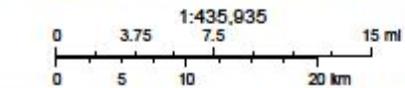
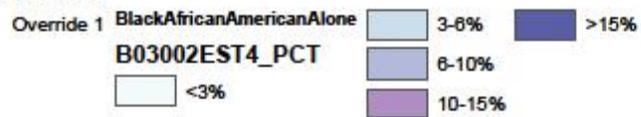
**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The largest concentration of Black/African American population is in Morristown. For Asians, the largest concentration is in the Township of Parsippany-Troy Hills, which is not a part of Morris County's CDBG jurisdictions but is part of the County's HOME Consortium.

## Morris County - Percent of Black Population

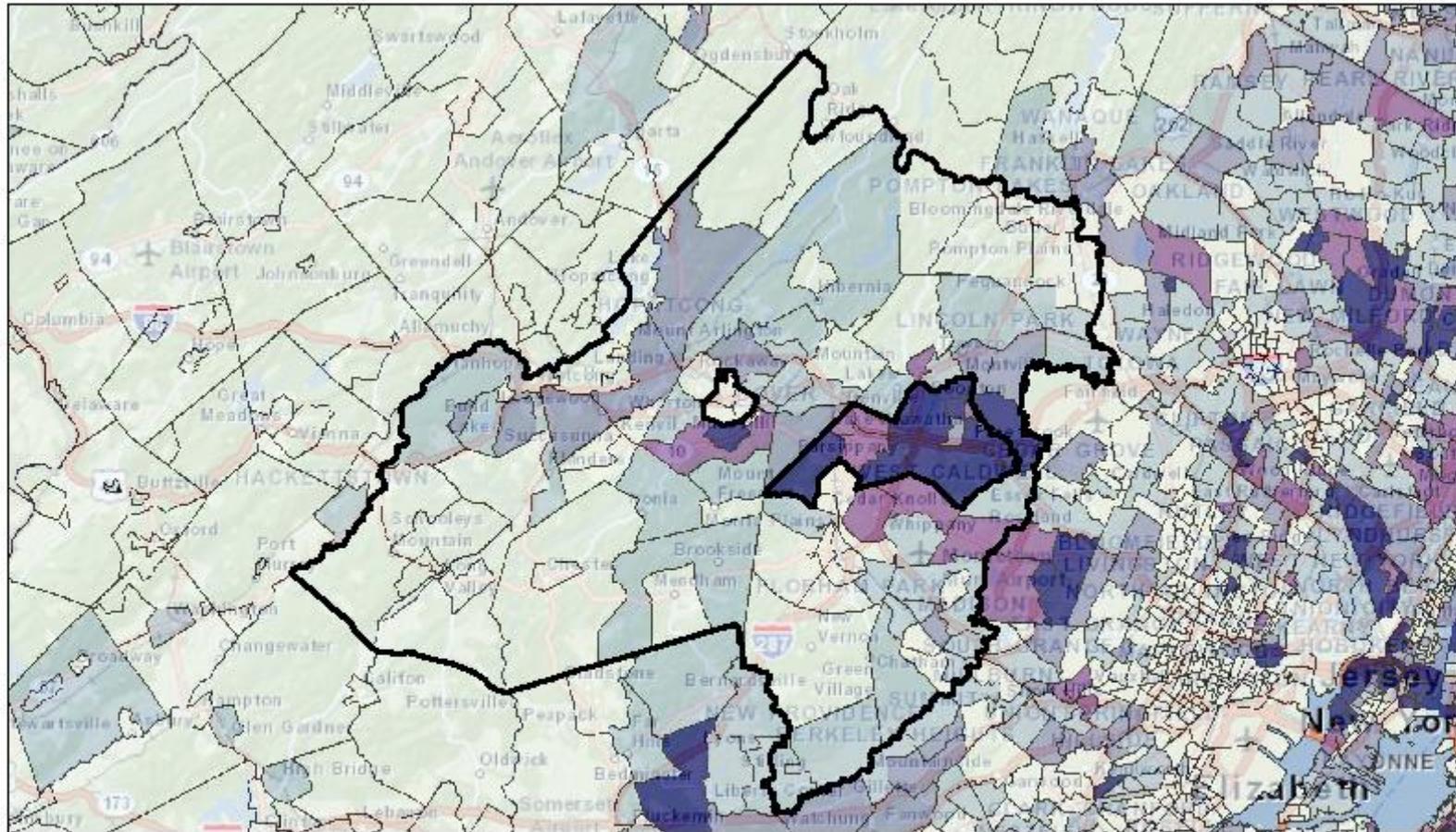


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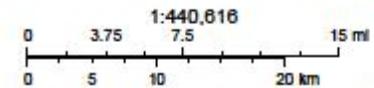
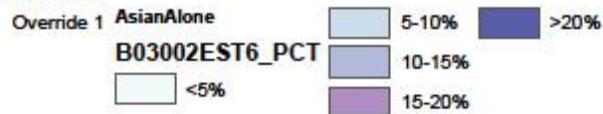


Source: Esri, HERE, DeLorme, USGS, Intermap, Increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapprynda, © OpenStreetMap contributors, and the GIS User Community

## Morris County - Percent of Asian Population



February 18, 2015



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## NA-35 Public Housing – 91.205(b)

### Introduction

There are five housing authorities in Morris County: Boonton, Dover, Madison, Morristown, and Morris County Housing Authority. Each receives either or both public housing operating subsidies or Section 8 rental subsidies.

The Housing Authority of the County of Morris was created by the Morris County Board of Chosen Freeholders in 1972 to develop and manage housing for low- and moderate-income residents of the County. For over thirty years, the Housing Authority has played a major role in providing affordable housing options to low and moderate income senior citizens, families, and people with disabilities.

The mission of the Housing Authority is to enhance the lives of the citizens of the County by creating and sustaining decent, safe, and affordable living environments that foster stability and self-sufficiency for seniors, families, and people with disabilities with low- to moderate-incomes. They assist approximately 1,050 county residents annually.

The data provided by HUD for this plan is based on the Morris County Housing Authority.

### Totals in Use

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

	Certificate	Mod-Rehab	Public Housing	Program Type			Special Purpose Voucher		
				Vouchers Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	301	686	0	685	0	0	0

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

Table 23 – Characteristics of Public Housing Residents by Program Type

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Total	Project-based	Tenant-based	Special Purpose Veterans Affairs Supportive Housing	Voucher Family Unification Program
Average Annual Income	0	0	20,025	17,967	0	17,980	0	0
Average length of stay	0	0	6	5	0	5	0	0
Average Household size	0	0	1	1	0	1	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	167	290	0	289	0	0
# of Disabled Families	0	0	30	189	0	189	0	0
# of Families requesting accessibility features	0	0	301	686	0	685	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

## Race of Residents

**Table 24 – Race of Public Housing Residents by Program Type**

Race	Certificate	Mod-Rehab	Public Housing	Program Type			Vouchers		
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	243	571	0	570	0	0	0
Black/African American	0	0	47	90	0	90	0	0	0
Asian	0	0	10	23	0	23	0	0	0
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type			Vouchers		
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	91	81	0	80	0	0	0
Not Hispanic	0	0	210	605	0	605	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. Of the County's 304 public housing units, 35 (11.5%) meet UFAS accessibility standards, 31 for persons with mobility impairments and 4 for persons with sight/hearing impairments. According to interviews held with Morris County Housing Authority staff, the County does not have a shortage of accessible units. In fact, the Authority has had chronic difficulty in filling their existing accessible units with persons with disabilities. Only 21 of the 35 available units are currently occupied by persons with disabilities.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The greatest needs of households currently living in public housing continue to be stable, decent living conditions and access to opportunity, in the form of employment, education, or transportation connections to neighborhood amenities. The Morris County Housing Authority continues to address the most immediate needs of its public housing residents by keeping the maximum number of housing authority units possible available and in good condition. For Section 8 Voucher Holders, an adequate supply of units affordable and available to eligible applicants remains a need. Some voucher holders have difficulty securing housing for a variety of reasons, most notably poor credit scores or criminal history.

**How do these needs compare to the housing needs of the population at large**

The population at large includes households that share the needs of public housing residents and voucher holders, because the resources available to the agencies running these housing programs are insufficient to meet local need. Until a unit or voucher becomes available, the 1,162 households on the public housing waiting list and 1,927 households on the Section 8 waiting list continue to subsist on extremely low incomes in housing conditions that are likely unaffordable, inadequate, or both.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The following information was collected from the Morris County Continuum of Care’s Ten-Year Plan to End Homelessness, published in July 2014, and the annual Point-in-Time Count, published Point in Time Count, January 27, 2015.

**Table 26 – Homeless Needs Assessment**

Homeless Needs Assessment	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
<b>Persons in Households with Adults and Children</b>	0	152		53	42	278
<b>Persons in Households with Only Children</b>	0	0		0	0	259
<b>Persons in Households with Only Adults</b>	34	232		346	99	475
<b>Chronically Homeless Individuals</b>	9	13		0	9	581
<b>Chronically Homeless Families</b>	0	6		0	0	0
<b>Veterans</b>	1	5		22	6	578
<b>Unaccompanied Youth</b>	73	0		36	5	466
<b>Persons with HIV</b>	13	0		11	2	414

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Of the 1,225 households that were identified as homeless in the Homeless Management Information System (HMIS) in 2012, 57% identified experiencing 0 or 1 episodes of homeless. For 43% of these households, the duration of their homelessness lasted between 0 and 30 days, which was the most common experience among the homeless households. Only 8% (103 households) were identified as being chronically homeless in these programs during 2012, which is slightly lower than the number of chronic households found in the January 2013 Point in Time Count. Chronic homelessness is defined as an individual or family that has been homeless (living or residing in a place not meant for habitation, safe haven, or emergency shelter) for at least one year or on at least four separate occasions in the last three years and has a head of household that can be diagnosed with a disabling condition.

During the 2012 calendar year, 476 households were served in the 70 units available in the HMIS participating emergency shelter programs. In looking at the 625 total households served, the average length of stay in the emergency shelter was 61 days. During the same 2012 calendar year, 148 households were served in 102 units of transitional housing, which includes the 20 units from the Safe Haven in the County. The average length of stay in these transitional housing programs was 302 days or approximately 10 months.

**Table 27 – Nature and Extent of Homelessness**

Nature and Extent of Homelessness	Estimate the # of persons experiencing homelessness on a given night	
	Sheltered	Unsheltered
<b>Race:</b>		n/a
<b>White</b>	94	
<b>Black or African American</b>	45	
<b>Asian</b>	0	
<b>American Indian or Alaskan Native</b>	13	
<b>Pacific Islander</b>	0	
<b>Ethnicity</b>		
<b>Hispanic</b>	66	
<b>Non Hispanic</b>	86	

Source: Point in Time Count, January 27, 2015

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to 2012 HMIS data, 83% (1,209) of households served were individuals, while the remaining 17% (255) represented families which included both households with children and adult couples without children. About 71% (181) of families were single parent households, 92% of which had a female head of household. The average family household size throughout all program categories was 3 persons.

Of adults served by HMIS-participating programs in 2012, 76 (5%) 2012 identified themselves as a veteran.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The large majority the population served by HMIS-participating programs (82%) identified their race as white, and 85% identified their ethnicity as Non-Hispanic.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

During 2012, 1,464 households composed of 1,890 persons were served in HMIS-participating support service, emergency shelters, outreach, and transitional housing programs within Morris County, with 1,225 of those households identified as homeless.

On January 30, 2013, Morris County set out to count the homeless present in their homeless service system in the Annual Point in Time Count (PIT). During that night's count, a total of 258 households composed of 346 persons were counted as homeless. This number consisted of 57 households with children and 201 individual households. Of these, 46 (18%) were unsheltered and 16% (41) were identified as chronically homeless.

## ***NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)***

### **Introduction:**

Persons with special needs include the elderly and frail elderly, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction, and persons living with HIV/AIDS. Many persons with special needs also have very low incomes.

### **Describe the characteristics of special needs populations in your community:**

#### *Elderly*

Elderly persons are more likely to live on fixed, very low incomes or require special supportive service to complete their daily routines. This means elderly residents especially need affordable housing options and easy access to service providers.

Representatives from organizations that work with seniors indicate that there is a growing need for affordable senior housing. American Community Survey data from 2011 for Morris County shows a 22% increase in population of people age 65 and over, from 54,530 in 2000 to 66,664 in 2011. This growth rate is five times greater than for the population overall (22%).

According to CHAS data, 31.4% of households in the County contain at least one person age 62 or over. Over 35% of these households are low-income, earning 80% or less of the area's median family income. In addition, the Census reported that 30% of persons 65 years and over had at least one disability in 2011.

#### *People Living with Disabilities*

There were 36,917 persons with disabilities in Morris County in 2011, representing 7.6% of the population. The two most common disabilities reported were ambulatory, meaning difficulty walking or moving around, independent living, and hearing. Because ambulatory disabilities are correlated with increasing age, and the number of senior citizens in the County is rising, the demand for accessible housing units is expected to increase in the future. Approximately 9.8% of persons with a disability also live in poverty, compared to 4% of persons with no disabilities.

#### *Substance Abuse and Addiction*

No specific data on the housing needs of non-homeless persons with alcohol or other addictions is available for Morris County. However, numerous stakeholders mentioned throughout the interview and survey process the high quality of supportive services available throughout the County.

For example, Community Hope's mission is to "create a brighter future for individuals recovering from mental illness and substance abuse by providing housing and services in a dignified, respectful, and

person-centered way.” They provide housing and/or services to about 200 mental health consumers each day in Morris, Somerset, Sussex and Warren Counties.

According to a Community Hope representative, there is a lack of affordable housing for individuals with modest earnings in Morris County. Individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services in addition to housing that they can afford. Public and private sources have much smaller funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

See above estimates.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the New Jersey Department of Health, there were 827 persons living with HIV/AIDS in Morris County as of December 31, 2013. Approximately 27.3% were female, 72.7% were male. Only 1.7% were under the age of 24, 24.8 % between the ages of 25 and 44, and the majority (73.5%) over the age of 45. The race of most cases was white (51%), with the remaining cases split evenly between Hispanics (24%) and African Americans (22%). The fatality rate of HIV/AIDS cases in the County has been declining steadily since 1990, from 75% down to 0% with a peak of 78% in 1991.

## ***NA-50 Non-Housing Community Development Needs – 91.215 (f)***

### **Describe the jurisdiction's need for Public Facilities:**

Through CDBG funds, the County can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons).

The need for public facilities and/or improvements to such facilities in the County occurs at the local community level. As a growing county with an increasingly diverse population, the need to improve County and local facilities is constant. In general, the top priorities for most municipalities in the County involve facilities that target under-served and special needs populations such as seniors, veterans, youth, and persons suffering from substance abuse.

### **How were these needs determined?**

The County facilitated a series of stakeholder interviews and focus groups in which it requested feedback on needs across the community.

### **Describe the jurisdiction's need for Public Improvements:**

Through CDBG funds, the County can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

The diverse nature of the municipalities in Morris County translate to varied needs for public infrastructure improvements, such as business district revitalization, sidewalk improvements, and park improvements specific to individual local conditions. The County will prioritize infrastructure spending that is focused to create the maximal possible neighborhood benefit. However, the limited amount of CDBG resources and the extensive competing demands for these resources severely restrict the number and type of projects that can be undertaken.

