



Five-Year Consolidated Plan

Parsippany-Troy Hills, NJ FY 2015-2019

June 19, 2015
Public Display Draft

Prepared by:

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Purchasing/ Community Development Block Grant Office
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JUNE 2015

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Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Township of Parsippany-Troy Hills receives funding annually from the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG) programs. It is also a participant in the HOME Consortium led by Morris County, and receives Emergency Solutions Grant (ESG) funds through the County.

2. Summary of the objectives and outcomes identified in the Plan

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

- continue to address obstacles with respect to meeting underserved needs and to foster affordable housing
- continue to participate in the HOME Program administered by the County of Morris
- continue to provide coordination through the Human Services Department with both public and private housing along with various social service agencies
- preserve existing housing stock through rehabilitation programs
- continue to evaluate and eliminate lead-based paint, if found, in any assisted housing units
- continue to work with Morris County and the Housing and Human Services departments to further fair housing
- continue to work with FHEO staff to obtain additional technical assistance to further administer the Section 3 Program
- investigate grant opportunities to address the obstacles of inadequate federal dollars available through HUD programs

3. Evaluation of past performance

The Township completed twelve single unit residential rehabilitations, which is a high priority need as identified in the Township's Five-Year Consolidated Plan. Several improvements were completed at the historic Littleton Schoolhouse on Route 202 including installation of a heating/cooling unit, repair of the chimney, and installation of new copper flashing, all completed over the summer. Curbing, paving, and minor drainage improvements were completed on Pawnee Avenue, Manito Avenue, and Carlson Place in the Lake Hiawatha section of the Township. Also, a vehicle was purchased to provide various health services for seniors on a town-wide basis.

4. Summary of citizen participation process and consultation process

The Township's Consolidated Plan results from a process of consultation between key Township personnel including the Mayor and various Department/Division heads (Department of Human Services, Office on Aging, Township Engineer, etc.), as well as residents and various groups (Historical Society, senior groups, disabled groups, the public library, etc.) located within the Township. In addition, the Township reaches out to neighboring municipalities, counties, organizations and entities such as MCARP in preparing the Consolidated Plan.

The Township Council has adopted a Citizen Participation Plan which outlines the procedures for public participation during the planning process for use of Community Development Block Grant funds. The Township holds at a minimum two public hearings regarding the CDBG program. In addition, the Township sends out mailings to all residents which contain information about the program and accomplishments. The Township also posts various information on the Township web page, at various Township facilities and in local newspapers.

Residents that inquire about the program are given information and encouraged to meet with staff at any time to discuss potential future programs and/or projects. Any comments that are received are noted for the record and taken into consideration.

5. Summary of public comments

No comments on the Consolidated Plan were received.

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 Township Department of Administration in funding allocations.

The Process

PR-05 Lead & Responsible Agencies - 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
Lead Agency	PARSIPPANY-TROYHILLS TOWNSHIP	
CDBG Administrator	PARSIPPANY-TROYHILLS TOWNSHIP	
HOME Administrator	MORRIS COUNTY	Morris County Dept of Human Services, CD Office

Narrative

The Township of Parsippany-Troy Hills is a CDBG entitlement community as well as a participant in Morris County's HOME Consortium, led by the Morris County Department of Human Services.

Consolidated Plan Public Contact Information

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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)).

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 Morris County 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 County's 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 Parsippany-Troy Hills Department of Human Services consults with the CEAS Board to develop the funding plan for the use of ESG funds in the Township as well as the development of the performance standards, outcome measures, and policies and procedures. 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 Township's Consolidated Plan resulted from a process of consultation between key Township personnel including the Mayor and various Department/Division heads (Department of Human Services, Office on Aging, Township Engineer, etc.), as well as residents and various groups (Historical Society, senior groups, disabled groups, the public library, etc.) located within the Township. In addition, the Township reached out to neighboring municipalities, counties, organizations, and entities such as MCARP.

Table 2– Agencies, groups, organizations who participated

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

There were no types of agencies that the Township did not consult, either through public meetings or personal interviews.

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 Parsippany-Troy Hills ensures that local municipal officials are engaged in the consolidated planning process. 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 - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The Township Council has adopted a Citizen Participation Plan which outlines the procedures for public participation during the planning process for use of Community Development Block Grant funds. The Township holds at a minimum two public hearings regarding the program. In addition, the Township sends out mailings to all residents which contain information about our program and accomplishments. The Township also posts various information on the Township web page, at various Township facilities, and in local newspapers. Residents that inquire about the program are given information and encouraged to meet with our staff at any time to discuss potential future programs and/or projects. Any comments that are received are noted for the record and taken into consideration.

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)
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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment is based on an analysis of non-housing community development priorities for low-income persons across the Township. Needs were identified through a collaborative process that included stakeholder consultation, public hearings, and an internal review process designed to meaningfully address citizens' needs.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Through CDBG funds, the Township 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 major needs for public facilities in the Township include structural repair for facilities such as the senior center and three non-residential historically significant structures which are used as museums; architectural barrier removal at public buildings to meet ADA requirements; and improvements at various parks in the Township.

How were these needs determined?

The Township facilitated a series of meetings for internal departments, elected officials, and stakeholder groups in which it requested feedback on needs across the community.

Describe the jurisdiction's need for Public Improvements:

Through CDBG funds, the Township 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 major needs for public improvements in the Township primarily include construction/reconstruction of streets and sidewalks in eligible areas.

How were these needs determined?

The Township facilitated a series of meetings for internal departments, elected officials, and stakeholder groups in which it requested feedback on needs across the community.

Describe the jurisdiction's need for Public Services:

Through CDBG funds, the Township 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 Parsippany-Troy Hills include senior citizen 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.

How were these needs determined?

