



FY 2020-2024 Consolidated Plan And FY 2020 Annual Action Plan



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

June 2020

Executive Summary

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

1. Introduction

The Morris County, NJ Five-Year Consolidated Plan (Con Plan) is mandated by federal law and regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) for the County to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income persons. This Con Plan consolidates into a single document the planning and application requirements for the federal Community Development Block Grant (CDBG) program, HOME Program and Emergency Solutions Grant (ESG) Program.

Con Plans must be prepared and submitted to HUD every three to five years. Morris County uses a five-year Con Plan cycle, and the program year begins July 1. This plan covers fiscal years 2020 – 2024.

The purpose of the Con Plan is to:

- Assess the County's affordable housing and community development needs
- Analyze the County's housing markets
- Articulate the County's priorities, goals, and strategies to address identified needs, and
- Describe the actions the County will take to implement strategies for affordable housing and community development.

The Con Plan for FY 2020 – FY 2024 provides data on trends and conditions related to the County's current and future affordable housing and community development needs. The analysis of this data has been used to establish priorities, strategies, and actions that the County will undertake to address these needs over the next five years. Annually, the County will develop its Action Plan in which it will describe the planned investment of federal resources to implement specific activities.

The primary federal funding resources in the 2020-2024 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. Morris County anticipates receiving the following grant amounts in fiscal year 2020 and over the timeframe of the Five-Year Plan.

Intro continued

Morris County anticipates receiving the following grant amounts in fiscal year 2020 and over the timeframe of the Five-Year Plan.

- | | |
|-----------------------------|---------------------------------|
| • FY 2020 CDBG: \$1,979,023 | Five Year Estimate: \$9,779,012 |
| • FY 2020 HOME: \$819,069 | Five Year Estimate: \$4,019,069 |
| • FY 2020 ESG: \$170,311 | Five Year Estimate: \$ 850,311 |

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

For FY 2020-2024, 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 last CAPER submitted by Morris County to HUD was for PY 2018, July 1, 2018 to June 30, 2019. PY 2018 activities, particularly CDBG, met the needs of the low-income community by providing infrastructure and facility improvements, housing for low income and special needs populations and services for the homeless. There are several HOME funded activities underway and three were

completed in PY 2018. The Emergency Solutions Grant program provides shelter, outreach and rapid rehousing to homeless families and individuals.

The Urban County includes 37 of the county's 39 municipalities for CDBG (excluding Dover and Parsippany-Troy Hill) but all 39 for the HOME Consortium. Funding is allocated annually through a competitive process overseen by the CDRS Committee, a local advisory committee that reviews and ranks the applications. Projects are first screened by staff to ensure that the activity is eligible and meets either the low-moderate income or the slum and blight national objective.

For 2018, the County funded 29 CDBG activities, including 10 public services, 15 municipal projects and 2 housing rehabilitation programs (County administered and Hope House), and 4 HOME projects, including a Tenant Based Rental Assistance program.

During this time period, many of the completed municipal projects were from prior years but all the 2018 public services were completed. There were 8 new housing units created, 104 homes rehabilitated and 164 households assisted with rent through ESG funds and Housing-First vouchers provided through the Continuum of Care Supportive Housing Program.

The County was on target to meet most the goals established for the 2015-2019 five-year period.

4. Summary of citizen participation process and consultation process

Morris County updated the Citizen Participation Plan for 2020 to comply with HUD requirements of 24 CFR Part 91. Two hearings were held to 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.

Both of the 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 14, 2019. An advertisement in the newspaper as well as by direct mailing to all municipalities in the County providing notification of the meeting date, and the tentative schedule of other important program year dates. Each municipality was also asked to name a representative to the CDRS committee. An email was also sent to previous applicants and any organization who had expressed interest in applying for funding to notify them of the orientation meeting. County staff held one-on-one meetings with brand new applicants that had never applied before to discuss the process in more detail and review their potential application. Municipalities also referred interested organizations directly to the County.