The County oversees approximately 296 miles of county road and 115 county bridges (road and rail) in constant need of repair and upgrade. This need will only increase as population increases over time. Within income-eligible areas, project funding requests typically involve

One recent trend is that many communities are seeking to expand pedestrian/bicycle infrastructure and have embraced a complete streets transportation policy and design approach to transportation. This requires streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Communities that have specifically identified complete streets policies to date include Chatham Borough, Hanover, Montville, Morristown, Chester, Denville, Dover, Long Hill, Madison, Mt. Arlington, and Randolph.

**How were these needs determined?**

The County facilitated a series of stakeholder interviews and focus groups in which it requested feedback on needs across the community.

**Describe the jurisdiction's need for Public Services:**

Through CDBG funds, the County can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and child care and health services.

The community service needs of Morris County include senior citizen services, affordable childcare and children's services, recreation programs for all ages, transportation services, employment training, housing counseling, and various gap-filling services to complement and increase the effectiveness of physical investments in improving conditions for these groups. It is also the County's goal to assist supportive program providers, especially for persons with disabilities, victims of domestic violence, and youth aging out of the foster care system.

**How were these needs determined?**

The County facilitated a series of stakeholder interviews and focus groups in which it requested feedback on needs across the community.

# Housing Market Analysis

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## *MA-05 Overview*

### **Housing Market Analysis Overview:**

Morris County is the northwestern suburban edge of the greater Newark-New York City metropolitan area. According to the 2010 Census, Morris County has the tenth highest median household income of all US counties. It is often ranked as one of the best counties in the nation to raise a family, with one-third of the county's households containing children under 18. However, Morris is also a diverse county, with 39 distinct municipalities. Two of those communities, the Town of Dover and Township of Parsippany-Troy Hills, are not CDBG participating jurisdictions but are part of the County's HOME Consortium.

This market analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ultimately, the County is working to ensure that a mix of housing types exists within each community to accommodate households of all types and income levels. The HOME Consortium's housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The housing stock in Morris County is principally single-family (67%) and owner-occupied (76%). The County's multi-family units are divided roughly evenly between small (fewer than 4 units), medium (5-19 units), and large (20 units or more) buildings. Renter-occupied housing is concentrated in Morristown, Parsippany, Dover, and Budd Lake. With a county-wide median home value of \$463,200, the need for more affordable housing, both owner- and renter-occupied, is strong throughout the community.

Of the nearly 137,000 owner-occupied units in the County, 82% consist of three or more bedrooms. This is in stark comparison to renter-occupied units, of which only 18% include three or more bedrooms. In addition, one-bedroom units are the largest category of renter-occupied housing but the smallest category of owner-occupied housing. Nearly half of renter households live in one-bedroom units.

### All residential properties by number of units

Table 28 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	126,665	67%
1-unit, attached structure	14,157	7%
2-4 units	13,033	7%
5-19 units	18,967	10%
20 or more units	15,748	8%
Mobile Home, boat, RV, van, etc.	674	0%
<b>Total</b>	<b>189,244</b>	<b>100%</b>

Data Source: 2007-2011 ACS

### Unit Size by Tenure

Table 29 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	317	0%	1,452	3%
1 bedroom	4,787	4%	19,249	45%
2 bedrooms	19,651	14%	14,548	34%
3 or more bedrooms	111,830	82%	7,747	18%
<b>Total</b>	<b>136,585</b>	<b>100%</b>	<b>42,996</b>	<b>100%</b>

Data Source: 2007-2011 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The County administers a variety of housing programs to assist low- and moderate-income residents to afford and maintain housing. These are funded primarily through federal Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant programs, through which the County utilizes public funds to address the priority needs and specific objectives identified in the Consolidated Plan.

The lack of affordable housing in the County is a major obstacle for residents. This lack of affordable housing particularly affects low- and middle-income households, seniors, people with disabilities, single head of households, and young adults. To foster the development of affordable housing, Morris County utilizes HOME resources to expand housing opportunities. In FY 2013, the County assisted 183 low-income households through a combination of its CDBG and HOME activities.

The Housing Authority of the County of Morris operates seven complexes totaling 423 units for families and the elderly. In addition, there are four local housing authorities within the County that operate in Boonton, Dover, Madison, and Morristown.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to the National Low Income Housing Coalition's National Housing Preservation database on expiring project-based rental assistance (PBRA), which includes project-based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME, there are 615 units in Morris County at-risk for conversion to market-rate units. In the absence of intervention to preserve the affordability of these units, this would occur when the rental assistance or affordability period expires within the next five years.

From 2015 through 2018, the National Housing Preservation database indicates that the affordability designation is set to expire for units funded through these programs. Because significant government funding has been invested in these properties, this housing is some of the most affordable housing in the County. Morris County will continue to monitor this database over the next five years to assess if and when any units could be lost due to expiring contracts and what actions the County can take to preserve these units.

**Does the availability of housing units meet the needs of the population?**

No. Like most of the nation, Morris County is currently experiencing a significant shortage of affordable and available rental units for extremely low-, low-, and even moderate-income households. There is also a concern for providing housing for lower income renters as federal housing subsidies expire. Stakeholder interviews indicated that the regionally determined fair market rent value is not reasonable given Morris County's expensive housing costs.

As demonstrated by the CHAS data analyzed in the Needs Assessment, more renters as a whole than owners experience one or more housing problems. However, cost-burden is a problem for both owners and renters. Affordability is a major barrier for most residents in the County, renters and homeowners.

**Describe the need for specific types of housing:**

There is need for safe, sanitary, and affordable housing throughout Morris County. Specifically, there is a strong need for housing affordable to households earning less than 80% of the median income, and practical options are needed to ensure that the growing number of elderly households can either age in place or be accommodated in smaller, accessible, and low-maintenance units.

## **MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)**

### **Introduction**

Housing costs have increased since 2000 for both homeowners and renters. In addition, Morris County is one of the more expensive places to live in the State, with the 2011 median contract rent 19% higher than the State's median (\$979) and third-highest out of all counties in the State.

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 1,864 rental units identified as affordable to households below 30% of HUD-adjusted Median Family Income (HAMFI) represents 4.3% of the rental housing inventory in the County. This supply of units does not come close to accommodating the 12,100 households earning less than 30% HAMFI.

In Morris County, the 2011 Fair Market Rent (FMR) for a two-bedroom apartment was \$1,202. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$4,007 monthly or \$48,084 annually. Assuming a 40-hour work week, 52 weeks per year, the level of income translates into a Housing Wage of \$23.12.

In Morris County, a minimum-wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum-wage earner must work 128 hours per week, 52 weeks per year. The monthly rent affordable at minimum wage for a 40-hour work week in Morris County is \$377.

### **Cost of Housing**

**Table 30 – Cost of Housing**

	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Median Home Value	250,400 (\$327,089 in 2011 dollars)	463,200	85% (42% adjusted)
Median Contract Rent	813 (\$1,062 in 2011 dollars)	1,169	44% (10% adjusted)

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

**Table 31 - Rent Paid**

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	4,322	10.1%
\$500-999	9,935	23.1%
\$1,000-1,499	18,778	43.7%
\$1,500-1,999	5,713	13.3%
\$2,000 or more	4,248	9.9%
<b>Total</b>	<b>42,996</b>	<b>100.0%</b>

**Data Source:** 2007-2011 ACS

## Housing Affordability

Table 32 – Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,864	No Data
50% HAMFI	3,970	862
80% HAMFI	14,276	2,279
100% HAMFI	No Data	5,978
<b>Total</b>	<b>20,110</b>	<b>9,119</b>

Data Source: 2007-2011 CHAS

## Monthly Rent

Table 33 – Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$971	\$1,007	\$1,202	\$1,550	\$1,772
High HOME Rent	\$1,013	\$1,059	\$1,265	\$1,499	\$1,653
Low HOME Rent	\$793	\$850	\$1,021	\$1,179	\$1,316

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

No. The table above shows that there is insufficient housing for extremely low- and low-income households in County. According to CHAS data analyzed in the Needs Assessment, there are 25,289 households earning between 0% and 50% of the median family income in the County. However, there are only 6,696 housing units affordable to these households, accommodating for just 26% of this population. Similarly, there are 30,155 households earning between 50% and 100% of the median family income, but only 22,533 units affordable to them. This represents approximately 75% of this population.

### How is affordability of housing likely to change considering changes to home values and/or rents?

According to the table above, between 2000 and 2011 the median home value and median contract rent in Morris County increased by 42% and 10%, respectively, after adjusting for inflation. Over the same time period, the median household income has decreased in terms of real dollars by -1.22% for homeowners and -10.53% for renters. This means that housing has become less affordable overall during the past ten years. If these trends continue, the cost of housing increasing while household earnings are decreasing, this housing affordability will become and even higher barrier for all County residents.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The County's median contract rent (\$1,169) is higher than the FMR/HOME rent of efficiency and one-bedroom units and lower than the cost of units with two or more bedrooms. This means that a household receiving a tenant-based rental subsidy should be able to afford most homes within Morris County.

However, housing costs in the County are among the highest in the State. As housing construction and rehabilitation costs rise, it will be increasingly difficult to produce affordable housing. Developing new units of affordable housing continues to one of the County's primary goals.

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

The following data provides an overview on the condition of housing in Morris County.

### **Definitions**

Standard Condition: No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

Housing Conditions: Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

### **Condition of Units**

**Table 34 - Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	47,923	35%	17,770	41%
With two selected Conditions	592	0%	1,273	3%
With three selected Conditions	307	0%	29	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	87,763	64%	23,913	56%
<b>Total</b>	<b>136,585</b>	<b>100%</b>	<b>42,996</b>	<b>100%</b>

Data Source: 2007-2011 ACS

## Year Unit Built

Table 35 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,101	8%	3,731	9%
1980-1999	34,139	25%	8,851	21%
1950-1979	64,458	47%	20,868	49%
Before 1950	26,887	20%	9,546	22%
<b>Total</b>	<b>136,585</b>	<b>100%</b>	<b>42,996</b>	<b>101%</b>

Data Source: 2007-2011 CHAS

## Risk of Lead-Based Paint Hazard

Table 36 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	91,345	67%	30,414	71%
Housing Units build before 1980 with children present	7,757	6%	1,583	4%

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

Table 37 - Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

## Need for Owner and Rental Rehabilitation

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. A common age threshold used to signal a potential deficiency is around 50 years or more. The age of the housing stock in Morris County is comparable to the US. Over 19.5% of the nation's overall housing stock was built before 1950; for Morris County, 20.4% of units were built before 1950.

Renter-occupied housing units are slightly more likely to be newer or older than owner-occupied units. Both owner- and renter-occupied housing units exhibit similar shares for households built in the four time periods presented in the table below, suggesting that both owner and rental units may require rehabilitation from normal wear and tear.

Renter-occupied units have a slightly higher prevalence (44%) of having at least one selected condition than owner-occupied units (35%). It is uncommon for both owner- and renter-occupied units to have more than one selected condition. This may indicate that more renter-occupied than owner-occupied units require rehabilitation, although “selected condition” includes cost burden and overcrowding, which are not reflections of the physical state of the unit.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint.

According to 2007-2011 CHAS data, 4,320 low- and moderate-income households (80% HAMFI and below) with at least one child age 6 or younger live in a housing units built before 1980. These households, 2.41% of all households, are at risk for lead-based paint.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Housing Authority of the County of Morris was created by the Morris County Board of Chosen Freeholders in 1972 to develop and manage housing for low and moderate income residents of the County. For over thirty years, the Housing Authority has played a major role in providing affordable housing options to low and moderate income senior citizens, families and people with disabilities. Their mission is to enhance the lives of the citizens of the county by creating and sustaining decent, safe, and affordable living environments that foster stability and self-sufficiency for seniors, families, and people with disabilities with low to moderate incomes.

The data tables presented in this section were pre-populated by the HUD eCon Planning Suite. In many instances, the data is either incorrect or out of date. Where data was available, supplemental tables are provided.

### Totals Number of Units

**Table 38 – Total Number of Units by Program Type**

	Certificate	Mod-Rehab	Public Housing	Program Type						
				Total	Project - based	Vouchers			Special Purpose Voucher	
						Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			304	634				0	0	0
# of accessible units										

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

The Housing Authority maintains 304 units of public housing across five developments, plus an additional 119 units in two rural developments that are not public housing. In total, the Authority operates 175 units for elderly residents ranging from studios to two-bedrooms, and 129 units available for families that are one- to three-bedrooms. In general, all of the Housing Authority’s developments have consistently high occupancy rates.

Development	Municipality	Elderly Units	Family Units	Total Units	Occupancy Rate
India Brook Village	Randolph Township	100	0	100	99%
Pleasant View Village	Rockaway Township	75	0	75	99%
Green Pond Village	Rockaway Township	0	40	40	100%
Bennett Avenue	Randolph Township	0	32	32	100%
Peer Place	Denville Township	0	57	57	98%

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

According to interviews with the Morris County Housing Authority, all of the Authority’s public housing stock is in good condition, with only minor rehab and regular maintenance needed.

Per HUD’s website, the following table contains the most recent (2014) inspection scores for LHA properties, with 100 being a perfect score.

**Public Housing Condition**

**Table 39 - Public Housing Condition**

Public Housing Development	Average Inspection Score
India Brook Village	90.08
Pleasant View Village	91.80
Green Pond Village	89.91
Bennett Avenue	91.24
Peer Place	96.07

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Currently, Morris County Housing Authority's restoration and revitalization needs consist only of maintenance and repair activities.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Similarly, Morris County Housing Authority's strategy for improving living environments is based on regular unit and building maintenance and repair.

**MA-30 Homeless Facilities and Services – 91.210(c)**

**Introduction**

As a participant in the Morris County Continuum of Care, the County and its partners work to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations. While the following HUD-populated table provides no summary-level data, a comprehensive description of local facilities follows.

**Facilities and Housing Targeted to Homeless Households**

**Table 40 - Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	73	0	64	86	4
Households with Only Adults	59	99 OTA beds not separated families and individuals	77	131	13
Chronically Homeless Households	0	0	0	7	3
Veterans	0	0	0	42	0
Unaccompanied Youth	0	0	0	0	0

## **Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The following organizations provide many services to their clientele, including but not limited to counseling, case management, life skills training, financial literacy classes and victim advocacy, all of which help residents to develop the skills and knowledge to transition into permanent supportive housing or independent living and to maintain steady employment.