The Township facilitated a series of meetings for internal departments, elected officials, and stakeholder groups in which it requested feedback on needs across the community.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Township of Parsippany-Troy Hills is located in the eastern section of Morris County. The Township is spread out over 25 square miles and is located within 35 miles of New York City. The Township contains numerous corporate offices, shopping centers, park areas, and lakefront recreation facilities. The Township has a population of approximately 50,000 people which encompasses a wide ethnic diversity. Data indicates, over the past few years, that the Township population is getting older with an increasing senior population.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

In determining priorities for the allocation of federal funds, Parsippany-Toy Hills Township 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 5 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	22	16	0	0	0
Arts, Entertainment, Accommodations	1,982	2,655	8	6	-2
Construction	748	790	3	2	-1
Education and Health Care Services	3,944	2,778	16	6	-10
Finance, Insurance, and Real Estate	2,505	7,019	10	15	5
Information	820	822	3	2	-2
Manufacturing	2,257	4,329	9	9	0
Other Services	926	451	4	1	-3
Professional, Scientific, Management Services	4,670	12,060	19	26	7
Public Administration	0	0	0	0	0
Retail Trade	2,898	3,097	12	7	-5
Transportation and Warehousing	773	2,360	3	5	2
Wholesale Trade	1,731	4,289	7	9	2
Total	23,276	40,666	--	--	--

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

Labor Force

Table 6 - Labor Force

Total Population in the Civilian Labor Force	30,660
Civilian Employed Population 16 years and over	28,356
Unemployment Rate	7.51
Unemployment Rate for Ages 16-24	19.30
Unemployment Rate for Ages 25-65	5.71

Data Source: 2007-2011 ACS

Table 7 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	10,886
Farming, fisheries and forestry occupations	1,040
Service	1,381
Sales and office	7,169
Construction, extraction, maintenance and repair	1,503
Production, transportation and material moving	1,499

Data Source: 2007-2011 ACS

Travel Time

Table 8 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,385	61%
30-59 Minutes	7,974	30%
60 or More Minutes	2,293	9%
Total	26,652	100%

Data Source: 2007-2011 ACS

Educational Attainment by Employment Status (Population 16 and Older)

Table 9 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	846	137	609
High school graduate (includes equivalency)	5,154	452	1,167
Some college or Associate's degree	4,857	344	982
Bachelor's degree or higher	13,526	843	2,184

Data Source: 2007-2011 ACS

Educational Attainment by Age

Table 10 - Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	20	47	202	416	584
9th to 12th grade, no diploma	208	154	261	512	652
High school graduate, GED, or alternative	993	1,036	1,726	4,011	2,824
Some college, no degree	1,040	1,128	922	2,222	818
Associate's degree	161	440	443	1,028	245
Bachelor's degree	847	3,015	2,594	4,348	1,436
Graduate or professional degree	95	1,847	2,085	2,691	862

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 11 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

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 Parsippany-Troy Hills in terms of worker share are Professional, Scientific, and Management Services; Education and Health Care Services; and Retail Trade. The second and third largest private employers in Morris County in 2014, Novartis and ADP, have locations in the Township. Novartis' 5,330 employees fall into the Education and Health Care Services category. ADP's 2,112 employees offer 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 Parsippany-Troy Hills, are within the Education and Health Care Services and Retail Trade. This indicates large commuter populations working in these jobs, traveling from the Township for opportunities in these sectors, which in turn indicates a shortage of these jobs within the Township.

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.

Ferring Pharmaceuticals of Switzerland recently acquired a 25-acre site in Parsippany-Troy Hills Township to expand its US operations center. The expansion is expected to generate jobs in management, administration and support, commercial operations, manufacturing, and product development.

During interviews with local stakeholders, it was indicated that local manufacturers have been leaving the County. Most anticipated activity in these large sites will be redevelopment, such as conversion from commercial to residential uses. 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 number of 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 Township's unemployment rate in 2011 was 7.51%, lower than both the state and the nation's unemployment rates of 8.3% and 8.7%, respectively, but higher than Morris County's rate of 6.2%

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)?