A public meeting was held on January 16, 2020 at 6:30 p.m. at the Morristown Public Library to provide an opportunity for those who were not applying for funds but who wished to provide input for the Consolidated Plan. Although the meeting date was advertised in the local newspaper and through non-profit agencies and Morristown area churches, no one attended.

Extensive stakeholder meetings were held on January 15 and 16. Local agencies and interested persons from the various County Advisory Committees were invited to participate in a series of discussions on Affordable Housing, Fair Housing, Special Needs Housing and Homelessness. At least 20 people attended each session for robust discussions on the topics as reflected throughout the plan.

The plan was placed on display April 30, 2020 and a second hearing on the Draft Consolidated Plan and Annual Plan was held to obtain input on May 21, 2020.

5. Summary of public comments

Morris County updated the Citizen Participation Plan for 2020 to comply with HUD requirements of 24 CFR Part 91. Two hearings were held to 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.

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Affordable Housing, Fair Housing, Special Needs Housing and Homelessness. At least 20 people attended each session for robust discussions on the topics as reflected throughout the plan.

A second hearing on the Draft Consolidated Plan and Annual Plan was held to obtain input on May 21, 2020.

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

There were no comments that were not accepted.

7. Summary

Through a robust citizen participation process and stakeholders meetings, the County ensured that many views were considered. Priority on affordable housing and the needs of the homeless and special needs members of the community were appreciated and incorporated into the plan.

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.

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

Table 1 – Responsible Agencies

Narrative

The lead agency for the Annual Allocation Plan (AAP) is the Office of Community Development under the Morris County Department of Human Services. The Office serves the municipalities of Morris County through its administration of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grant (ESG).

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) 285-6060

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Morris County developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews.

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. Of the remaining 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 Advisory Committee recommends which projects receive funding annually. Funding resources and homeless assistance programs are coordinated through the Human Services Advisory Committee and 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. Representatives of the Human Services Department continue to provide staff support to the primary organizational entity, the Morris County Continuum of Care (COC). 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 Continuum of Care (COC) Executive Committee 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.

According to their bylaws, the COC Executive Committee shall ensure that the COC participates in the development of the Morris County 5-Year Consolidated Plan and Annual Action Plans. The COC Lead agency will obtain and share the public hearing schedule for the consolidated plan with the Executive Committee and the CAS committee. In addition, the COC Lead Agency will coordinate a presentation on the elements in the consolidated plan for both the Executive Committee and CAS Committee.

The COC Lead Agency shall work with the County to identify all areas of the plan that relate to homeless planning. The COC Lead Agency shall provide the required information related to the homeless planning process as implemented through the COC Executive Committee.

Upon selection of projects for funding through the annual Continuum of Care competition, the COC Lead agency shall prepare all information required by the County for review of consistency with the consolidated plan. The COC Lead Agency shall secure signatures on the certificate of consistency with the consolidated plan, for all supported projects, in accordance with the requirements identified by HUD in the NOFA process. The COC Executive Committee shall coordinate the monitoring of all programs receiving HUD funding on an annual basis.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Morris County Human Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder meetings, in-person interviews and follow-up telephone conversations, as necessary.
2	Agency/Group/Organization	Homeless Solutions, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder process, in-person interviews and follow-up telephone conversations, as necessary.
3	Agency/Group/Organization	Morris Habitat for Humanity, Inc.
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder process, in-person interviews and follow-up telephone conversations, as necessary.
4	Agency/Group/Organization	NewBridge Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder process, in-person interviews and follow-up telephone conversations, as necessary.
5	Agency/Group/Organization	Community Hope, Inc.
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder process, in-person interviews and follow-up telephone conversations, as necessary.
6	Agency/Group/Organization	New Jersey AIDS Services
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder process, in-person interviews and follow-up telephone conversations, as necessary.
7	Agency/Group/Organization	United Way of Northern New Jersey
	Agency/Group/Organization Type	Services - Housing Services-Health Services-Education Services-Employment Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder process, in-person interviews and follow-up telephone conversations, as necessary.
8	Agency/Group/Organization	Morris County Department of Planning & Public Works
	Agency/Group/Organization Type	Agency - Emergency Management Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder process, in-person interviews and follow-up telephone conversations, as necessary.
9	Agency/Group/Organization	MORRIS COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder process, in-person interviews and follow-up telephone conversations, as necessary. The County and the Housing Authority have an identify of interest in providing housing for Morris County residents.
10	Agency/Group/Organization	Legal Services of NW NJ
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder process, in-person interviews and follow-up telephone conversations, as necessary. The County and the Housing Authority have an identify of interest in providing housing for Morris County residents.
11	Agency/Group/Organization	Morristown Medical Center
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder process, in-person interviews and follow-up telephone conversations, as necessary. Legal services works closely with the courts on eviction and foreclosure diversion to prevent homelessness
12	Agency/Group/Organization	JERSEY BATTERED WOMEN SERVICES, INC.
	Agency/Group/Organization Type	Services - Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder process, in-person interviews and follow-up telephone conversations, as necessary. JBSW provides housing and shelter to victims of Domestic Violence.
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Identify any Agency Types not consulted and provide rationale for not consulting