- **Mental Health Treatment** is provided through the community mental health centers operated by St. Clare's Hospital and NewBridge Services, Inc. Morristown Memorial, St. Clare's, and Chilton hospitals all provide psychiatric emergency services and prescription assistance. The Mental Health Association of Morris County provides information and referral, and a psychiatrist provides weekly treatment for homeless individuals who cannot otherwise access treatment. First Call for Help, Our Promise, and the Collaborative Support Programs of NJ self-help centers all provide information and referral. Other mental health providers include Community Hope, Family Service of Morris County, Hope House, and Family Intervention Services.
- **Alcohol and Drug Abuse** treatment is provided through Morristown Memorial and St. Clare's Hospitals. CURA, Inc. provides prevention services for Spanish speaking individuals. Market St. Mission, Hope House, NewBridge Services, Inc., DayTop, and Family Service of Morris County, all private non-profit agencies, provide counseling, education, and prevention services. Mrs. Wilson's, Turning Point, and Sunrise House accept people with substance abuse and mental illness. St. Clare's Hospital provides an array of substance abuse services as well as transportation. The Mental Health Association of Morris County incorporates substance abuse services into the outreach and clinical case management services provided.
- **Physical Health** services are provided by the Community Soup Kitchen and Outreach Center and Faith Kitchen, which have public health nurses; and St. Clare's Hospital, which operates a mobile clinic for people who are homeless/underserved. Morristown Memorial and St. Clare's Hospitals offer family health/dental clinics.
- Services for **Victims of Domestic Violence** are offered by Jersey Battered Women Services. The Morris County Sexual Assault Center operated by Morristown Memorial Hospital offers programs and services devoted to survivors, their families, and their partners.
- Morris County operates a Drug Court Program that is a partnership between the legal system, substance abuse treatment providers and other community organizations. Homeless Solutions, Inc. works with the county probation/parole officers and the NJ Administrative Office of the Courts that operate an Intensive Supervision Program. Family Service of Morris County provides a liaison to the county jail and county jail personnel participate in the Acute Care Subcommittee (of the Morris County Mental Health Professional Advisory Committee)
- **HIV/AIDS** related care is provided by the New Jersey AIDS Service, Inc (Eric Johnson house), the Zufall Health Center in Dover, the Family Health Clinic at Morristown Memorial Hospital, and the Hope House AIDS Center.
- **Employment/education/training** is provided on-site at some shelter and transitional living facilities. For others, linkage and transportation is provided to area adult schools, the county

vocational technical school, and the County College of Morris. St. Clare's and the Mental Health Association in NJ/Career Connections offer supportive employment services for individuals in recovery from mental illness. Morris County has a One-Stop Career Center.

- **Childcare** slots are reserved at Children on the Green and Morristown Neighborhood House. Transportation is provided by service providers. Clients are referred to the Office of Temporary Assistance for medical transportation.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Emergency Shelters and Services available to people who are homeless in the County include:

- Family Promise of Morris County - serving families with children
- Homeless Solutions, Inc. - Safe Haven, and an emergency shelter for family with children, and for men
- Jersey Battered Women's Service - serving families with children
- Market Street Mission - serving single males
- Office of Temporary Assistance - Supportive Services to the Homeless – serving a mixed population

Transitional Housing opportunities in the county include:

- Jersey Battered Women's Service - serving families with children
- Homeless Solutions, Inc. - Transitional Housing - serving families with children
- Roots and Wings - serving unaccompanied young males and females
- Market Street Mission - serving single males
- The Eric Johnson House - serving single males and females with AIDS

Permanent Supportive Housing opportunities in the county include:

- Family Promise of Morris County - serving families with children
- Mental Health Association of Morris County - serving single males and females
- Community Hope - serving single males and females
- Homeless Solutions, Inc. - serving families with children.

Agencies working to assist people who are homeless gain access to permanent housing include:

- Homeless Solutions, Inc. - working to increase the stock of affordable housing.
- The Housing Partnership of Morris County conducts rental readiness and first-time homebuyer seminars and distributes a housing guide which lists affordable units.



## ***MA-35 Special Needs Facilities and Services – 91.210(d)***

### **Introduction**

The Morris County Department of Human Services provides a wide array of services to persons with special needs. Though limited, housing is provided to those unable to live independently. Information and referral is provided to numerous local agencies that provide specific services. Services for persons with HIV/AIDS is provided through funding from the Ryan White program administered by the City of Newark.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals. Various populations with special needs require supportive housing. For some individuals, supportive housing is needed because they are unable to undertake the activities of daily living without assistance. The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Morris County Department of Human Services provides information, referrals, and help to link residents to publicly funded community mental health services. With oversight of the Freeholder appointed Mental Health Substance Abuse Advisory Board, they also act as service system and client advocates when needed.

Residential and supportive services are available from partner organizations, ranging from 24-hour support to supportive independent living models. The emphasis of these services is on helping individuals become more self-sufficient, thereby reducing the need for hospitalization. Services include daily living assistance, counseling, crisis intervention, case management, and integrated substance abuse supports. Assistance is also provided to families of clients.

Residential and supportive housing in Morris County is available through: NewBridge Services, Saint Clare's Behavioral Health, Community Hope, Mental Health Association of Morris County, and New Jersey AIDS Services.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The County assists human service activities through its annual budget allocations from the CDBG program. These supportive funds assist local human service organizations with their operating costs. During FY15, CDBG and HOME funding will be used to support two special needs housing programs: Special Homes of NJ Group Home Renovation and development of a senior housing project in Morris Plains.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

See response to prior question.

## ***MA-40 Barriers to Affordable Housing – 91.210(e)***

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Barriers to affordable housing identified in the county's 2010 Analysis of Impediments to Fair Housing include:

- The lack of affordable housing, particularly for low-and middle-income households, seniors, people with special needs, single head of households, and young adults.
- Due to the backlash from sub-prime lending practices and the subsequent foreclosure crisis, banks have tightened their lending guidelines to the point where obtaining a standard fixed mortgage is very difficult. This further impedes the process of acquiring affordable housing for those who may have been viable candidates.
- Insufficient federal and state resources for affordable housing initiatives, such as programs and resources to build housing, provide rental assistance and tax credits for homebuyers.
- New Jersey's property taxes are the highest in the nation by the per capita measure and 2nd highest as a percentage of income.
- The New Jersey Highlands Act restricts development within the delineated Highlands Protection Area. With the diminishment of available land, the cost of remaining land will rise, affecting existing and future stock of affordable housing.
- The New Jersey State Development and Redevelopment Plan has had influence over land use through its designation of all areas in NJ as 1 of 5 different Planning Areas, each with associated growth expectations. Implications for development constraints indicate an increase in costs for affordable housing.
- The development approval process, e.g. state and regional agencies, county and municipal planning boards, utility authorities, and soil conservation districts, is time-consuming and therefore increasing cost of development
- Impact fees associated with new development e.g., roads, sewer, water, and other public facilities, result in the costs being passed along to the new homeowners and renters.
- NIMBYism hinders affordable housing proposals.

## ***MA-45 Non-Housing Community Development Assets – 91.215 (f)***

### **Introduction**

In determining priorities for the allocation of federal funds, Morris County has recognized the need to foster a competitive local economy that expands economic opportunities for present and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

### **Economic Development Market Analysis**

#### **Business Activity**

**Table 41 - Business Activity**

<b>Business by Sector</b>	<b>Number of Workers</b>	<b>Number of Jobs</b>	<b>Share of Workers %</b>	<b>Share of Jobs %</b>	<b>Jobs less workers %</b>
Agriculture, Mining, Oil & Gas Extraction	297	326	0	0	0
Arts, Entertainment, Accommodations	14,181	17,314	8	9	1
Construction	6,719	8,525	4	4	1
Education and Health Care Services	29,847	35,848	17	18	1
Finance, Insurance, and Real Estate	18,222	14,436	10	7	-3
Information	5,975	5,431	3	3	-1
Manufacturing	15,080	20,087	8	10	2
Other Services	7,281	8,288	4	4	0
Professional, Scientific, Management Services	29,309	28,566	16	14	-2
Public Administration	0	0	0	0	0
Retail Trade	21,169	25,551	12	13	1
Transportation and Warehousing	5,241	4,916	3	2	0
Wholesale Trade	11,999	12,578	7	6	0
<b>Total</b>	<b>165,320</b>	<b>181,866</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

**Table 42 - Labor Force**

Total Population in the Civilian Labor Force	227,395
Civilian Employed Population 16 years and over	213,247
Unemployment Rate	6.22
Unemployment Rate for Ages 16-24	10.93
Unemployment Rate for Ages 25-65	4.66

Data Source: 2007-2011 ACS

**Table 43 – Occupations by Sector**

Occupations by Sector	Number of People
Management, business and financial	75,825
Farming, fisheries and forestry occupations	6,962
Service	13,529
Sales and office	54,819
Construction, extraction, maintenance and repair	11,738
Production, transportation and material moving	7,737

Data Source: 2007-2011 ACS

## Travel Time

**Table 44 - Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	106,698	54%
30-59 Minutes	62,875	32%
60 or More Minutes	27,375	14%
<b>Total</b>	<b>196,948</b>	<b>100%</b>

Data Source: 2007-2011 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

**Table 45 - Educational Attainment by Employment Status**

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	5,616	523	3,007
High school graduate (includes equivalency)	33,657	3,185	8,426
Some college or Associate's degree	38,711	2,818	7,980
Bachelor's degree or higher	103,185	4,206	18,953

Data Source: 2007-2011 ACS

Educational Attainment by Age

**Table 46 - Educational Attainment by Age**

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	353	742	870	1,962	3,424
9th to 12th grade, no diploma	2,990	1,148	1,139	3,285	4,511
High school graduate, GED, or alternative	7,870	7,186	11,131	26,951	20,308
Some college, no degree	11,669	6,091	8,465	20,414	8,115
Associate's degree	1,476	2,564	4,199	7,878	2,191
Bachelor's degree	4,675	16,823	23,143	36,904	10,646
Graduate or professional degree	262	6,552	14,572	28,414	8,209

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

**Table 47 – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,023
High school graduate (includes equivalency)	37,470
Some college or Associate's degree	46,445
Bachelor's degree	65,645
Graduate or professional degree	95,130

Data Source: 2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The largest employment sectors in Morris County in terms of worker share are Education and Health Care Services; Professional, Scientific, and Management Services; and Retail Trade. The top two private employers in the County in 2014 – Novartis (5,330 employees) and Atlantic Health Systems (4,463 employees) – both fall into the Education and Health Care Services category. The third largest employer – ADP (2,112 employees) – offers business management services.

**Describe the workforce and infrastructure needs of the business community:**

The largest negative values in the Jobs Less Workers column, which indicates commuting out of Morris County, are within the Finance, Insurance, and Real Estate; Professional, Scientific, and Management Services; and Information sectors. This indicates large commuter populations working in these jobs, traveling from the County for these traditionally higher-paying sectors, which in turn indicates a shortage of these jobs within the County.

According to the Morris-Sussex-Warren Workforce Investment Board’s (WIB) 2014-2017 Local Area Plan, Morris County has some of the highest concentrations of advanced manufacturing, financial services, and life sciences employment in New Jersey. Businesses in these industries, particularly advanced manufacturing, often face a shortage of trained, qualified employees. There is a strong need for youth-oriented programs that focus on training applicable to these employment sectors.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

During interviews with local stakeholders, it was indicated that local manufacturers have been leaving the County. The former headquarters of BASF is vacant, and Colgate-Palmolive is rumored to be leaving their facility. Most anticipated activity in these large sites will be redevelopment, such as conversion from commercial to residential uses. When Honeywell moves from their current location, for example, the site will be redeveloped to mixed-use. There are at least two other office parks in the County being converted to residential or mixed-use. Large-scale conversion from commercial to residential signals an even larger of number County residents having to look outside of the County for employment.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

A skillful and well-educated workforce is essential to attracting and retaining employers and growing the County’s economy. According to the HUD dataset, the County’s unemployment rate in 2011 was 6.2%, lower than both the state and the nation’s unemployment rates of 8.3% and 8.7%, respectively. Residents with a Bachelor’s degree or higher were less likely to be unemployed or not in the labor force than residents with less educational attainment. Residents without a high school diploma or equivalent

were more than twice as likely as those with only a high school diploma to be out of the labor force altogether.

Taken together, these facts suggest that, although employment within the County is relatively high, the skills and education of the County's workforce may not be well aligned with employment opportunities in the area, which are strongest in sectors that require some advanced education.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

There are five One-Stop Career Centers in the Morris, Sussex, and Warren Workforce Investment Board (MSW WIB) area: Dover, Franklin, Morristown, Newton, and Phillipsburg. Each of the One-Stops offers services for traditional Workforce Investment Act customers and priority populations listed in the Unified State Plan. Each One-Stop has at least one Workforce Investment Act-funded counselor who serves Workforce Investment Act Adult, Dislocated, and Youth customers.

The MSW WIB is one of two New Jersey WIBs who are partners in the New Jersey Pharmaceutical National Emergency Grant (NEG). The grant provides retraining and reemployment services to specific dislocated workers from New Jersey pharmaceutical companies.

As a participating member of the New Jersey Basic-Skills Workforce Training Program, County College of Morris (CCM) is offering free basic skills training to employees of Morris County businesses. The training is being offered at no charge to employers thanks to the fourth year of a partnership the Department of Labor has established with the New Jersey Business and Industry Association (NJBIA) and the New Jersey Community College Consortium for Workforce and Economic Development. Employees can participate in basic skills training in English as a second language, written and verbal communications, computer applications (Windows and Microsoft Office), and mathematics and measurements from CCM.

The Advanced Manufacturing Talent Network (AMTN) has been very active in Morris County, engaging employers and training providers, holding events to increase the visibility and attractiveness of advanced manufacturing occupations, and advising on the development of new advanced manufacturing curricula and training design.

These workforce development efforts are important to connecting residents with the economic opportunities needed to secure decent, affordable housing, a goal central to the Strategic Plan.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If not, describe other local/regional plans or initiatives that impact economic growth.**

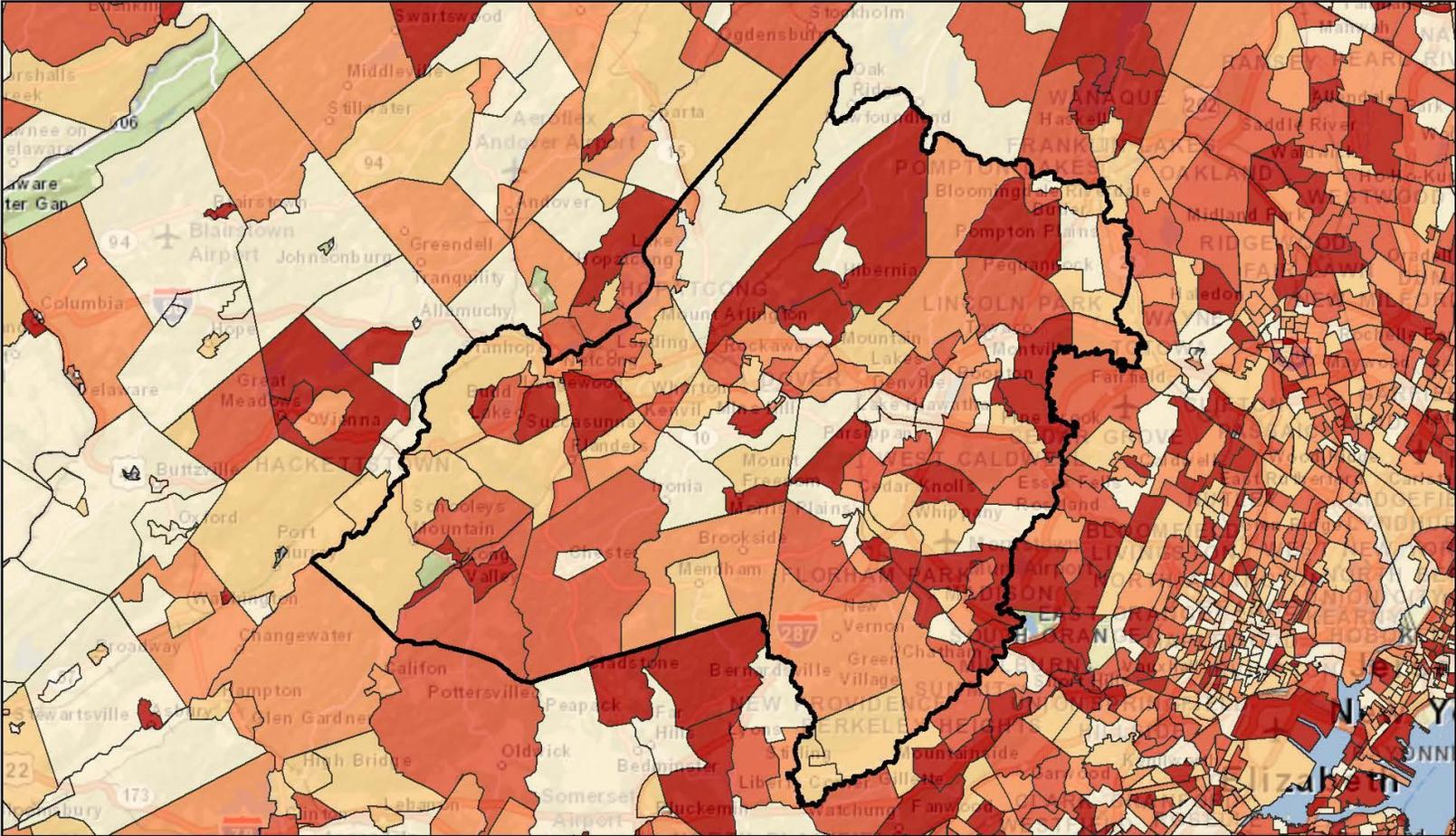
Morris County does not participate in a CEDS.