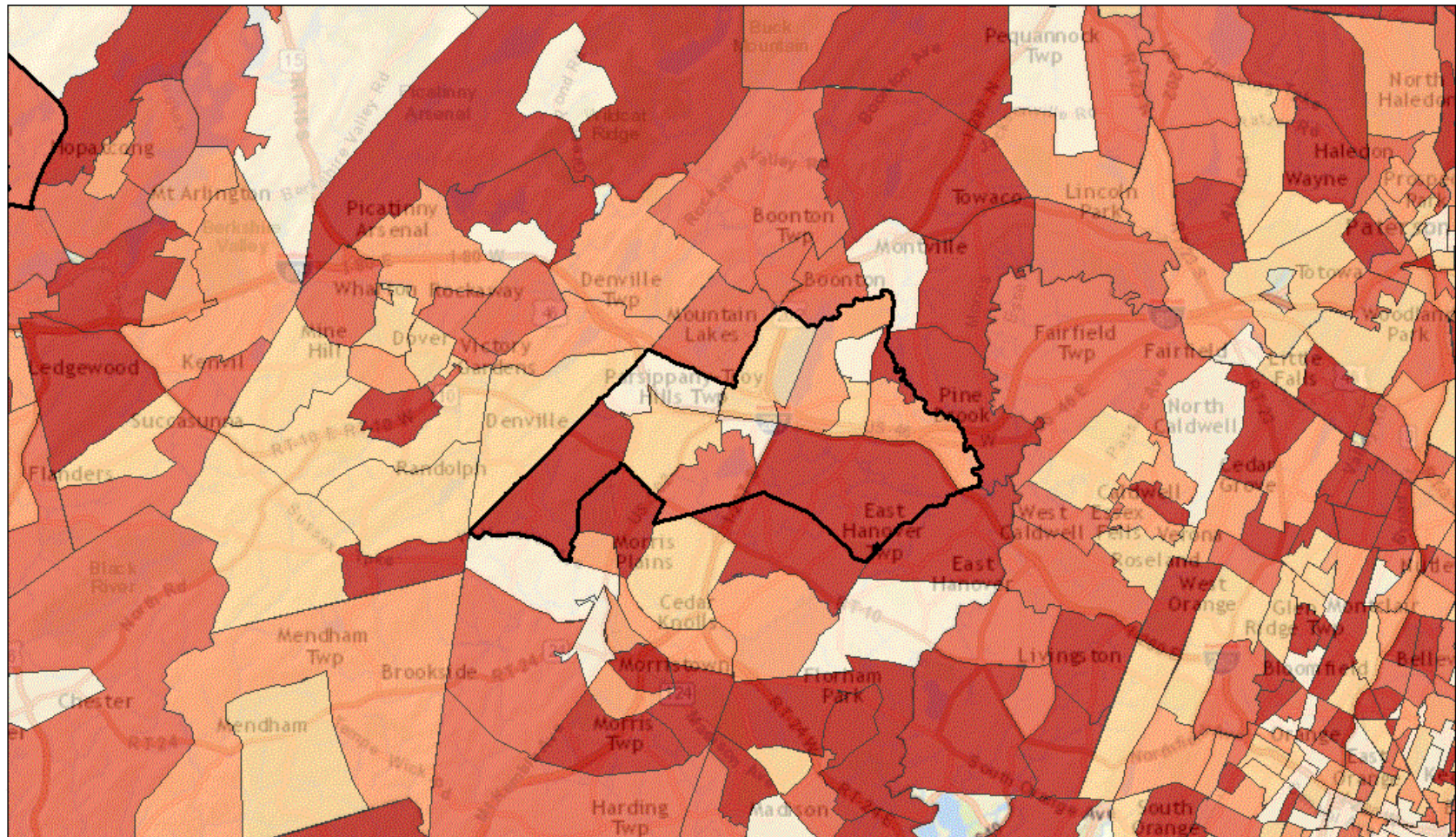
Parsippany-Troy Hills and Morris County do not participate in a CEDS.

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 concentrations (top two quintiles) of low-income households reporting at least one severe housing problem does not appear to be clustered in any particular area within the Township.

Parsippany-Troy Hills - LI Households with Any Severe Housing Problem



June 15, 2015

Override 1 LIHHWithHousingProblems
T2_LE50_HP2_PCT
 <48.03%
 48.03-60%
 60-69.23%
 69.23-78.33%
 >78.33%

1:217,967
 0 1.75 3.5 7 mi
 0 3 6 12 km

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

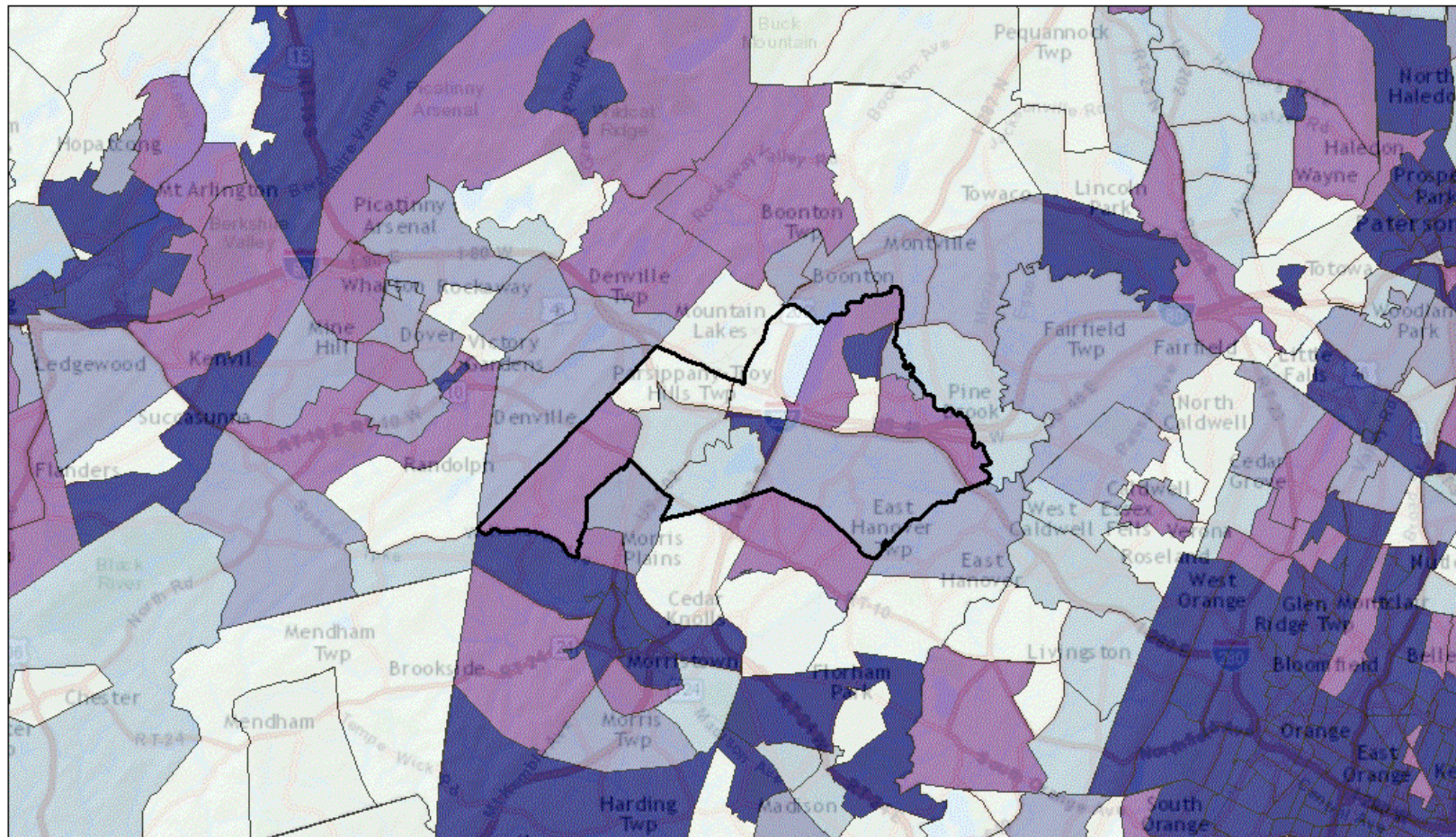
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The largest concentrations (top quintile) of Black/African American population are in the center and northeast of the Township. For Asians, the largest concentration is in the north-central part of the Township. For Hispanics, the largest concentrations are in the southwest and northeast, although different tract than the high Black concentration.