There were no types of agencies that the County did not consult. Efforts were made to consult with the emergency management office but they were unresponsive. The Planning Department representative to the emergency management planning effort however, was able to speak to the Emergency Management Plan and provide a copy.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Morris County	The goals of the COC were used in the development of the Strategic Plan.
Morris County Master Plan	Morris County	Master Plan directs growth in Morris County and are used to inform location decisions for housing projects
Asset Limited, Income Constrained, Employed (ALICE	United Way of Northern NJ	Data and trends from this report influenced the Strategic Plan funding allocations
Morris County Hazard Mitigation Plan	Morris County Office of Emergency Management	The Strategic Plan implementation will acknowledge the HMP goals and not place new housing in the flood plain or vulnerable sites.
Local Area Plan and 2019 Update	Morris Sussex Warren Workforce Development Board	This plan identified local needs and initiatives for employment
Alice: A study of financial hardship in NJ	United Way	This is a 2018 study of those who are struggling in NJ. It identifies the needs of households who are low income and the types of work they do and where they live.

Table 3 – Other local / regional / federal planning efforts

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))

A letter was sent to each of the surrounding municipalities advising them of the meeting dates and opportunity comment on the Consolidated Plan and 2020 Action Plan. A copy of the draft plan was provided to the NJ Department of Community Affairs. Morris county has ties to several surrounding counties through shared organizations such as the United Way of Northern NJ and other human service providers.

Narrative

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

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

Morris County updated the Citizen Participation Plan for 2020 to comply with HUD requirements of 24 CFR Part 91. Two hearings were held to 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.

Both of the 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 14, 2019. An advertisement in the newspaper as well as by direct mailing to all municipalities in the County providing notification of the meeting date, and the tentative schedule of other important program year dates. Each municipality was also asked to name a representative to the CDRS committee. An email was also sent to previous applicants and any organization who had expressed interest in applying for funding to notify them of the orientation meeting. County staff held one-on-one meetings with brand new applicants that had never applied before to discuss the process in more detail and review their potential application. Municipalities also referred interested organizations directly to the County.

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A second hearing on the Draft Consolidated Plan and Annual Plan was held to obtain input on May 21, 2020.

Each of the hearings were advertised in *The Daily Record* and posted on the Human Services website. A copy of the public display version of the plan was made available at the Morris County library. All CDRS members and several community organizations were sent copies of the plan to review and to inform their constituents that the plan was available. These organizations included the Housing Authority, the Continuum of Care and the Housing Alliance.

The public hearing providing an opportunity to comment on the Consolidated Plan and the Annual Plan were provided to public service agencies to post in their facilities in both English and Spanish. There was a statement that should it be requested the plan would be provided in a way that it could be translated to Spanish and/or an accessible format for those who were visually impaired. There is no local Spanish-language media so providing flyers is the only way to communicate with the Spanish-speaking population. The public service agencies are also the best way to communicate with the lower income community at large who might not subscribe to the local newspapers.