### ***MA-50 Needs and Market Analysis Discussion***

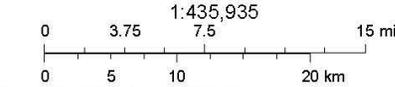
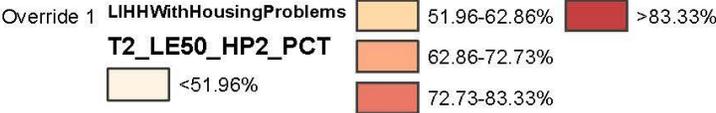
**Are there areas where households with multiple housing problems are concentrated?  
(include a definition of "concentration")**

As shown in the attached map, the highest concentration (top two quintiles) of low-income households reporting at least one housing problem does not appear to occur in any particular area within the County.

# Morris County - LI Households with Any Severe Housing Problem



June 25, 2015



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

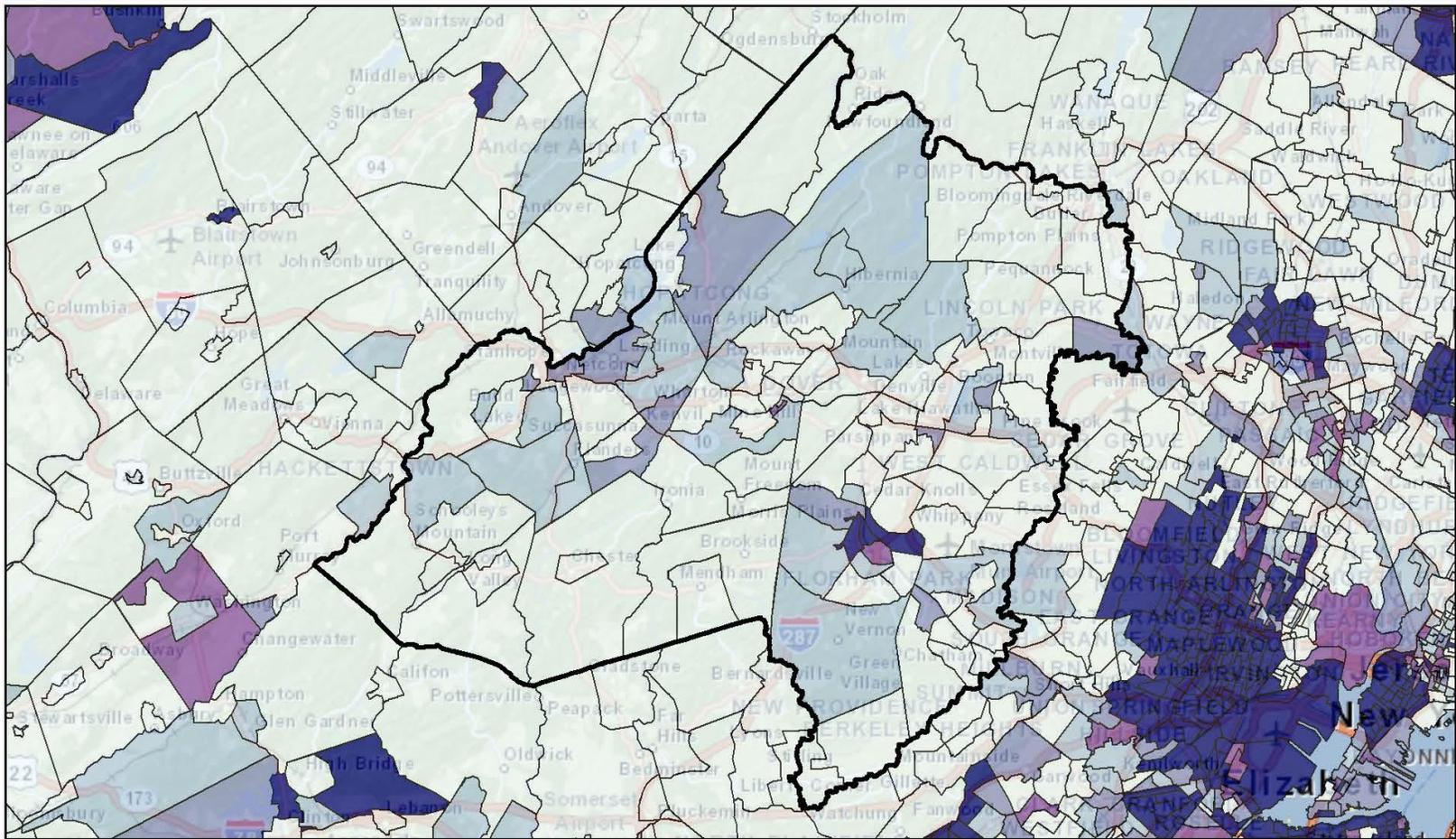
**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The largest concentration (>15%) of Black/African American population is in Morristown. For Asians, the largest concentration (>15%) is in the Township of Parsippany-Troy Hills, which is not a part of Morris County's CDBG jurisdictions but is part of the County's HOME Consortium, and also just south of Dover. For Hispanics, the largest concentrations (>15%) are in Morristown and Greater Dover.

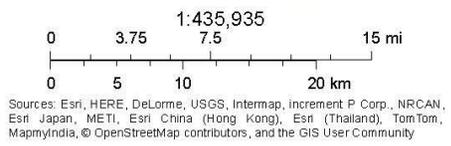
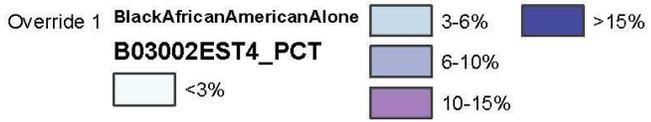
Using poverty rate as a proxy for low-income residents and a definition of "concentrated" as being within the top two quintiles of the map (meaning a poverty rate above 10.08%), there are only two small concentrations of poverty in the County, located in Dover and Morristown. There are also census tracts with relatively high poverty rates within Parsippany-Troy Hills and Stanhope-Netcong, but they are more isolated and surrounded by tracts with lower poverty rates.

The Morristown, Dover, and Parsippany areas have the greatest racial/ethnic concentrations of poverty in Morris County.

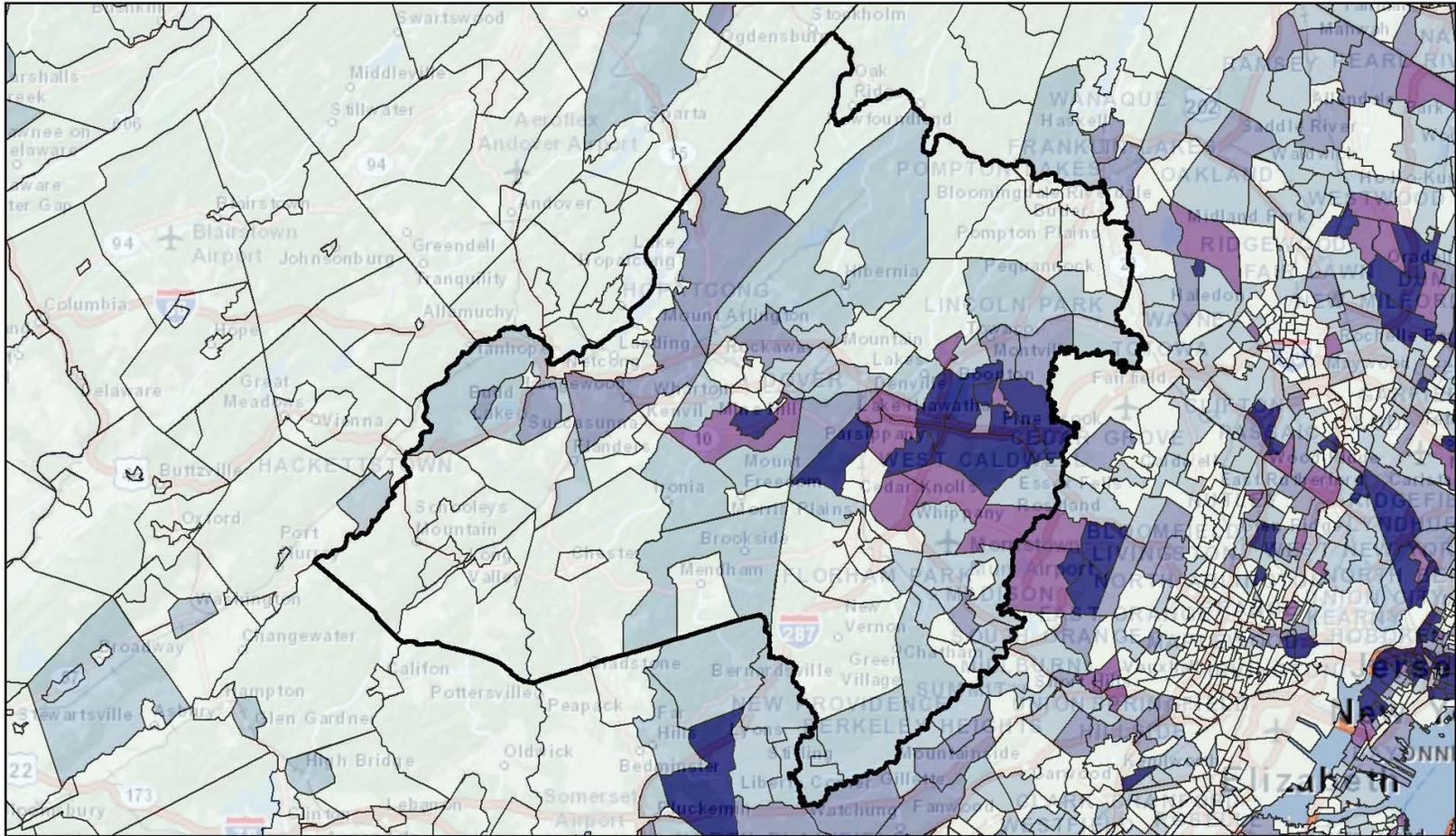
# Morris County - Percent of Black Population



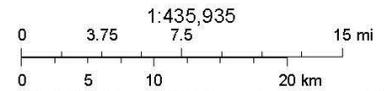
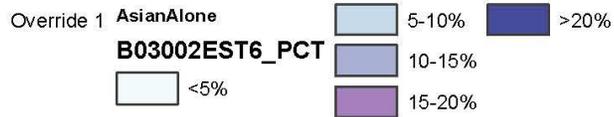
June 25, 2015



# Morris County - Percent of Asian Population

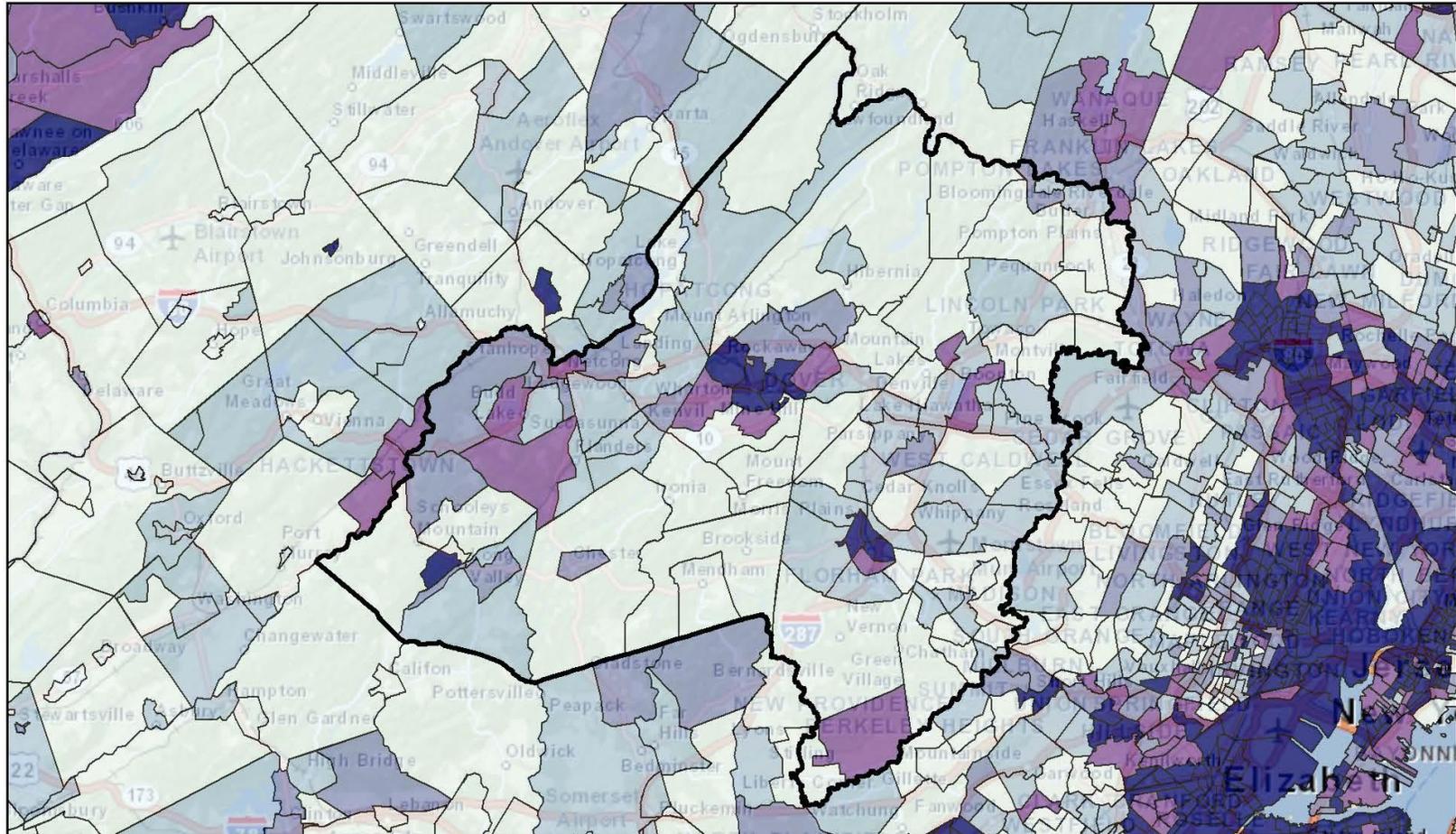


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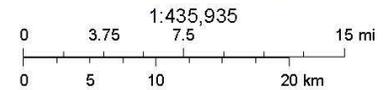
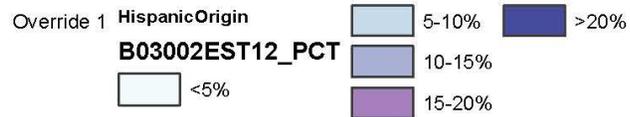