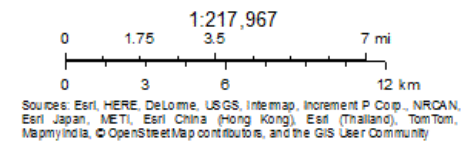
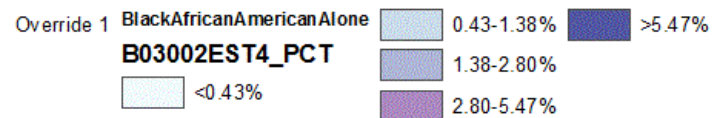
Using poverty rate as a proxy for low-income residents and a definition of “concentrated” as being within the top quintile of the map (meaning a poverty rate above 5.74%), there are two tracts with high concentrations of poverty in Parsippany-Troy Hills.

The area just southwest of the I-80/I-287 interchange has the highest overlap of racial and low-income concentration in the Township.

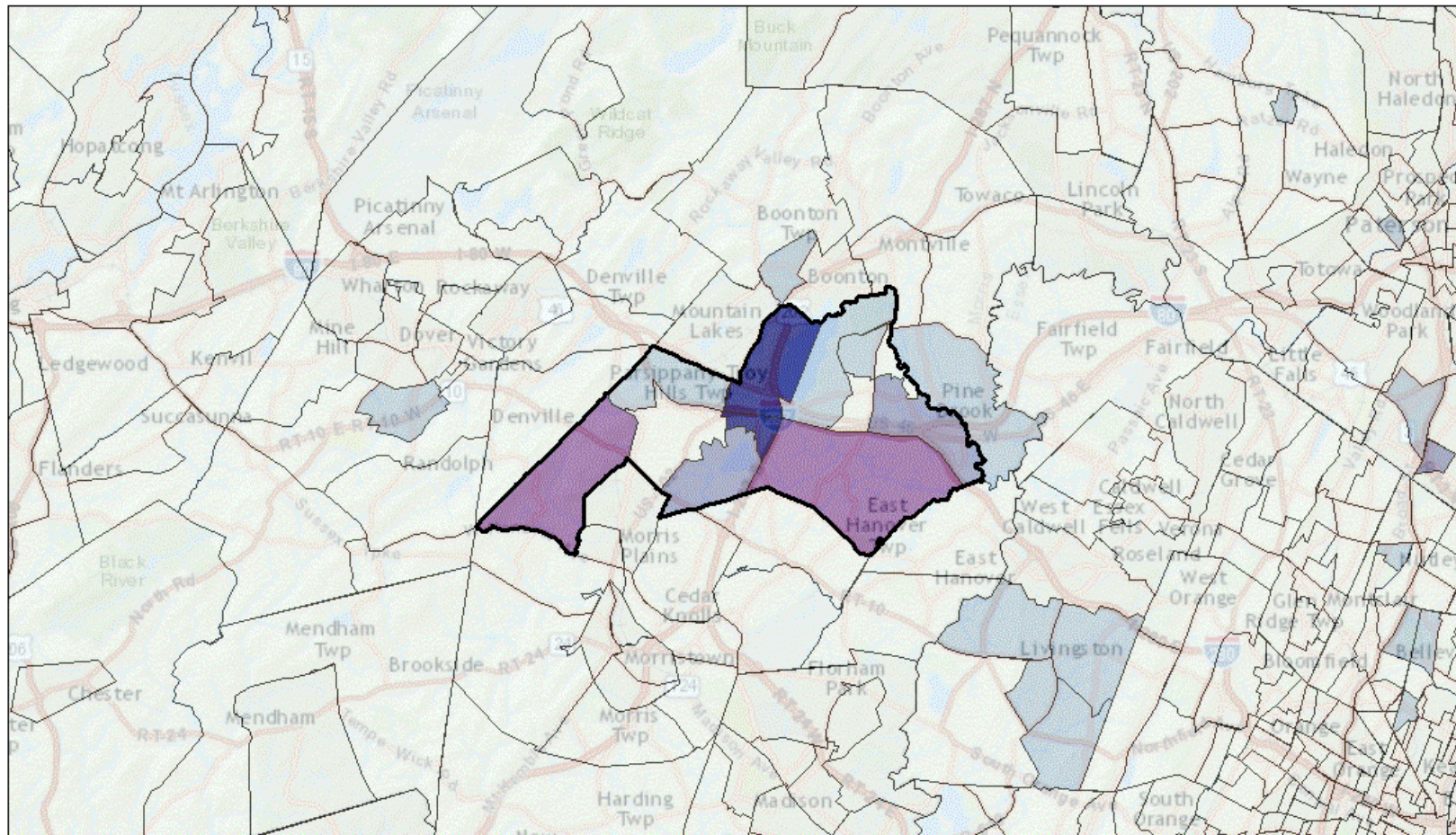
Parsippany-Troy Hills - Percent of Black Population