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)
1	Public Meeting	Non-targeted/broad community	Orientation meeting is well advertised and promoted as it is mandatory for groups and municipalities wishing to make application for funds. See appendix	n.a.	n.a.	
2	Public Hearing	Non-targeted/broad community	No one attended	none	none	

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)
3	Public Meeting	Non-targeted/broad community	There was extensive participation by members of the various Human Services Advisory committees, Continuum of Care and local organizations	There were many written and verbal comments received concerning the need for affordable housing and the disparate impact of homelessness on the on non-White residents of the County.	These comments accepted, reported in and documented in the Consolidated Plan.	
4	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Ads were purchased announcing the Orientation Meeting and Public Hearings and emails and flyers were sent to community groups	n.a.	n.a.	
5	Direct Mailings	Non-targeted/broad community	Letters were mailed directly to all municipalities within the Morris County, as well as to all counties adjacent to Morris County	none	none	

Table 4 – Citizen Participation Outreach

Needs Assessment

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 2011-2015 ACS and other sources to provide additional context when needed.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 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. Between 2011 and 2015, the median income for county residents declined by 8% after adjusting for inflation. At the same time, median home values decreased by 27% and median rents have stayed nearly the same. The combination of falling inflation-adjusted income and falling housing costs may translate into increased buying power for households; however, since the majority of Morris County residents are renters, it is likely that stagnant rent prices will take up a larger share of income for households in the County.

As the data below shows, 6% of households are experiencing one or more of the considered housing problems. The most significant housing issue identified is cost burden, defined as spending 30% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, about 20% of county households are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In Morris County, 12% of households are severely cost burdened.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	0	498,200	
Households	0	180,095	
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	485,828	498,200	2.5%
Households	174,940	180,095	2.9%
Median Income	\$96,316.00 (\$108,264.32 in 2015 dollars)	\$100,094.00	+3.8% (-8.2% adjusted)

Table 1 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

NA-10 Demographics

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	14,080	13,510	18,660	15,275	118,555
Small Family Households	3,435	3,709	6,509	6,314	66,450
Large Family Households	588	1,061	1,267	1,217	11,830
Household contains at least one person 62-74 years of age	2,826	3,142	4,605	3,306	24,522
Household contains at least one person age 75 or older	4,122	3,991	3,863	2,544	8,615
Households with one or more children 6 years old or younger	1,480	1,548	2,119	2,118	10,478

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

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

	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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	494	300	165	110	1,069	63	30	134	34	261
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	19	200	34	119	372	0	18	34	15	67
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	94	527	280	180	1,081	44	43	38	39	164
Housing cost burden greater than 50% of income (and none of the above problems)	4,894	2,343	753	154	8,144	4,895	4,120	4,073	1,827	14,915

	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
Housing cost burden greater than 30% of income (and none of the above problems)	783	1,759	3,290	1,072	6,904	342	2,190	3,833	3,658	10,023
Zero/negative Income (and none of the above problems)	480	0	0	0	480	611	0	0	0	611

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

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

	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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,514	3,369	1,229	563	10,675	5,015	4,210	4,274	1,917	15,416
Having none of four housing problems	1,955	2,649	5,815	4,308	14,727	511	3,270	7,340	8,485	19,606
Household has negative income, but none of the other housing problems	480	0	0	0	480	611	0	0	0	611

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. 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
NUMBER OF HOUSEHOLDS								
Small Related	2,075	2,073	1,752	5,900	1,002	1,235	2,927	5,164
Large Related	223	545	165	933	292	475	842	1,609
Elderly	2,210	1,334	917	4,461	2,961	3,959	3,330	10,250
Other	1,661	1,101	1,441	4,203	1,043	728	989	2,760
Total need by income	6,169	5,053	4,275	15,497	5,298	6,397	8,088	19,783

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. 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
NUMBER OF HOUSEHOLDS								
Small Related	2,000	953	172	3,125	968	974	1,823	3,765
Large Related	223	287	40	550	249	457	453	1,159
Elderly	1,687	922	355	2,964	2,720	2,182	1,348	6,250
Other	1,467	547	217	2,231	1,023	579	583	2,185
Total need by income	5,377	2,709	784	8,870	4,960	4,192	4,207	13,359