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# Morris County - Percent of Hispanic Population

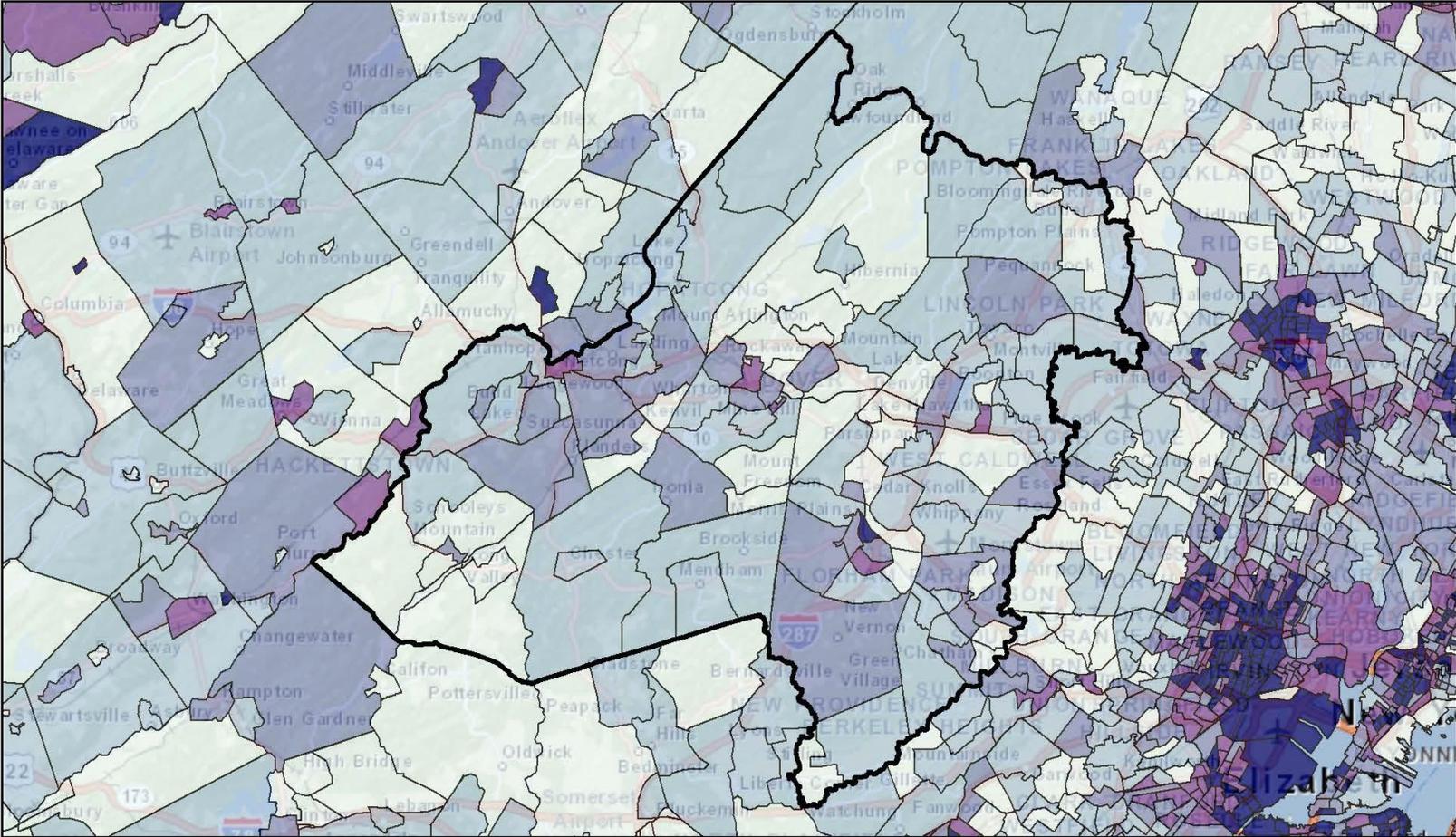


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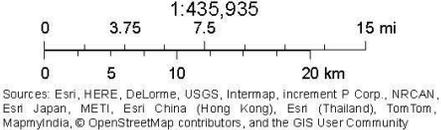
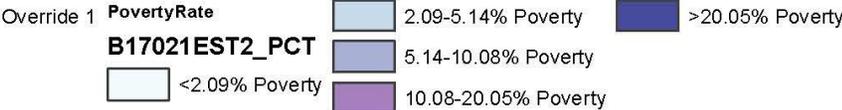


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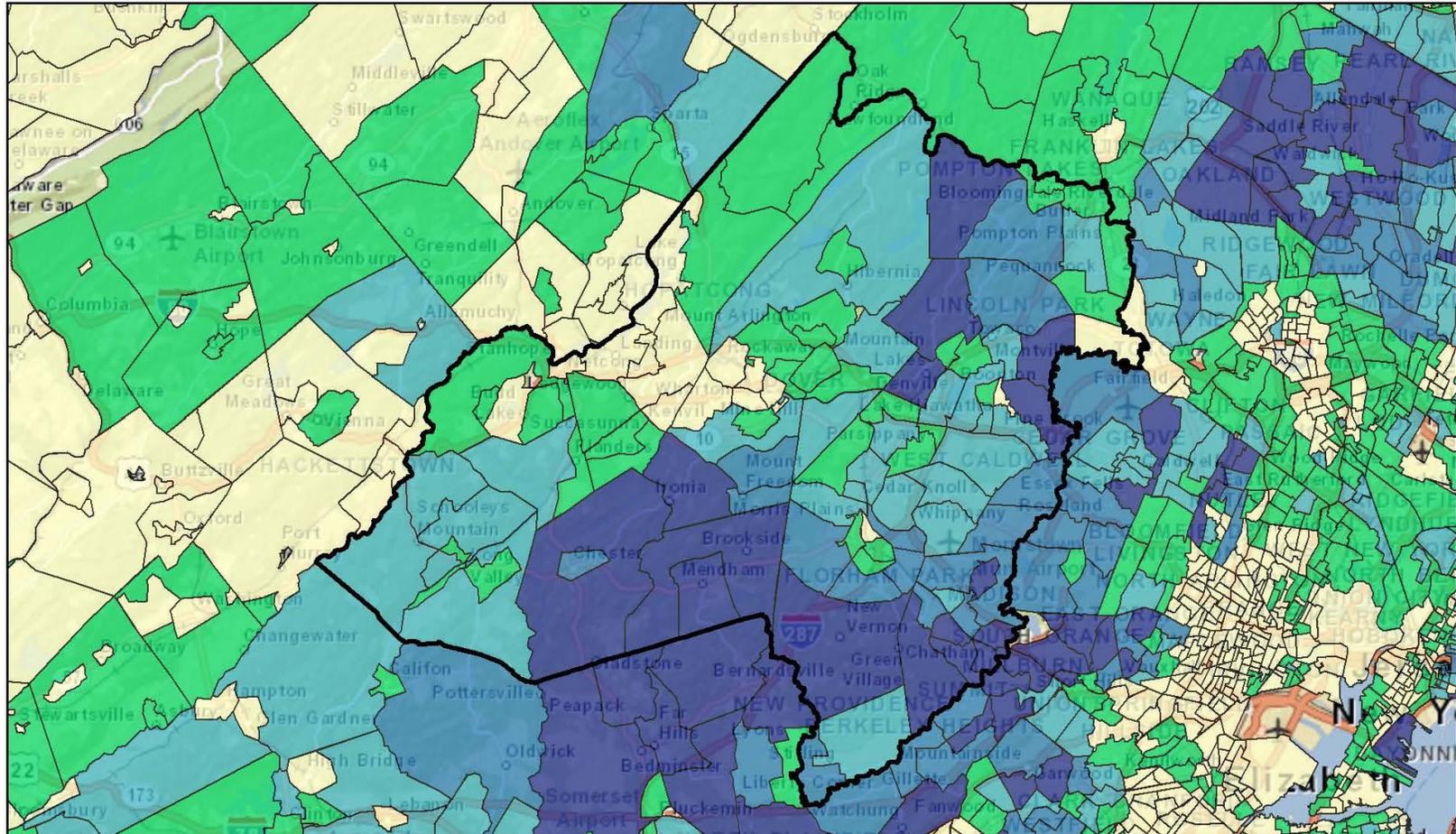
# Morris County - Poverty Rate



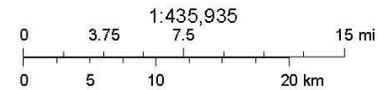
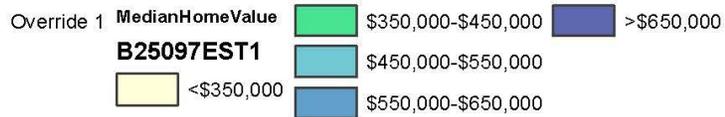
June 25, 2015



# Morris County - Median Home Value



June 25, 2015



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**What are the characteristics of the market in these areas/neighborhoods?**

Morristown and Dover are the densest municipalities in Morris County. They also have some of the lowest median housing values in the County. Values in Parsippany-Troy Hills are more toward the middle of the range, as is population density. All three places have high rates of renter-occupied units, relative to the rest of the County.

**Are there any community assets in these areas/neighborhoods?**

Yes. As commercial and population centers of Morris County, these areas have significant community assets including diverse housing stock, local businesses, community facilities, regional employment centers, social service providers, government offices, public transit access, and more.

**Are there other strategic opportunities in any of these areas?**

Yes. Each of the three target areas presents opportunities for residential, commercial and/or mixed use development, including infrastructure and public facilities improvements.

# Strategic Plan

## *SP-05 Overview*

### Strategic Plan Overview

The County has identified affordable housing, community development, economic development, homelessness, and special needs populations as priority needs for the next five years. High priorities for FY 2015-2019 include improving and expanding the existing housing for low-income households; improving public facilities; improving, maintaining and expanding infrastructure; supporting public services; and supporting actions to further economic development and creation of decent jobs.

## *SP-10 Geographic Priorities – 91.215 (a)(1)*

### Geographic Area

**Table 48 - Geographic Priority Areas**

Target Area	Description
<b>Target Area Name:</b>	Countywide
<b>Target Area Type:</b>	Local Target area
<b>Other Target Area Description:</b>	Countywide
<b>Revital Type:</b>	Comprehensive
<b>Other Revital Description:</b>	Countywide

### General Allocation Priorities

#### **Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

The County will focus its resources in areas of the County that have the greatest need for investment in infrastructure, public facility, and housing improvements. While there are no targeted areas, activities must serve a low-income population.

**SP-25 Priority Needs - 91.215(a)(2)**

**Priority Needs**

**Table 49 – Priority Needs Summary**

Name	Description	Population	Geographic Areas	Priority Level	Associated Goals	Basis for Relative Priority
Infrastructure and Facilities	Improve and maintain infrastructure and public facilities servicing households in low income areas.	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Families Public Housing Residents Individuals who are Homeless Homeless Families with Children Non-housing Community Development	Countywide	High	Improve/expand infrastructure  Improve/expand public facilities	Infrastructure in the County must be maintained or upgraded to improve the quality of life in the low income areas.

Name	Description	Population	Geographic Areas	Priority Level	Associated Goals	Basis for Relative Priority
Supportive Services	Expand and continue non-housing community development supportive services.	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Families Public Housing Residents Individuals who are Homeless Homeless Families with Children Homeless Mentally Ill Homeless with Chronic Substance Abuse Homeless Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Victims of Domestic Violence Other	Countywide	High	Public services	There is a need for public services that address societal issues such as poverty, abuse, and homelessness.

Name	Description	Population	Geographic Areas	Priority Level	Associated Goals	Basis for Relative Priority
Housing	A need exists for affordable housing for low income families. For those that own a home, there is a need for rehabilitation assistance. For others the need is rent assistance. Development of expanded housing opportunities for both renters and buyers is also needed.	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Families Public Housing Residents Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental	Countywide	High	Create/preserve homeownership opportunities  Create/preserve rental housing  Non-homeless special needs housing	Housing is fundamental to community living. There is a need for affordable housing at all levels in Morris County.

Name	Description	Population	Geographic Areas	Priority Level	Associated Goals	Basis for Relative Priority
Homelessness	Address homelessness and ending homelessness by supporting short- and long-term homeless facilities and housing, providing Tenant based Rental Assistance and emergency temporary financial assistance to prevent homelessness.	Extremely Low Income Large Families Families with Children Chronic Homeless Individuals who are Homeless Homeless Families with Children Homeless Mentally Ill Homeless with Chronic Substance Abuse Homeless Veterans Homeless Persons w/ HIV/AIDS Homeless Victims of Domestic Violence	Countywide	Low	Housing for persons who are homeless	Ending homelessness and preventing homelessness are national, state and local goals. The Continuum of Care provides the framework to establish processes and protocols to achieve this goal. The federal grants program funds support these efforts and provide resources to create long term housing as well as Tenant based rental assistance to support the work of the COC and its agencies.

**SP-30 Influence of Market Conditions – 91.215 (b)**

**Influence of Market Conditions**

**Table 50 – Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	High market-rate rents relative to average wages in Morris County may limit the ability of Housing Choice Voucher holders and holders of other forms of assistance to successfully obtain rental housing, making TBRA appropriate.
TBRA for Non-Homeless Special Needs	The local housing market provides an inadequate supply of rental housing affordable and suitable to special-needs populations, particularly the elderly and persons with disabilities and/or substance abuse issues. Generally, special needs households are more likely to have very low incomes and experience associated housing problems, and the cost of appropriate housing and supportive services can be prohibitive.
New Unit Production	The competitive market, particularly rising prices compared to falling incomes in inflation-adjusted dollars in recent years, makes a strong case for the need to create additional units of affordable housing.
Rehabilitation	Like most of the nation, the County is currently experiencing a shortage of affordable and available units for extremely low-, low-, and moderate-income home owners. Keeping housing affordable by providing owner- and renter-occupied rehabilitation services is an effective way to maintain decent and affordable housing in the community.
Acquisition, including preservation	The National Low Income Housing Coalition reported that 615 assisted affordable units in the County are at risk for conversion to market-rate units in the absence of preservation efforts.

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The following table shows the amount of funds expected to be available in Year One of this Consolidated Plan.

**Anticipated Resources**

**Table 51 - Anticipated Resources**

Program	Source of Funds	Expected Amount Available Year 1			Expected Amount Available Reminder of ConPlan	Narrative Description	
		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
CDBG	public - federal	\$1,704,496	\$100,000		\$1,804,496	\$6,483,834	Amount for remainder of Strategic Plan is estimated assuming a 2% decline each year.
HOME	public - federal	\$589,936			\$589,936	\$2,244,093	Amount for remainder of Strategic Plan is estimated assuming a 2% decline each year.
ESG	public - federal	\$152,103			\$152,103	\$578,593	Amount for remainder of Strategic Plan is estimated assuming a 2% decline each year.