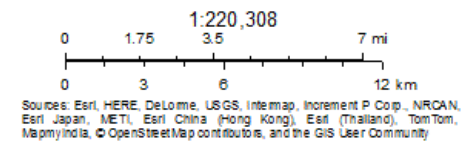
June 15, 2015



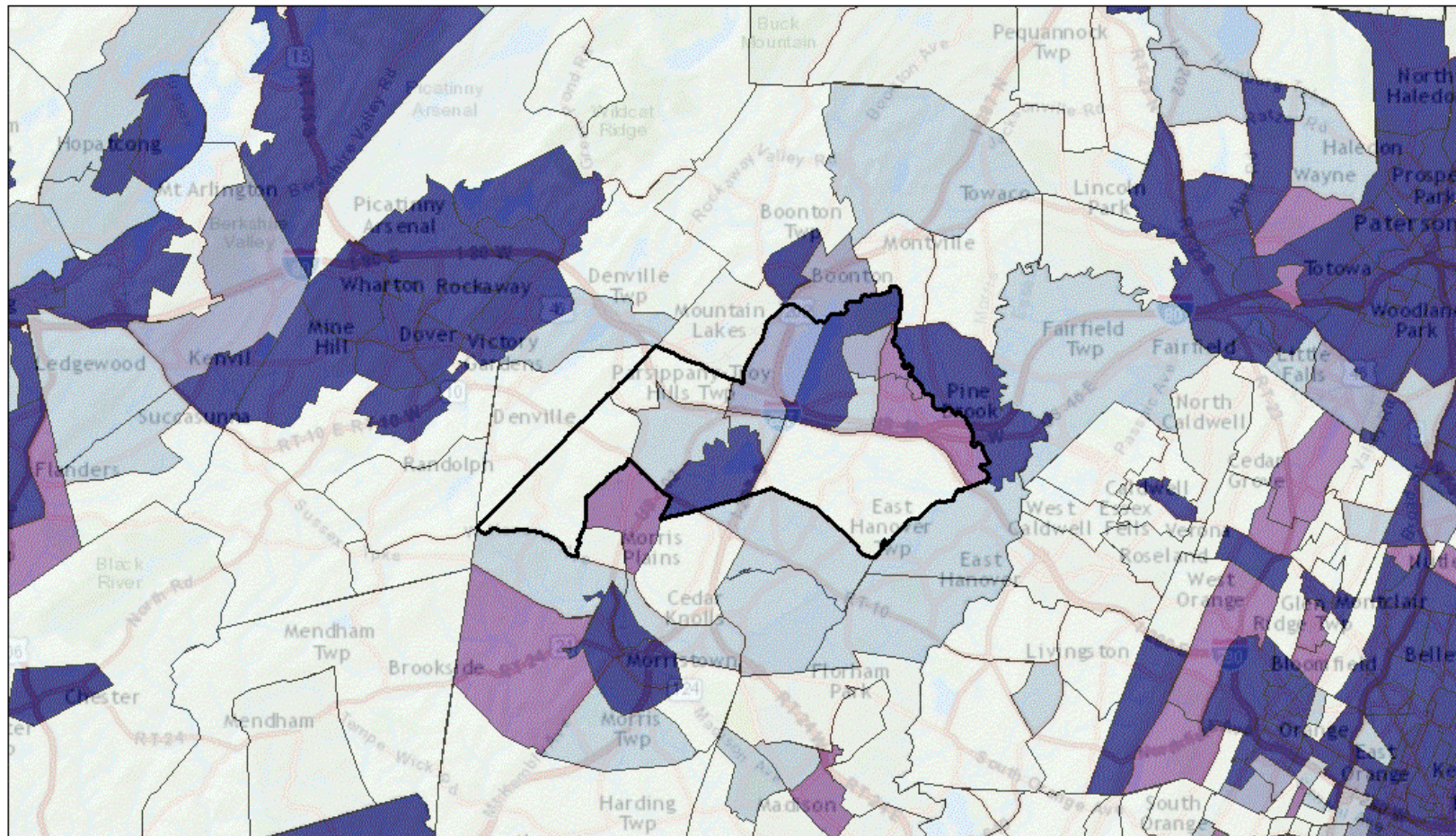
Parsippany-Troy Hills - Percent Asian Population