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	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
NUMBER OF HOUSEHOLDS										
Single family households	117	628	304	319	1,368	24	51	48	44	167
Multiple, unrelated family households	8	68	10	10	96	20	10	24	10	64

	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
Other, non-family households	0	30	0	0	30	0	0	0	0	0
Total need by income	125	726	314	329	1,494	44	61	72	54	231

Table 11 – Crowding Information - 1/2

Data Source: 2011-2015 CHAS

	base yr 2009	Most recent year 2015	% change	
Median Home value	\$477,200	\$423,400	-13%	(-27% adjusted)
Median Contract Rent	\$1,096	\$1,235	+11%	(0.2% adjusted)

Table 12 - Housing Costs

	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	0	0	0	0	0	0	0

Table 13 – Crowding Information – 2/2

Data Source
Comments:

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

According to 2011-2015 ACS data, there are 40,236 single person households in Morris County – making up 16% of owner-occupied units and 43% of the renter-occupied units. These single person households have a median income of \$51,800 in 2015 dollars, nearly 50% less than the entire County’s median income value. This difference suggests that single-person households may require additional housing assistance.

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.

According to 2011-2015 ACS estimates, approximately 14,047 Morris County residents, or 7.8% of the population, reported a disability. Of these individuals, nearly 10% were below the poverty level, compared to the 4% of non-disabled individuals below the poverty level. About 29% of the County’s disabled individuals were over the age of 65 – 93% of which are living in poverty, compared to 4% of those in the same age group without a disability. According to ACS data from 2015, median earnings for people with a disability were \$33,550, compared to \$51,079 for those 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 and affordable housing [U.S. Census Bureau 2015 5-yr Table S1811 and B18140].

Victims of Domestic and Dating Violence, sexual assault and stalking

Jersey Battered Women's Services (JBWS) is a private, nonprofit agency that provides safety, support and solutions for abuse for anyone who lives or works in primarily Morris County, NJ and faces the issues of intimate partner abuse. In 2016, JBWS became the lead partner for the Morris Family Justice Center, a coordinated, one-stop domestic violence resource provided by multiple service agencies.

- In 2018, the most current year reported, JBWS provided information and referrals to 5,365 callers. The 12-bedroom Safe House provided emergency protection from abuse and supportive services for 71 adults and 88 children stayed for a total of 7,162 days.
- JBWS provides transitional housing with 11 furnished apartments. Survivors receive many support services (e.g., counseling, life skills, financial education, vocational development, and help with finding permanent housing). During 2018, 19 families, including 39 children stayed for a total of 12,377 days.
- Vocational services were provided to 61 survivors from all JBWS programs.
- Based in the Morris County Courthouse, the program provides court accompaniment, supportive and crisis counseling, legal options, safety planning, advocacy and referrals. 1,078 people received services Volunteer Crisis Response Team (CRT) members meet victims at police departments to offer emotional support, information, referrals, safety planning, and assistance with filing for a restraining order. CRT volunteers assisted 573 victims.

What are the most common housing problems?

The most common housing problem in Morris County is cost burden. Cost burden is defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. There are 8,870 renter-occupied households and 13,000 owner-occupied households with housing costs greater than 50% of their income. Households earning 50% of AMI or less represent 91% and 37% of the population living with severe cost burden for renters and owners, respectively. As shown in the following cost burden map, cost burden is more prevalent along the northern border of the County.

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

In general, households comprised of small families have more difficulty in affording housing costs than larger families. Renters comprise 16% of the severely cost burdened. Elderly, non-family households (householders age 62+ who live alone or share their home with unrelated individual/s) are most likely to experience severe cost-burden overall, at a rate of nearly 47%.

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. Every low-income family is at risk of homelessness. No data exists that would specifically enumerate or describe the at-risk population. However, families with children receiving homeless prevention funding represents a subset of all families at risk. The CoC reports that 302 families were given homeless prevention services in 2019.