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

Other resources from private and non-federal public sources that will be available to meet the needs identified in the Consolidated Plan include state and municipal funds, County grant-in-aid, weatherization funds, private foundations, private donations, volunteer labor, and private loans from lending institutions. The federal funds, in most cases, will complement other resources rather than leverage these funds.

The Emergency Solutions Grant Program and the HOME Program require matching funds. All applicants to these programs must identify the match in the applications for funding from the Office of Community Development. All matching sources are verified prior to commitment of any federal funds. The County has not committed any funds specifically to provide a monetary match to any activity, but may provide the match for Emergency Solutions activities through local grant-in-aid to homeless service providers. Sponsors of HOME activities are responsible to provide their match.

Specific matching requirements will be met as follows:

HOME: Anticipated sources of match will be provided by activities requiring match - the total value of which will meet or exceed 25% of the total HOME award, with the exception of program administration activities which do not require match. Sources will include waiver of fees, in-kind donations, donations of land, private, state and local government funds.

ESG: Each agency must provide a 1:1 match for funding provided from the Emergency Solutions Grant Program. Most of the grant recipients are private non-profits with fund raising activities and other grants. The Morris County Department of Human Services, Office of Temporary Assistance uses state aid from the Social Services for the Homeless grant to meet its match obligation.

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

The County is not involved with land banking and has a limited amount of resources available to acquire, assemble, and dispose of sites for the purpose of expanding affordable housing and employment opportunities.

**SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

**Table 52 - Institutional Delivery Structure**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
County of Morris Department of Human Services	Government	Economic Development Non-Homeless Special Needs Ownership Planning Neighborhood Improvements Public Facilities Public Services	County
Morris County Housing Authority	Public Housing Authority	Ownership Planning Public Housing Rental	County
Morris County Habitat for Humanity	CHDO	Affordable Housing – Ownership	County
Morris County Affordable Housing Corp	Developer	Affordable Housing	County
Community Hope, Inc	Non-profit Organization	Homelessness	County
Homeless Solutions	Non-profit Organization	Affordable Housing Homelessness Non-Homeless Special needs	County
NewBridge Services	Non-profit Organization	Homelessness Non-Homeless Special needs	County
Catholic Social Services	Community Faith- based Organization	Homelessness	County
Special Homes of NJ	Non-profit Organization	Homelessness Non-Homeless Special needs	County
Family Promise	Non-profit Organization	Homelessness	County

## **Assess of Strengths and Gaps in the Institutional Delivery System**

Administration of Morris County's federal grants programs were moved from the Department of Planning to the Department of Human Services in 2013. This move has better facilitated coordination between human services programs and these important federal funding resources. The network of partnerships between the County and regional organizations such as the Fair Housing Committee of the Morris County Human Relations Commission and the Housing Alliance of Morris County strengthen the impact that the federal funds have in the communities.

The County has entered into inter-local Cooperation Agreements with 37 municipalities to form the Urban County. The remaining two municipalities, Parsippany-Troy Hills and Dover, are part of the HOME consortium. Each of the 37 municipalities may apply for CDBG funding through the County, and housing activity through the HOME Program can be delivered anywhere in the County.

The housing programs are delivered through a variety of development entities. Housing rehabilitation is provided by in house by the County as well as through Catholic Social Services D/B/A HOPE House. The Fix It program provides essential repairs for elderly and disabled residents. Several organizations provide group homes which have received support from both HOME and CDBG funding. Other organizations, such as Morris County Habitat for Humanity and Morris Affordable Housing Corporation construct new units for homeownership and or rental housing.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

**Table 53 - Homeless Prevention Services Summary**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			
Other			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Non-profit service providers play a role in the implementation of the Five Year Consolidated Plan and, in particular, the County’s Plan to End Homelessness. The comprehensive scope of services addresses the needs of persons seeking to end homelessness and become self-sufficient or who require supportive housing.

One of the primary goals of the Continuum of Care is to link persons to mainstream resources. In order for people to successfully exit the homeless system, they have to have access to stable housing which means a stable source of income. Emergency shelters work to ensure that each person leaving the shelter has a source of income either through benefits that they are eligible to receive or a job.

Those at-risk of homelessness are assisted with similar access to services in addition to short-term rent or utility assistance.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The services listed above and discussed elsewhere in this document work to meet the needs of homeless persons in Morris County. However, several gaps remain. The cost of housing is the largest challenge for low income county residents. Housing values and rents are very high, making even modest housing generally unaffordable. There is insufficient resources to subsidize all that need such assistance.

It is a challenge for the homeless service providers to assist clients with access to mental health and substance abuse treatment. The long waiting lists and limited funding for services present obstacles. Only those with severe and persistent mental illness are eligible for Medicaid mental health treatment.

Employment is also a challenge if persons leaving homelessness have a criminal record, mental health, or substance abuse history. Job placement programs develop relationships with employers to overcome the initial reluctance to take the risk of hiring persons with blemished records. More funding is needed to provide these important services.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Human Services Advisory Council (HSAC) is the human services planning arm of the Department of Human Services. Together with the COC, ways to maximize opportunities to provide housing and services for persons and families at risk for homelessness or experiencing homelessness are being explored and exploited as identified.

The CoC is working on a coordinated assessment system to streamline access to services from a wider range of agencies. The existing 2-1-1 phone directory provides referral to specific services, but the intake process required at each separate agency can be challenging.

The ten year plan also identifies expanding case management, legal assistance, job training and education, and transportation to better serve low income households obtain access housing. Expanding the supply of housing is also a key strategy.

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

**Table 54 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve/expand infrastructure	2015	2019	Non-Housing Community Development	Countywide	Infrastructure and Facilities	CDBG: \$1,799,610	Public Facility/Infrastructure other than LMI Housing Benefit: 35,000 Persons
2	Improve/expand public facilities	2015	2019	Non-Housing Community Development	Countywide	Infrastructure and Facilities	CDBG: \$1,750,000	Public Facility/Infrastructure other than LMI Housing Benefit: 35,000 Persons
3	Public services	2015	2019	Non-Housing Community Development  Non-Homeless Special Needs	Countywide	Supportive Services	CDBG: \$1,278,370	Public Services other than LMI Housing Benefit: 2,300 Persons
4	Create/preserve rental housing	2015	2019	Affordable Housing	Countywide	Housing	CDBG: \$478,000  HOME: \$726,982	Rental units constructed: 100 Housing Units  Rental units rehabilitated: 100 Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Create/preserve homeownership opportunities	2015	2019	Affordable Housing	Countywide	Housing	CDBG: \$992,686  HOME: \$725,000	Homeowner Housing Added: 20 Housing Units  Homeowner Housing Rehabilitated: 200 Housing Units  Direct Financial Assistance to Homebuyers: 20 Households
6	Housing for persons who are homeless	2015	2019	Homeless  Public Housing	Countywide	Homelessness	HOME: \$450,000  ESG: \$730,697	Tenant-based rental assistance / Rapid Rehousing: 65 Households  Homeless Person Overnight Shelter: 1000 Persons
7	Non-homeless special needs housing	2015	2019	Affordable Housing  Non-Homeless Special Needs	Countywide	Housing	CDBG: \$252,000  HOME: \$648,696	Other: 10 Other
8	Administration	2015	2019	Other	Countywide	Infrastructure and Facilities	CDBG: \$1,637,664  HOME: \$283,402	Other: 1 Other

## Goal Descriptions

1	<b>Goal Name</b>	Improve/expand infrastructure
	<b>Goal Description</b>	Infrastructure in the low income areas of the county must be improved or expanded to improve the quality of life for lower income residents.
2	<b>Goal Name</b>	Improve/expand public facilities
	<b>Goal Description</b>	Public facilities serving low income residents including parks, libraries, and social service agencies require capital improvements.
3	<b>Goal Name</b>	Public services
	<b>Goal Description</b>	Expand and continue non-housing community development supportive services.
4	<b>Goal Name</b>	Create/preserve rental housing
	<b>Goal Description</b>	Creation and preservation of affordable rental housing through use of HOME and CDBG funding.
5	<b>Goal Name</b>	Create/preserve homeownership opportunities
	<b>Goal Description</b>	Creation and preservation of affordable homeownership housing opportunities including housing rehabilitation assistance, creation of new homeownership units and downpayment and closing cost assistance.
6	<b>Goal Name</b>	Housing for persons who are homeless
	<b>Goal Description</b>	Preservation of short- and long-term homeless facilities and housing including the provision of Tenant Based Rental Assistance (TBRA) to end homelessness.
7	<b>Goal Name</b>	Non-homeless Special Needs Housing
	<b>Goal Description</b>	Creation and preservation of special needs facilities and housing.
8	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Program oversight, public outreach, and on-going management of the federal grants programs.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Though the County will continue to target its resources to assist households with the greatest need, it is impossible to project the characteristics of households that will apply for assistance within the next five years. Overall, the County's owner and rental rehabilitation programs, new rental construction, direct financial assistance to homebuyers, and tenant-based rental assistance will assist an estimated 1,515 households/units over the next five years.

## ***SP-50 Public Housing Accessibility and Involvement – 91.215(c)***

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. Of the County's 304 public housing units, 35 (11.5%) meet UFAS accessibility standards, 31 for persons with mobility impairments and 4 for persons with sight/hearing impairments. According to interviews held with Morris County Housing Authority staff, the County does not have a shortage of accessible units. The Authority has had chronic difficulty in filling their existing accessible units with persons with disabilities. Only 21 of the 35 available units are currently occupied by persons with disabilities.

### **Activities to Increase Resident Involvements**

The Morris County Housing Authority has a Resident Advisory Board which provides input to the Authority's annual plan. Senior Citizen groups are active at each of the elderly developments. The Housing Authority received a ROSS Grant and provides supportive services to foster independent living. A Family Self-Sufficiency grant also provides an avenue for resident involvement.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No.

### **Plan to remove the 'troubled' designation**

Not applicable.

## ***SP-55 Barriers to affordable housing – 91.215(h)***

### **Barriers to Affordable Housing**

Barriers to affordable housing identified in the county's 2010 Analysis of Impediments to Fair Housing include:

- The lack of affordable housing, particularly for low-and middle-income households, seniors, people with special needs, single head of households, and young adults.
- Due to the backlash from sub-prime lending practices and the subsequent foreclosure crisis, banks have tightened their lending guidelines to the point where obtaining a standard fixed mortgage is very difficult. This further impedes the process of acquiring affordable housing for those who may have been viable candidates.
- Insufficient federal and state resources for affordable housing initiatives, such as programs and resources to build housing, provide rental assistance and tax credits for homebuyers.
- New Jersey's property taxes are the highest in the nation by the per capita measure and 2nd highest as a percentage of income.
- The New Jersey Highlands Act restricts development within the delineated Highlands Protection Area. With the diminishment of available land, the cost of remaining land will rise, affecting existing and future stock of affordable housing.
- The New Jersey State Development and Redevelopment Plan has had influence over land use through its designation of all areas in NJ as 1 of 5 different Planning Areas, each with associated growth expectations. Implications for development constraints indicate an increase in costs for affordable housing.
- The development approval process, e.g. state and regional agencies, county and municipal planning boards, utility authorities, and soil conservation districts, is time-consuming and therefore increasing cost of development
- Impact fees associated with new development e.g., roads, sewer, water, and other public facilities, result in the costs being passed along to the new homeowners and renters.
- NIMBYism hinders affordable housing proposals.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Specific actions the County will take to remove barriers to affordable housing include:

- Investigate all potential funding sources to address the obstacles of inadequate federal dollars available through HUD programs
- Continue to advocate for affordable housing
- Continue to collaborate with nonprofits, municipalities, county and state government representatives, and the general public to encourage further development of affordable housing
- Continue participation on Morris County Foreclosure Taskforce
- Continue to participate in the Housing Alliance of Morris County
- Continue to participate in the Fair Housing Committee of the Morris County Human Relations Commission, focusing on improving accessibility of tenants to Fair Housing education e.g., providing training on tenant rights, landlord rights, and improving facility of lodging a Fair Housing complaint
- Maintain allocation to Tenant Based Rental Assistance program
- Continue participation in the CoC and on the Human Services Advisory Committee to maintain discussions on providing all the ancillary services needed to live in the county

## ***SP-60 Homelessness Strategy – 91.215(d)***

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

During the next five years, the County's federal funds will continue to support programs to provide decent and safe living environments for homeless and those at risk of becoming homeless, through funding such activities as emergency shelter operations, financial assistance for rent, utilities and other critical expenses, and rapid re-housing.

The County maintains support for the Morris County Continuum of Care (CoC) organization. Several of the nonprofit social and human service agencies that provide services to the homeless and those at risk of becoming homeless receive public and private funds that are used to operate emergency shelters, transitional housing facilities, and permanent supportive housing facilities throughout the area. These funds are also used to provide supportive services such as case management, counseling, job training, and life skills classes.

Outreach and assessment for people who are homeless and living on the street is provided by several agencies including:

- Mental Health Association of Morris County
- Community Soup Kitchen and Outreach Center
- The Faith Kitchen in Dover
- Trinity Soup Kitchen - Dover
- The Market St. Mission
- Ednas Haven – Dover drop in center
- Our Promise – Morristown drop in center
- Morris County Office of Veterans Affairs
- Morris County Office of Temporary Assistance
- Community Hope (Veterans and youth)
- Lyons VA Hospital
- The New Jersey AIDS Services
- Morristown Memorial Family Health Center (AIDS)
- Roots and Wings (youth)
- Somerset Homes Street Smart
- NJ Division of Child Protection and Permanency (CP&P) Hotline (youth)

## **Addressing the emergency and transitional housing needs of homeless persons**

In light of the limited amount of CDBG, HOME, and ESG funds available to the County, not all of the area's homeless needs can be addressed using federal funds. The County relies on a variety of community agencies to provide basic needs assistance and other support for the local homeless population.

Emergency shelter and transitional housing needs are reflected in the Continuum of Care Homeless Populations and Subpopulations chart. The CoC includes shelter facilities and programs with capacity of 231 beds and transitional housing programs with 141 beds.

ESG funding will be used to provide shelter support at the emergency shelter operated by Homeless Solutions, Inc. and Jersey Battered Women's Services.

**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 Continuum of Care (CoC) addresses the housing and supportive services needs in each stage of the Continuum of Care process to help homeless persons make the transition to permanent housing and independent living. The County will continue to support the CoC strategy to meet the needs of homeless persons and those at risk of becoming homeless.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Ten Year Plan addresses appropriate discharge planning and the need to link persons exiting institutions with local service providers. Discharge planning should include a case manager that will follow the client into the community and assist in securing appropriate services.

The plan also addresses the need to expand case management to serve a wider range of persons who are at risk of homelessness.

### ***SP-65 Lead based paint Hazards – 91.215(i)***

#### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The County will continue to ensure compliance with the HUD lead-based paint regulations that implement Title X of the Housing and Community Development Act of 1992, which covers the CDBG and HOME programs, among others.

The housing rehabilitation program incorporates all aspects of lead safe work practices and abatement as required. Further, educational presentation on the hazards of lead-based paint to participants in the Step-by-Step first time homebuyer education classes makes them more aware of possible dangers as they prepare for homeownership. Visual assessments are conducted prior to assisting in the purchase of homes by the first – time homebuyers. The EPA material on lead-based paint is distributed.