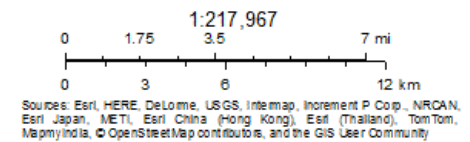
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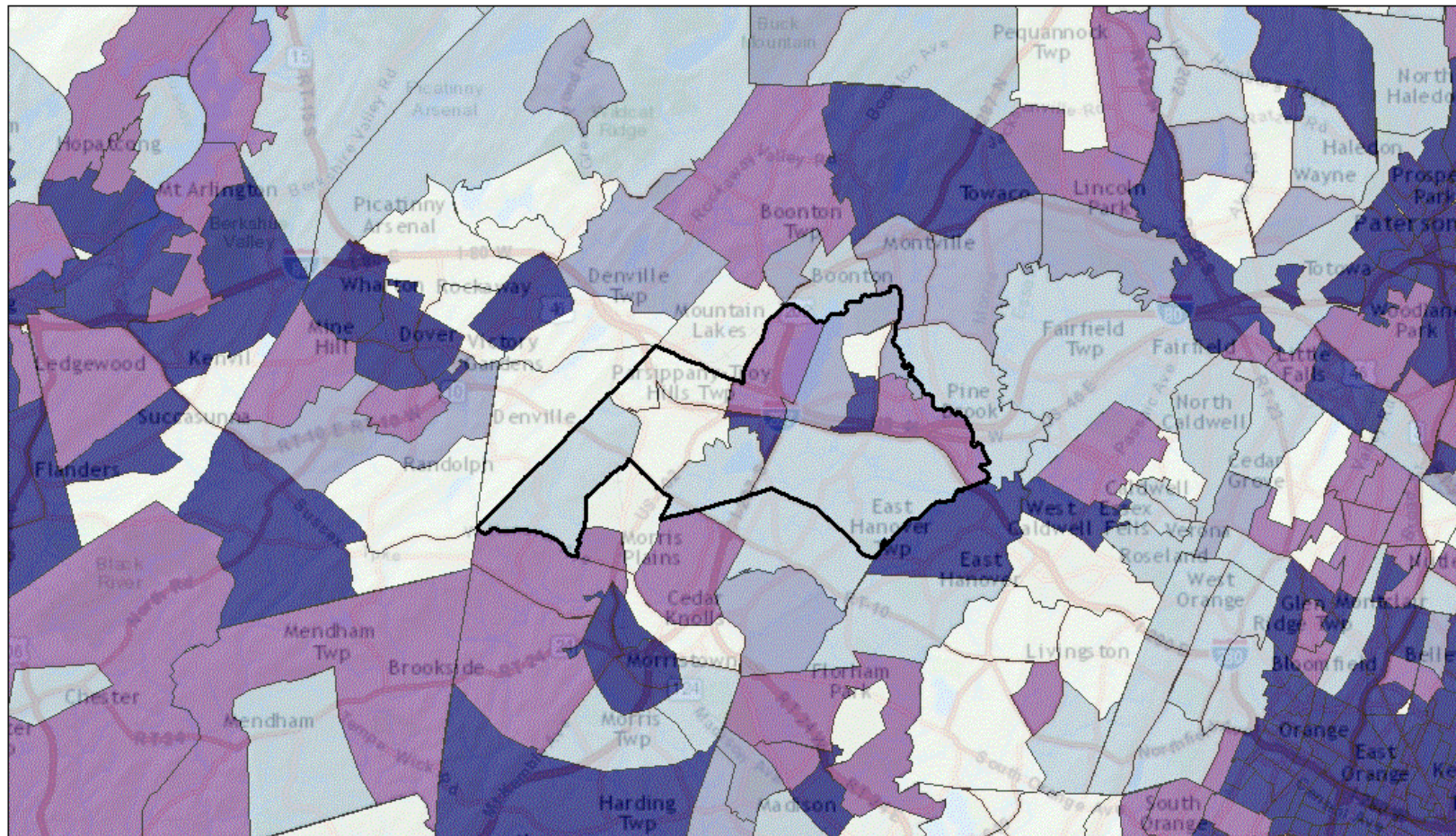
Parsippany-Troy Hills - Percent Hispanic Population



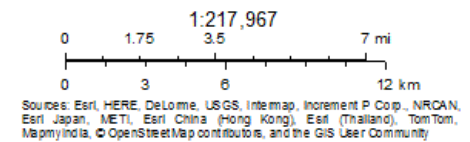
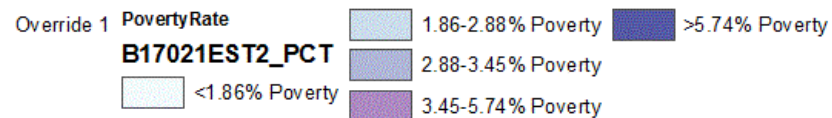
June 15, 2015



Parsippany-Troy Hills - Poverty Rate



June 15, 2015



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

Homes in this area fall in the lower end (bottom two quintiles) of the Township's market. The highest home values, found in the Township's southeast corner, do not coincide with any racial, ethnic, or low-income concentration.

Are there any community assets in these areas/neighborhoods?

Yes. This area has significant community assets including a stable housing stock, local businesses, community facilities, regional employment centers, and more.

Are there other strategic opportunities in any of these areas?

Yes. This area 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 Strategic Plan that follows outlines the Township's non-housing community development needs and strategies to meet those identified needs for the program years 2015-2019. High priorities for FY 2015-2019 include improving the existing housing for low-income households; improving public facilities; improving, maintaining, and expanding infrastructure; and supporting public services.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

Target Area	Description
Target Area Name:	Township-wide
Target Area Type:	Local Target area
Other Target Area Description:	Township-wide
Revital Type:	Comprehensive
Other Revital Description:	Township-wide

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The Township does not set priorities for allocating investments geographically. The Township concentrates on low and moderate income areas as well as areas with the greatest needs.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

Name	Description	Population	Geographic Areas	Priority Level	Associated Goals	Basis for Relative Priority
Public Facilities	Improve and maintain public facilities servicing households in low income areas.	Extremely Low Income Low Income Moderate Income Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Non-housing Community Development	Township-wide	High	Improve/expand public facilities	There continues to be a need for services to increase the effectiveness of physical investments that improve conditions for the elderly, youth, low-income persons, and other special populations.

Name	Description	Population	Geographic Areas	Priority Level	Associated Goals	Basis for Relative Priority
Infrastructure	Improve and maintain infrastructure servicing households in low income areas.	Extremely Low Income Low Income Moderate Income Non-housing Community Development	Township-wide	High	Improve/expand infrastructure	Infrastructure in the Township must be maintained or upgraded to improve the quality of life in low-income areas.