There are no households with children currently receiving rapid-rehousing assistance. However, there are HOME funded Tenant-based Rental Assistance (TBRA) vouchers that have a two-year limit. Each year approximately six (6) families receiving TBRA leave the program. During their participation in the rent-assisted housing program the families receive counseling and support to reach self-sufficiency. By the end of their assistance, they are ready to assume the full rent burden or have been moved to the Section 8 program.

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 created in 2014 stated, "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 onebedroom apartment was set at \$1,059 per month, the actual median contract rent in 2012 was much higher at \$1,213."

Discussion

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 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 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)

In general, the percentage of households with a housing problem is highest for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, there are no households that are experiencing one or more housing problems at a disproportionate level.

0%-30% of Area Median Income

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	11,644	1,363	1,091
White	8,253	1,008	865
Black / African American	593	98	40
Asian	628	85	90
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,998	154	95

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*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

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	11,535	1,956	0
White	8,243	1,459	0
Black / African American	324	139	0
Asian	555	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,335	265	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*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

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	12,615	6,054	0
White	9,133	4,557	0
Black / African American	519	230	0
Asian	742	373	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,033	849	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*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

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	7,216	8,042	0
White	5,765	6,124	0
Black / African American	265	253	0
Asian	543	595	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	582	993	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*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%

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more housing problems			
White	89.1%	85.0%	66.7%	48.5%
Black/ African American	85.8%	70.0%	69.3%	51.2%
Asian	88.1%	88.1%	66.5%	47.7%
Hispanic	92.8%	89.8%	70.5%	37.0%
Jurisdiction as a Whole	89.5%	85.5%	67.6%	47.3%

Source: CHAS 2011-2015
Calculations: Mullin & Lonergan Associates

NA 15 supplemental table

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 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 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)

In general, the percentage of households with a severe housing problem is high for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, there are no racial/ethnic groups that experience one or more severe housing problems at disproportionate levels.

0%-30% of Area Median Income

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	10,529	2,466	1,091
White	7,467	1,790	865
Black / African American	563	127	40
Asian	589	129	90
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,793	364	95

Table 18 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*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

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	7,579	5,919	0
White	5,328	4,377	0
Black / African American	189	279	0
Asian	396	239	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,581	1,016	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*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

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	5,503	13,155	0
White	4,041	9,629	0
Black / African American	202	545	0
Asian	334	777	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	868	2,014	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*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

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	2,480	12,793	0
White	1,945	9,930	0
Black / African American	45	464	0
Asian	239	894	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	255	1,312	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*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%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 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 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 more than 30% of their household income on housing, and severely cost-burdened is defined as paying greater than 50% of household income on housing.

According to the 2011 – 2015 ACS, the total population of Native Hawaiian and other Pacific Islanders in Morris County is 15 (0.01%) of the population and the total American Indian and Alaska Natives is 45 (0.01%). 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.

The data tables below summarize the percentage of each racial/ethnic group experiencing cost burden at various levels. Based on these definitions, no racial/ethnic groups have disproportionate housing need; however, it's noteworthy that 18% and 22% of Black/African American and Hispanic households, respectively, pay more than 50% of their income on housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	117,469	34,658	26,725	1,202
White	93,495	26,604	20,179	964
Black / African American	3,253	1,146	982	40
Asian	10,880	2,202	1,565	100
American Indian, Alaska Native	45	10	0	0
Pacific Islander	15	0	0	0
Hispanic	8,823	4,256	3,759	95

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

NA-25

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	117,469	34,658	26,725	1,202
White	93,495	26,604	20,179	964
Black / African American	3,253	1,146	982	40
Asian	10,880	2,202	1,565	100
American Indian, Alaska Native	45	10	0	0
Pacific Islander	15	0	0	0
Hispanic	8,823	4,256	3,759	95

Table 2 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

NA-25 Cost Burden

Discussion

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. There are no income tiers in which racial or ethnic groups have disproportionately greater needs than that of the County as a whole; however, Asian and Hispanic populations are most significantly affected by (severe) cost burden and other housing problems.