#### **How are the actions listed above related to the extent of lead poisoning and hazards?**

While the County does not have the resources to ensure that lead risk is eliminated from the entirety of housing stock within its borders, it is compelled by the regulations cited above to ensure that its programs are carried out in ways that protect program participants, especially families with children, from exposure.

#### **How are the actions listed above integrated into housing policies and procedures?**

The County's current primary initiative is public education on the potential hazards of lead-based paint. The Morris County Housing Authority will continue to ensure that all its public housing and Housing Choice Voucher rental units are lead safe.

## ***SP-70 Anti-Poverty Strategy – 91.215(j)***

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

CDBG, HOME, and ESG funding is integrated into the programs that address poverty and homelessness by participating agencies that are served by the Morris County Continuum of Care, the Fair Housing Committee of the Morris County Human Relations Commission, and the Housing Alliance of Morris County. These agencies, and others, provide much needed services to assist residents that are living in poverty. Further programs such as job training, child care, transportation assistance and Tenant Based Rental Assistance (TBRA) reduce the impact of poverty and provide for income growth for families living in poverty.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The aforementioned efforts to strengthen economic development and provide the County's lowest-income households with needed housing-related assistance and services directly address needs identified in this plan.

## ***SP-80 Monitoring – 91.230***

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

Meeting the goals established in this plan is the responsibility of the Department of Human Services and involves a number of other agencies and boards. The CEAS and COC boards have direct responsibility for meeting the goals established in the Ten Year Plan to End Homelessness and this plan. The CDRS also has a role in meeting the goals established in this plan by selecting activities that address those goals.

Morris County has a well-developed monitoring system for ensuring that activities funded with CDBG, HOME and ESG meet the federal requirements for the grants programs. Each community funded under CDBG or agency funded under HOME or ESG must follow procurement policies that include outreach to MBE/WBE firms.

### CDBG/HOME

All activities administered by the Morris County Division of Community Development are monitored as follows:

Planning: Proposed activities are reviewed for eligibility under statutory and regulatory requirements and for their ability to meet an identified need in the County's Consolidated Plan.

Implementation: Fiscal monitoring of activities include the review and approval of activity budgets; compliance with executed Grant Agreements and the subsequent review and approval of vouchers.

Long-term Compliance: Staff establish a monitoring schedule for HOME projects as required. Based on the monitoring schedule staff conduct site visits to ensure compliance with the following:

- Period of affordability
- Income of tenants
- Amount of rent charged
- Housing quality standards of facility

Each activity is filed separately under a general Compliance/Monitoring File.

The County attempts, to the maximum extent possible, to identify Minority Business Enterprises and Women Business Enterprises and implement outreach programs to ensure inclusion of these entities in all contracting activities of the HOME program.

Procedures include:

- Methods to identify certified minority and women's business enterprises
- Outreach Program
- Record keeping
- Other Activities

Staff visit facilities funded through Community Development Block Grant to ensure continued compliance with the national objective and applicable program requirements.

### ESG

The three basic goals for monitoring progress and performance of ESG sub-grantees include:

- Ensuring that ESG funds are used effectively to assist homeless individuals and families and that the basic ESG program goals are met;
- Ensuring compliance with ESG regulations and program requirements in the usage of funds and in carrying out program activities; and
- Enhancing and develop the management capacity of subgrantees.

The areas for monitoring and oversight include the following:

Eligible Activities Requirements - Ensure those subgrantees are using ESG funds as originally planned and for eligible activities. Determine if costs are properly classified and if spending limits on certain activities have been properly adhered to. Ensure that the activities funded by ESG benefit homeless persons and that they are provided at a reasonable cost.

- Financial Regulations - Ensure those subgrantees are appropriately following financial management requirements.
- Program Disbursements - Ensure that subgrantee draw down funds in compliance with requirements.
- Procurement and Audits - Ensure that subgrantee comply with such requirements.
- Conflict of Interest, Environmental Compliance, and Other Federal Requirements - Ensure that subgrantee comply with these requirements.

There will be annual:

- Physical site inspections of the subgrantee activity locations to observe and insure compliance with the current grant agreements.
- Review of subgrantee site client files.
- Interview with staff.
- Review of job titles and job descriptions for all ESG funded positions, insuring that the disbursed ESG funds are being utilized while fulfilling all program policy guidelines.

Monitoring Process:

- Formal and advance notification of the visit;
- Coverage of the areas outlined; and
- Clear conclusions and recommendations provided to the grantee following the visit.

# Annual Plan

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## ***AP-15 Expected Resources – 91.220(c)(1,2)***

### **Introduction**

The total of 2015 funding from the three HUD programs for the Morris County Consortium is \$2,446,535 with anticipated program income of \$100,000. Twenty-two CDBG activities, three HOME activities and five ESG activities were determined by the Community Development Revenue Sharing (CDRS) Advisory Committee to meet overall county needs and local and national objectives. Of the total available for 2015 activities (exclusive of program administration), 100% will be used for activities that benefit low/moderate income persons.

**Anticipated Resources**

**Table 55 - Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Admin and Planning Housing Public Improvements Public Services	1,704,496	100,000	0	1,804,496	6,483,835	Funds for Housing, services, public improvements
HOME	Federal	Multifamily rental new construction New construction for ownership TBRA	589,936	0	0	589,936	2,244,093	Funds for housing development and Tenant Based Rental Assistance (TBRA)
ESG	Federal	Financial Assistance Overnight shelter	152,103	0	0	152,103	578,593	Funds for homeless prevention and emergency shelter operations

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

Other resources from private and non-federal public sources that will be available to meet the needs identified in the Consolidated Plan include state and municipal funds, County grant-in-aid, weatherization funds, private foundations, private donations, volunteer labor and private loans from lending institutions. The federal funds, in most cases, will complement other resources rather than leverage these funds.

The Emergency Solutions Grant Program and the HOME Program require matching funds. All applicants to these programs must identify the match in the applications for funding from the Office of Community Development. All matching sources are verified prior to commitment of any federal funds. The County has not committed any funds specifically to provide a monetary match to any activity, but may provide the match for Emergency Solutions activities through local grant-in-aid to homeless service providers. Sponsors of HOME activities are responsible to provide their match.

Specific matching requirements will be met as follows:

HOME: Anticipated sources of match will be provided by activities requiring match - the total value of which will meet or exceed 25% of the total HOME award, with the exception of program administration activities which do not require match. Sources will include waiver of fees, in-kind donations, donations of land, private, state and local government funds.

ESG: Each agency must provide a 1:1 match for funding provided from the Emergency Solutions Grant Program. Most of the grant recipients are private non-profits with fund raising activities and other grants. The Morris County Department of Human Services, Office of Temporary Assistance uses state aid from the Social Services for the Homeless grant to meet its match obligation.

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

The County is not involved with land banking and has a limited amount of resources available to acquire, assemble, and dispose of sites for the purpose of expanding affordable housing and employment opportunities.

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Table 56 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve and expand infrastructure	2015	2019	Non-Housing Community Development	Countywide	Infrastructure and Facilities	CDBG: \$362,796	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9,368 Persons Assisted
2	Public Service	2015	2019	Non-Housing Community Development	Countywide	Supportive Services	CDBG: \$252,800	Public service activities other than Low/Moderate Income Housing Benefit: 343 Persons Assisted
3	Improve and expand public facilities	2015	2019	Non-Housing Community Development	Countywide	Infrastructure and Facilities	CDBG: \$269,934	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 53,105 Persons Assisted
4	Creation and preservation of rental housing	2015	2019	Affordable Housing	Countywide	Housing	CDBG: \$100,000 HOME: \$287,751	Rental units constructed: 117 Household Housing Unit
5	Creation and preservation of homeownership opp.	2015	2019	Affordable Housing	Countywide	Housing	CDBG: \$247,601 HOME: \$100,000	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 240 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Housing for Persons who are Homeless	2015	2019	Homeless	Countywide	Homelessness	HOME: \$143,192 ESG: \$152,102	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Homeless Person Overnight Shelter: 279 Persons Assisted Homeless Prevention: 195 Persons Assisted
7	Non-homeless Special Needs Housing	2015	2019	Affordable Housing	Countywide	Housing	CDBG: \$130,400	Rental units rehabilitated: 86 Household Housing Unit
8	Administration	2015	2019	Administration	Countywide	Infrastructure and Facilities	CDBG: \$340,899 HOME: \$58,993	Other: 1 Other

## Goal Descriptions

1	<b>Goal Name</b>	Improve and expand infrastructure
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Public Service
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Improve and expand public facilities
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Creation and preservation of rental housing
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Creation and preservation of homeownership opp.
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Housing for Persons who are Homeless
	<b>Goal Description</b>	
7	<b>Goal Name</b>	Non-homeless Special Needs Housing
	<b>Goal Description</b>	
8	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	

## ***AP-35 Projects – 91.220(d)***

### **Introduction**

The finalized amount of 2015 Community Development Block Grant (CDBG) funds for the Morris County Consortium is \$1,704,496 with anticipated program income of \$100,000. A total of 37 activities were considered for funding as part of the 2015 CDBG Program in Morris County. Application requests exceeded \$2.1 million.

The 2015 HOME Investment Partnerships program (HOME) funds for the Morris County Consortium is \$589,936. A total of four activities were considered for funding as part of the 2015 HOME Program in Morris County. Application requests equaled \$754,402.

The 2015 Emergency Solutions Grant program (ESG) funds for the Morris County Consortium is \$152,103. A total of five activities were considered for funding as part of the 2015 ESG Program in Morris County. The Community Development Revenue Sharing (CDRS) Advisory Committee identified those projects that met the overall county needs and local and national objectives.

### **Projects**

**Table 57 – Project Information**

<b>#</b>	<b>Project Name</b>
1	Administration
2	Public Facilities
3	Handicap Centers
4	Parks and Recreation
5	Water/Sewer Improvements
6	Health Facilities
7	Battered and Abused Spouses
8	Child Care Services
9	Abused Neglected Children
10	Housing rehabilitation
11	Single Family housing development
12	Multi-family housing development
13	Tenant Based Rental Assistance
14	Emergency Solutions Grant

## **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Funding awards are based on need and activity eligibility (See Figure B in Section III). Assistance is spread throughout the consortium with actual locations determined by applications received and funding availability. Activities have been recommended for funding in areas of minority concentrations in the Borough of Mount Arlington, Borough of Butler, Mount Olive Township, Roxbury Township, Town of Morristown, Town of Dover, Town of Boonton, Hanover Township, Borough of Rockaway and Borough of Wharton.

Obstacles to meeting underserved needs include:

- Limited funds for all programs (HOME, CDBG and ESG)
- Diminishment and disappearance of State funds
- Diminishment and disappearance of local funds
- Diminishment and disappearance of private funds
- Increased competition for diminishing pool of funds
- Lack of affordable child care services
- Lack of transportation
- Lack of employment training and opportunities
- Lack of affordable housing; severe shortage of affordable rentals
- Lack of employment training for veterans
- Lack of affordable permanent supportive housing for veterans
- Lack of land for construction of facilities and residential units
- Lack of societal 'will' to address the need of the underserved
- Dwindling capacity on the part of providers due to layoffs
- Severe financial stress at the municipal level
- Severe financial stress on the part of non-profits

**AP-38 Project Summary**

**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$340,899 HOME: \$58,993
	<b>Description</b>	On-going program administration, public outreach. Matrix code: 21A
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There will be no direct beneficiaries.
	<b>Location Description</b>	County offices are located at 30 Schuyler in Morristown
	<b>Planned Activities</b>	Program management, public outreach and oversight.
<b>2</b>	<b>Project Name</b>	Public Facilities
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve and expand public facilities
	<b>Needs Addressed</b>	Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$223,335
	<b>Description</b>	Randolf - Community Center ADA improvements; Rockaway Borough Library Renovations; Rockaway Township Senior Center; Zufall health center. Matrix code: 03
	<b>Target Date</b>	5/31/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 53,105 persons will benefit from these activities.
	<b>Location Description</b>	Randolf/Community Center; Rockaway Boro Library; Rockaway Twp senior center; Morristown Park; Zufall health center
	<b>Planned Activities</b>	Rehabilitaiton of public facilities: Randolf - Community Center ADA improvements; Rockaway Borough Library Renovations; Rockaway Township Senior Center; Zufall health center
<b>3</b>	<b>Project Name</b>	Facilities for Persons with Special Needs
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Non-homeless Special Needs Housing
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$130,400
	<b>Description</b>	Special Homes of NJ Group Home and Daytop Village Youth recovery program. Matrix code: 03B
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two projects will be undertaken which will serve 86 people.
	<b>Location Description</b>	Special Homes of NJ 92 Broadway, Denville Daytop group home: 80 West Main Street Mendham Twp.
	<b>Planned Activities</b>	Special Homes of NJ - Rehabilitation of group home for three residents to include handicap modifications. Daytop - renovation of bathrooms including all plumbing, fixtures, and flooring.
<b>4</b>	<b>Project Name</b>	Parks and Recreation
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	Improve and expand public facilities
	<b>Needs Addressed</b>	Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$17,470
	<b>Description</b>	Town of Morristown - Granby Park Playground. Matrix code: 03F
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Granby Park will serve an estimated 3955 persons
	<b>Location Description</b>	George Street Morristown
	<b>Planned Activities</b>	Installation of a new playground with equipment
<b>5</b>	<b>Project Name</b>	Water/Sewer Improvements
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve and expand infrastructure
	<b>Needs Addressed</b>	Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$362,796
	<b>Description</b>	Boroughs of Butler, Lincoln Park, Netcong and Wharton Water line improvements; Township of Mt. Olive - Budd Lake area storm sewer. Matrix code: 03J
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Waterline improvements will be undertaken in 4 municipalities and one storm sewer project will benefit 9368 persons.