Public Services	Expand and continue non-housing community development supportive services.	Extremely Low Income Low Income Moderate Income	Township-wide	High	Expand/continue public services	There is a need for public services that address societal issues such as poverty, abuse, and homelessness.
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Name	Description	Population	Geographic Areas	Priority Level	Associated Goals	Basis for Relative Priority
Affordable Housing	Rehabilitation of owner-occupied housing	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Families Public Housing Residents Elderly Frail Elderly	Township-wide	High	Create/preserve affordable housing	Affordable housing is fundamental to community living. There is a need for affordable housing at all levels in Parsippany-Troy Hills

Planning & Administration	Administrative and planning costs to operate the CDBG and HOME programs successfully.	Other	Township-wide	High	Administration	Effective and efficient implementation of CDBG and HOME funding requires adequate resources for program planning and administration.
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SP-35 Anticipated Resources - 91.420(b), 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

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	public - federal	Acquisition						
		Admin and Planning						
		Housing						
		Public Improvements	\$216,560	\$10,000		\$226,560	\$866,240	
		Economic Development						
		Public Services						

Table 14 - Anticipated Resources

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

The Township accesses HOME and Emergency Shelter Grant funds through Morris County. Section 8 funds as well as Low-Income Housing Tax Credits are administered directly by the Morris County Housing Authority. The McKinney-Vento Homeless Assistance program is administered through the Morris County Office of Temporary Assistance. Other resources that have been available to meet and complement the Township's needs include Township funds, State Historic Preservation Funds, Local State Aid, New Jersey Environmental Infrastructure Trust, State Open Space Grant, State Clean Communities Grant, Morris County Historic Preservation Grant, Morris County Open Space Grant, Green Acres Funding, Energy Efficiency & Conservation Block Grant Program, and private donations.

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

The Township 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 - 91.415, 91.215(k)

Table 15 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Township of Parsippany-Troy Hills Department of Human Services	Government	Economic Development Non-Homeless Special Needs Ownership Planning Neighborhood Improvements Public Facilities Public Services	Township
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

Morris 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 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 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 16 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
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		
Other			
Other			

Table 17 - Homeless Prevention Services Summary

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 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 - 91.415, 91.215(a)(4)

Goals Summary Information

Table 18 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve/expand public facilities	2015	2019	Non-Housing Community Development	Township-wide	Public Facilities	CDBG: \$100,000	Public Facility/Infrastructure other than LMI Housing Benefit: 40,000 Households
2	Improve/expand infrastructure	2015	2019	Non-Housing Community Development	Township-wide	Infrastructure	CDBG: \$150,000	Projects completed: 10
3	Expand/continue public services	2015	2019	Non-Housing Community Development	Township-wide	Public Services	CDBG: \$60,000	Public Services other than LMI Housing Benefit: 500 Persons
4	Create/preserve affordable housing	2015	2019	Affordable Housing	Township-wide	Affordable Housing	CDBG: \$607,800	Homeowner Housing Rehabilitated: 50 Housing Units
5	Administration	2015	2019	Other	Township-wide	Planning & Administration	CDBG: \$175,000	Other: 1

Goal Descriptions

1	Goal Name	Improve/expand public facilities
	Goal Description	Public facilities serving low income residents including parks, libraries, and social service agencies require capital improvements.
2	Goal Name	Improve/expand infrastructure
	Goal Description	Infrastructure in the low income areas of the township must be improved or expanded to improve the quality of life for lower income residents.
3	Goal Name	Expand/continue public services
	Goal Description	Expand and continue non-housing community development supportive services.
4	Goal Name	Create/preserve affordable housing
	Goal Description	Preservation of affordable housing through rehabilitation of owner-occupied housing.
5	Goal Name	Administration
	Goal Description	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 Township 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 Township's community development programs will assist an estimated 50 households/units over the next five years.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

The Township 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.

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

The Township addresses the lead-based paint issue as part of our housing rehabilitation program and will continue to enforce the lead-based paint regulations on a case by case basis.

SP-70 Anti-Poverty Strategy - 91.415, 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 Township'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

Performance monitoring is an important component in the long-term success of this program. The Township has developed standards and procedures for ensuring that the disbursement of these funds meets the purposes of the appropriate legislation and regulations, and that funds are disbursed in a timely fashion.

The Township administers the Community Development Block Grant Program using federal funds. The Township executes a housing rehabilitation program for single family homes owned by low and moderate income persons on a first come first serve basis. The only possible exceptions to this rule would be cases of an emergent nature (ex.-collapsed roof, failed furnace in winter, etc.). The Township is also responsible for the implementation of public improvement and facilities projects that qualify per HUD approved guidelines.

The Township's standards and procedures for monitoring are designed to ensure that:

1. objectives of the National Affordable Housing Act are met.
2. program activities are progressing in compliance with the requirements for each program.
3. there is compliance with other applicable laws, implementing regulations and with the requirements to affirmatively further fair housing.

The Township will review all proposed activities for eligibility under statutory and regulatory requirements and for meeting needs identified in this plan.

The Township will identify performance measures in advance of allocating funds and the description of projects and activities will contain the specific measures by which the project will be evaluated. Measures will be kept as simple and direct as possible.

Fiscal monitoring will include review and approval of budgets, compliance with executed Grant Agreements, review and approval of vouchers, review of drawdowns, review of fiscal reports from our Finance Office, and review of our municipal audit on an annual basis. Monitoring will occur through regular and on-site monitoring visits. All files will be maintained with necessary documentation. Performance measures for on-going projects will be reported in progress along with annual reports to HUD.

The Township will continue to work towards assuring compliance with the Consolidated Plan and to resolve any problems in accomplishing our goals. In regards to any housing projects, the Township will meet with interested sponsors and the County of Morris regarding the use of HOME funds. The Community Development Director will assure appropriate MBE/WBE contractors receive notices to bid in compliance with Township bidding procedures.