	<b>Location Description</b>	Water line improvements: Giford Street from Kiel to Ace Road, Borough of Butler; Lincoln Park, Railroad Ave. from Union St. to Marc Court Borough of Netcong, and Church Street from Central to Fern Ave. in Borough of Wharton ; and, Township of Mt. Olive - Budd Lake area storm sewer;
	<b>Planned Activities</b>	Watermain Replacement planned in four communities; Storm sewer installation in Mt. Olive township.
6	<b>Project Name</b>	Health Facilities
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve and expand public facilities
	<b>Needs Addressed</b>	Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$29,195
	<b>Description</b>	Zufall Health Center roof replacement. Matrix code: 03P
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5,000 people will benefit
	<b>Location Description</b>	2 Anto Ave. Morristown
	<b>Planned Activities</b>	Replacement of flat roof system on health center.
7	<b>Project Name</b>	Support for Victims of Domestic Violence
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Supportive Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Jersey Battered Women's Service Children's program. Matrix code: 05G

	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Beneficiaries: 36 children from approximately 25 families.
	<b>Location Description</b>	Suppressed location
	<b>Planned Activities</b>	Counseling services for children of battered women.
<b>8</b>	<b>Project Name</b>	Child Care Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Supportive Services
	<b>Funding</b>	CDBG: \$137,800
	<b>Description</b>	Cedar Hill Summer Camp Scholarships, and child care at: Children on the Green, Homeless Solutions and Morristown Neighborhood House. Matrix code: 05L
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	81 children will be supported with childcare scholarships
	<b>Location Description</b>	Cedar Hill Summer Camp Scholarships, and child care at: Children on the Green 50 S. Park Place, Morristown; Homeless Solutions 6 Dumont Place, Morristown; and Morristown Neighborhood House 12 Flagler St. Morristown
	<b>Planned Activities</b>	child care scholarships for low income families.
<b>9</b>	<b>Project Name</b>	Support for Troubled Youth
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Service

	<b>Needs Addressed</b>	Supportive Services
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	CASA of Morris and Sussex Counties Case Supervisor and Deirdre O'Brien Child Advocates Center Clinical counseling. Matrix code: 05N
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The two agencies will serve a total of 226 children
	<b>Location Description</b>	CASA 18 Cattano Ave. Morristown; Diedre O'Brien Child Advocacy Center 8 Court St. Morristown
	<b>Planned Activities</b>	Counseling for victims of abuse
<b>10</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Creation and preservation of homeownership opp.
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$347,601
	<b>Description</b>	HOPE house of Catholic Social Services Operation Fix It and the County Housing Rehabilitation Program; \$100,000 program income anticipated. Matrix code: 14A
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Housing activities are carried out county-wide.
	<b>Planned Activities</b>	Housing rehabilitation for low income owner-occupied housing

<b>11</b>	<b>Project Name</b>	Single Family Housing Development
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Creation and preservation of homeownership opp.
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	HOME: \$100,000
	<b>Description</b>	Habitat for Humanity development of 2 homeownership units. Matrix code: 12
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Habitat proposes to create 2 housing units.
	<b>Location Description</b>	18 and 20 Wallman Way, Mt. Olive Township.
	<b>Planned Activities</b>	Construction of 2 new homes
<b>12</b>	<b>Project Name</b>	Multi-family Housing Development
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Creation and preservation of homeownership opp.
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$100,000 HOME: \$287,751
	<b>Description</b>	Morris Plains Affordable Housing site work and Homeless Solutions construction of rental units in Morris Township. Matrix code: 12
	<b>Target Date</b>	6/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 119 new rental housing units will be created.
	<b>Location Description</b>	A 115 unit development will be constructed in Morris Plains. A two unit project will be built at 24 Walnut Ave. Morris Township.
	<b>Planned Activities</b>	Construction of new rental housing
<b>13</b>	<b>Project Name</b>	Tenant Based Rental Assistance
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing for Persons who are Homeless
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	HOME: \$143,192
	<b>Description</b>	Tenant Based Rental Assistance and emergency shelters. Matrix code: 05S
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 households to be assisted.
	<b>Location Description</b>	County-wide
<b>Planned Activities</b>	Tenant Based Rental Assistance	
<b>14</b>	<b>Project Name</b>	Emergency Solutions Grant
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing for Persons who are Homeless
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$152,103

<b>Description</b>	Emergency Shelter operations and prevention services. Matrix code: 03T
<b>Target Date</b>	6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	474 persons
<b>Location Description</b>	Five agencies will provide services county-wide
<b>Planned Activities</b>	Two facilities will provide shelter services and 3 agencies will provide homeless prevention assistance.



## ***AP-55 Affordable Housing – 91.220(g)***

### **Introduction**

The County will use HOME funds and a portion of CDBG funds for new affordable housing and to rehabilitate existing housing units. The special needs population will be served through the rehabilitation of an existing structure for rental housing. The homeless population will be served through assistance grants to local service providers. Therefore, these two groups do not have easily quantifiable goals.

The one year goals noted below have been extrapolated from the table included in SP-45.

**Table 59 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	489
Non-Homeless	359
Special-Needs	86
Total	934

**Table 60 - One Year Goals for Affordable Housing by Support Type**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	15
The Production of New Units	119
Rehab of Existing Units	240
Acquisition of Existing Units	374
Total	748

## ***AP-60 Public Housing – 91.220(h)***

### **Introduction**

The Housing Authority of the County of Morris was created by the Morris County Board of Chosen Freeholders in 1972 to develop and manage housing for low- and moderate-income residents of the County. For over thirty years, the Housing Authority has played a major role in providing affordable housing options to low and moderate income senior citizens, families, and people with disabilities.

The mission of the Housing Authority is to enhance the lives of the citizens of the County by creating and sustaining decent, safe, and affordable living environments that foster stability and self-sufficiency for seniors, families, and people with disabilities with low- to moderate-incomes. They assist approximately 1,050 county residents annually.

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

There are no actions planned in the coming year to address public housing needs.

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

The Morris County Housing Authority has a Resident Advisory Board which provides input to the Authority's annual plan. Senior Citizen groups are active at each of the elderly developments. The Housing Authority received a ROSS Grant and provides supportive services to foster independent living.

The Morris County Housing Authority also has a Family Self-sufficiency program that works with households to become economically independent and look forward to homeownership goals.

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

The Morris County Housing Authority is not "troubled."

## ***AP-65 Homeless and Other Special Needs Activities – 91.220(i)***

### **Introduction**

The County is a partner with the Continuum of Care to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

Outreach and assessment for people who are homeless and living on the street is provided by several agencies including:

- Mental Health Association of Morris County
- Community Soup Kitchen and Outreach Center
- The Faith Kitchen in Dover
- The Market St. Mission
- Homeless Solutions, Inc. – drop in center
- Our Promise – drop in center
- Morris County Office of Veterans Affairs
- Community Hope (Veterans and youth)
- Lyons VA Hospital
- The New Jersey AIDS Services
- Morristown Memorial Family Health Center (AIDS)
- Roots and Wings (youth)
- CART process and DYFS Hotline (youth)

A coordinated assessment system is being developed to reduce barriers to accessing services from multiple providers.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The COC includes 7 shelter facilities and programs with capacity of 132 beds and 6 transitional housing programs with 142 beds.

ESG funding will be used to provide shelter support at the emergency shelter operated by Homeless Solutions, Inc. and Jersey Battered Women's Services.

**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 County is participating in the CoC in complying with the new HEARTH regulations which call development of a Coordinated Assessment System. Through a partnership with the Office of Temporary Assistance and the Mental Health Association of Morris County and Homeless Solutions, the CoC will comply with the requirement of using a universal assessment tool by building on the “face sheet” intake tool developed for the Homeless Prevention Rapid Re-housing Program. This tool allows for the development of a care management plan tailored to each individual seeking assistance.

The Ten-year Plan places greater emphasis on case management as a tool to prevent reoccurrences of homelessness.

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

The COC identified over 12 agencies that provide homeless prevention services and programs such as utility assistance, rental assistance and security deposit and counseling to households at risk of homelessness.

FY 2015 ESG funds have been recommended for three agencies working to prevent homelessness (Family Promise, the County’s Office of Temporary Assistance, and Roots and Wings). The agencies which receive ESG funds for shelter services all incorporate plans to help households become more stable in permanent housing.

FY 2015 HOME funds have been dedicated to a TBRA program to expand the availability of subsidized rental housing.

The COC continues to work on discharge planning to prevent homelessness as well.

## ***AP-75 Barriers to affordable housing – 91.220(j)***

### **Introduction:**

Morris County finalized an Analysis of Impediments to Fair Housing Choice in 2010. The impediments identified, along with recommendations to address the impediments, are outlined in SP-55.

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

Specific actions the Office will take include:

- Investigate all potential funding sources to address the obstacles of inadequate federal dollars available through HUD programs;
- Continue to advocate for affordable housing;
- Continue to collaborate with nonprofits, municipalities, county and state government representatives, and the general public to encourage further development of affordable housing;
- Continue participation on Morris County Foreclosure Taskforce;
- Continue to participate in the Housing Alliance of Morris County;
- Continue to participate in the Fair Housing Committee of the Morris County Human Relations Commission, focusing on improving accessibility of tenants to Fair Housing education e.g., providing training on tenant rights, landlord rights, and improving facility of lodging a Fair Housing complaint; and
- Maintain allocation to Tenant Based Rental Assistance program.
- Continue participation in the CoC and on the Human Services Advisory Committee to maintain discussions on providing all the ancillary services needed to live in the county.

## ***AP-85 Other Actions – 91.220(k)***

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

To address the obstacles identified in the five year plan, the County will seek other funding and maximize the use of existing funding by coordinating efforts with the Housing Alliance of Morris County, Fair Housing Committee, Foreclosure Taskforce, the county's Human Services Advisory Council, and the Continuum of Care.

#### **Actions planned to foster and maintain affordable housing**

A lack of affordable housing is a primary obstacle to addressing unmet needs. To foster the development of affordable housing, Morris County will utilize HOME resources to expand housing opportunities. Further, Tenant Based Rental Assistance will be used to maintain the supply of affordable housing by assuring owners of rental housing an adequate stream of income, coupled with an inspection program, that will enable them to maintain the housing in safe and decent condition.

The county will continue to work with the Morris County Housing Alliance, sponsored by the United Way, because the broad base of the coalition is effective at identifying opportunities and providing services to specific subpopulations.

#### **Actions planned to reduce lead-based paint hazards**

The housing rehabilitation program incorporates all aspects of lead safe work practices and abatement as required. Further, educational presentation on the hazards of lead-based paint to participants in the Step-by-Step first time homebuyer education classes makes them more aware of possible dangers as they prepare for homeownership. The EPA material on lead-based paint is distributed.

#### **Actions planned to reduce the number of poverty-level families**

CDBG, HOME, and ESG funding is integrated into the programs that address poverty and homelessness by participating agencies that are served by the Morris County Continuum of Care, the Fair Housing Committee of the Morris County Human Relations Commission, and the Housing Alliance of Morris County. These agencies, and others, provide much needed services to assist residents that are living in poverty. Further programs such as job training, child care, transportation assistance and Tenant Based Rental Assistance (TBRA) reduce the impact of poverty and provide for income growth for families living in poverty.

#### **Actions planned to develop institutional structure**

Administration of Morris County's federal grants programs were moved from the Department of Planning to the Department of Human Services in 2013. This move has better facilitated coordination between human services programs and these important federal funding resources. The network of partnerships between the County and regional organizations such as the Fair Housing Committee of the

Morris County Human Relations Commission and the Housing Alliance of Morris County strengthen the impact that the federal funds have in the communities.

The County has entered into inter-local Cooperation Agreements with 37 municipalities to form the Urban County. The remaining two municipalities, Parsippany-Troy Hills and Dover, are part of the HOME consortium. Each of the 37 municipalities may apply for CDBG funding through the County, and housing activity through the HOME Program can be delivered anywhere in the County.

The housing programs are delivered through a variety of development entities. Housing rehabilitation is provided by in house by the County as well as through Catholic Social Services D/B/A HOPE House. The Fix It program provides essential repairs for elderly and disabled residents. Several organizations provide group homes which have received support from both HOME and CDBG funding. Other organizations, such as Morris County Habitat for Humanity and Morris Affordable Housing Corporation construct new units for homeownership and or rental housing.

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

The jurisdiction will carry out its consolidated plan through a network of partnerships with governmental and non-profit agencies. It reinforces these relationships through participation in regional efforts such as the Housing Alliance of Morris County, the Housing Committee of the Morris County Human Relations Commission, and the Comprehensive Emergency Assistance Strategy Committee (CEAS).

The Division collaborates with the Community Development Revenue Sharing (CDRS) Committee, consisting of municipal representatives, and other municipal officials in coordinating efforts to meet public facility, infrastructure improvements, public service needs, accessibility needs, economic development needs, and housing needs. The CDRS Committee determines which projects receive funding. Funding resources and programs for the homeless are coordinated through the Comprehensive Emergency Assistance System (CEAS).

Priority human service needs are developed and incorporated into the Comprehensive Human Services Plan, and funding resources and programs to meet service needs, including health and mental health, are coordinated through the Department of Human services based on recommendations made by the Human services Advisory Council (HSAC) and its committees. Both public and private agencies are active on their respective committees. The lead agency meets with appropriate staff and committees to implement the strategies of the plan.

**AP-90 Program Specific Requirements – 91.220(I)(1,2,4)**

**Introduction:**

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(I)(1)**

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

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

**Other CDBG Requirements**

1. The amount of urgent need activities	0
Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(I)(2)**

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

There are no other forms of investment

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME funds used for assistance in the acquisition of a single-family residence by an owner-occupant will be recaptured in full during the affordability period. The total amount of assistance will be no more than \$40,000 with an affordability period of a maximum of 20 years. In the event of a foreclosure on the property, the repayment of funds to the Lender shall be the amount of the net proceeds available from the sale rather than the entire amount, even if the net proceeds are zero.

A mortgage and note will be signed and filed as the mechanism to impose these recapture restrictions. All funds returned from resale or recapture will be used for HOME eligible activities.

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

At this time the County has no program for acquisition of units. However, recapture provisions as described above would be used.

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

The County will not use funds for refinancing existing debt.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Morris County has prepared written standards which are attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Morris County COC has prepared a Coordinated Assessment system tool for use by all agencies. The use of the tool is in the pilot stages of use with a few agencies. Full system roll out is expected to occur in September, 2015.

The goal for the use of a coordinated assessment system is to provide a better, more efficient access, assessment, and referral process for diversion/prevention, shelter and/or other related housing and services, to ensure that those who are homeless/at risk of homelessness are connected to the most accurate services. To be implemented consistently throughout the Morris County geographic area, easy to use and well-publicized to the community, especially those in need of these services.

The process for intake is based on "No Wrong Door". Entry and intake can be completed at any COC participating agency. The Coordinated Screening Tool will be used for intake to assess the primary needs of the client, and released, with the client's permission, to agencies to whom referral is made.

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

The County publishes a Notice of Funding Availability in the fall each year. This notice is advertised in the newspaper and County website and distributed to the COC, prior ESG recipients and anyone expressing an interest in the program. Funding priorities that were established by the COC are part of the application package.

The COC provides policy guidance to the HSAC which is used throughout the funding process. The Human Services Advisory Committee (HSAC) reviews the applications and makes a funding recommendation. Their review considers the funding priorities set by the COC and the written standards developed by the COC for the program. The HSAC makes a funding recommendation to the County. This recommendation is sent to the COC for review and comment.

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

Participation by a homeless individuals is met through consultation with the COC Board per 24 CFR Part 576.405 (b). The COC board includes a formerly homeless person. By providing a leadership role in establishing policy that is used by the County through the HSAC, the COC exerts its influence in the decision making for grant awards.

5. Describe performance standards for evaluating ESG.

The performance standards are in draft form but are comprehensive in nature. Measurements are going to be made to accomplish the following:

Performance Standards		
	HUD Standard	Local Target
<b>HOUSING</b>		
Short Term Emergency Shelter	High performing communities average length of stay across all programs is 20 day or less or 5% decrease in baseline	7 days
Long Term Emergency Shelter		90 days individuals 180 days families
Transitional Housing		12 months individuals 18 months families
Safe Haven		15 months
Rapid Re-housing	None	2 year maximum assistance
Permanent Housing	6 months or longer stay	12 months or longer stay
Services only	n.a	n.a.
<b>Income/Benefit</b>		
Adults With Earned Income	20%	17%
Adults with increase in monthly earnings	20%	Recommendation not to use this measure at this time
Adults with non-earned cash benefits	54%	34%
Adults with increase in monthly non-earned cash benefits	54%	Recommendation not to use this measure at this time
Adults with non-cash benefits	56%	42%
<b>Successful Placement in Permanent Housing</b>		
Emergency Shelter		17%
Transitional Housing	65%	65%
Safe Haven		35%
Rapid Re-housing		95%
Permanent Housing	80%	Increase of 5% from baseline of 70% (2014)
Services Only Program		n/a