Annual Plan

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The total of 2015 CDBG funding for the Township of Parsippany-Troy Hills is \$216,560 with anticipated program income of \$10,000. Four activities were determined to meet overall Township 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 19 - 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	public - federal	Acquisition Admin and Planning Housing Public Improvements Economic Development Public Services	\$216,560	\$10,000		\$226,560	\$866,240	

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

The Township accesses HOME and Emergency Shelter Grant funds through Morris County. Section 8 funds as well as Low-Income Housing Tax Credits are administered directly by the Morris County Housing Authority. The McKinney-Vento Homeless Assistance program is administered through the Morris County Office of Temporary Assistance. Other resources that have been available to meet and complement the Township's needs include Township funds, State Historic Preservation Funds, Local State Aid, New Jersey Environmental Infrastructure Trust, State Open Space Grant, State Clean Communities Grant, Morris County Historic Preservation Grant, Morris County Open Space Grant, Green Acres Funding, Energy Efficiency & Conservation Block Grant Program, and private donations.

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 Township 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 - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table 20 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve/expand public facilities	2015	2019	Non-Housing Community Development	Township-wide	Public Facilities	CDBG: \$25,000	Public Facility/Infrastructure other than LMI Housing Benefit: 8,000 Households
2	Improve/expand infrastructure	2015	2019	Non-Housing Community Development	Township-wide	Infrastructure	CDBG: \$30,000	Projects completed: 2
3	Expand/continue public services	2015	2019	Non-Housing Community Development	Township-wide	Public Services	CDBG: \$25,000	Public Services other than LMI Housing Benefit: 100 Persons
4	Create/preserve affordable housing	2015	2019	Affordable Housing	Township-wide	Affordable Housing	CDBG: \$111,560	Homeowner Housing Rehabilitated: 10 Housing Units
5	Administration	2015	2019	Other	Township-wide	Planning & Administration	CDBG: \$35,000	Other: 1

Goal Descriptions

1	Goal Name	Improve/expand public facilities
	Goal Description	Public facilities serving low income residents including parks, libraries, and social service agencies require capital improvements.
2	Goal Name	Improve/expand infrastructure
	Goal Description	Infrastructure in the low income areas of the township must be improved or expanded to improve the quality of life for lower income residents.
3	Goal Name	Expand/continue public services
	Goal Description	Expand and continue non-housing community development supportive services.
4	Goal Name	Create/preserve affordable housing
	Goal Description	Preservation of affordable housing through rehabilitation of owner-occupied housing.
5	Goal Name	Administration
	Goal Description	Program oversight, public outreach, and on-going management of the federal grants programs

AP-35 Projects - 91.420, 91.220(d)

Introduction

The finalized amount of 2015 Community Development Block Grant (CDBG) funds for the Township of Parsippany-Troy Hills is \$216,560 with anticipated program income of \$10,000. A total of four activities were granted funding as part of the 2015 CDBG Program.

Table 21 – Project Information

#	Project Name
1	Housing Rehabilitation Program
2	ADA Accessible Improvements
3	Improvements to Senior Center on Knoll Road
4	Vehicle Purchase
5	General Program Administration

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 Township with actual locations determined by applications received and funding availability.

Obstacles to meeting underserved needs include:

- Limited funds for the CDBG programs
- 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 on the part of non-profits

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Rehabilitation Program
	Target Area	Township-wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$101,560
	Description	Elimination of code violations for low- and moderate-income owner-occupied households.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	ADA Accessible Improvements
	Target Area	Township-wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$30,000
	Description	ADA Modifications Phase VI to various Township facilities.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Improvements to Senior Center on Knoll Road
	Target Area	Township-wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$25,000
	Description	Building maintenance and repairs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Vehicle Purchase
	Target Area	Township-wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$25,000
	Description	One vehicle to provide transportation services for seniors and disabled persons.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	General Program Administration
	Target Area	Township-wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$35,000
	Description	On-going program administration and public outreach.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

The Township does not set priorities for allocating investments geographically. The Township concentrates on low and moderate income areas as well as areas with the greatest needs. The Township executes a housing rehabilitation program for single family homes owned by low and moderate income persons on a first come first serve basis. The only possible exceptions to this rule would be cases of an emergent nature (ex.-collapsed roof, failed furnace in winter, etc.). The Township is also responsible for the implementation of public improvement and facilities projects that qualify per HUD approved guidelines.

Geographic Distribution

Table 22 - Geographic Distribution

Target Area	Percentage of Funds
Township-wide	100%

Rationale for the priorities for allocating investments geographically

The Township does not set priorities for allocating investments geographically. The Township concentrates on low and moderate income areas as well as areas with the greatest needs.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

To address the obstacles identified in the five year plan, the Township will seek other funding and maximize the use of existing funding by coordinating efforts with the Morris County Department of Human Services, 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

The Township has participated in the Morris County Consortium for the purposes of the HOME Program since 1994. The Township will continue to participate in this program so that these funds can be used to provide affordable housing opportunities that benefit low and moderate income persons. The Township also has several senior apartment complexes which provide for additional Section 8 low income affordable housing for seniors and the disabled. The Township will continue to monitor and work with the present management companies to insure affordable housing at our various senior complexes. In addition, the Township addresses the needs of persons with special needs on a case by case basis directly through the Township's Human Services Department. The Township completed twelve single family residential rehabilitations, bringing them up to code, which enabled low and moderate income residents to remain in their homes. Of the twelve completed units, five were very low income and two were extremely low income.

Actions planned to reduce lead-based paint hazards

The Township addresses the lead-based paint issue as part of our housing rehabilitation program and will continue to enforce the lead-based paint regulations on a case by case basis.

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 undertaken by the Township such as home rehabilitation and transportation assistance reduce the impact of poverty and provide for income growth for families living in poverty.

Actions planned to develop institutional structure

The Township has participated with the County of Morris to address action steps to end chronic homelessness county-wide utilizing available federal funds such as ESG and SuperNOFA. The Township also worked with the County of Morris in developing a county-wide 10-year Homeless Plan and participates in updates of this plan.

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 and the Housing Committee of the Morris County Human Relations Commission. The Township will continue to provide coordination through the Human Services Department with both public and private housing along with various social service agencies.

AP-90 Program Specific Requirements - 91.420, 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
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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