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

The needs among race/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 is in Morristown. The Hispanic population is concentrated in pockets throughout the County. For Asians, the largest concentration is in the Township of Parsippany-Troy Hills, which is not part of a Morris County's CDBG jurisdictions but is part of the County's HOME Consortium.

The map in the Unique Appendix is from PolicyMap and indicates areas where specific racial or ethnic groups are concentrated in Morris County. As the map indicates, most areas of the County are majority white (70% - 90%). The primary exception is the city of Dover, which is between 50% and 70% Hispanic.

NA-35 Public Housing - 91.405, 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. 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 Housing Authority assists 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

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

Table 23 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing Home-Ownership	Family Unification Program TBRA	Disabled * Mainstream Voucher
# of units vouchers in use	0	0	304	634	0	685	9	7	25

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	23,889	21,352	0	17,980	38,885	20,976	
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	

MCHA data

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	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

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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									

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# 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

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	138	408	0	570	5	2	0
Black/African American	0	0	45	123	0	90	1	2	0
Asian	0	0	15	12	0	23	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	1	1	0
Pacific Islander	0	0	0	0	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

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

MCHA Data 2

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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	102	91	0	80	2	2	0
Not Hispanic	0	0	198	545	0	605	7	5	0

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

Table 26 – Ethnicity of Public Housing Residents by Program Type

MCHA data 3

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. The Authority has had chronic difficulty in filling their existing accessible units with persons with disabilities. Only 27 of the 35 available units are currently occupied by persons with disabilities.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

For public housing there are 1,111 elderly families, 1,509 families on the waiting list for units through MCHA as of February 2020. There are also 700 households on the Section 8 waiting list. Combined these lists contain 5,753 households. The majority (72.3%) of the households are extremely low income (under 30% of the MFI), single persons households requesting one-bedroom units (51%). Many are also Elderly (24.31%).

Many of those on the family waiting list are single person households (41.5%) and the vast majority of those on the elderly waiting list are single person households as well (82.11%). Those waiting for Section 8 Housing Choice Vouchers include a majority of single person households (51.7%). The demand is greatest for one-bedroom units even for family units with only 25% of those on the waiting list for the family units requesting 3 or more units. Only 35% of all households on the waiting lists were families with children.

This information suggests that there is critical shortage of inexpensive small units for single person households.

There is not enough information above to suggest needs of those already receiving public housing and Section 8 assistance however, the demographics of those on the waiting list appear to be similar to those who have assisted housing. The housing authority representatives interviewed indicated that family self-sufficiency for elderly as well as family households is very important as is skill building for job placement.

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

The needs of Public Housing residents as well as those who are in need of housing, and those who are homeless are increasingly complex. Drug use, mental health issues and lack of a support system are

common themes. The lack of good paying employment opportunities, the need to work several low wage jobs and the expense of childcare impact on families economic stability.

Discussion

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The Morris County Continuum of Care is the lead organization for addressing homelessness in Morris County. The COC is composed of human services agencies and others, including the Morristown Medical Center who share an interest in addressing the needs of those who are homeless or at-risk of homelessness. The Continuum receives approximately \$1.9 million in Supportive Housing Program grants from HUD for a variety of programs including Permanent Supportive Housing, HMIS, Coordinated Entry, Rapid Re-Housing and Transitional housing. In 2019 a youth Rapid Re-housing program was funded. The 2020 Point in Time count will be conducted January 28 and 29th. The 2018 and 2019 statistics were used in this report.

Sheltered includes those in Emergency Shelter, Transitional Housing and Safe Haven.

Homeless Needs Assessment

Population	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
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	50	183	125	88	0
Persons in Households with Only Children	0	0	3	3	2	5
Persons in Households with Only Adults	41	197	1,787	1,065	359	0
Chronically Homeless Individuals	32	33	499	288	359	0

Population	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
	Sheltered	Unsheltered				
Chronically Homeless Families	0	0	127	113	86	0
Veterans	0	11	106	70	19	63
Unaccompanied Child	0	0	3	3	2	5
Persons with HIV	1	4	35	19	5	0

Table 27 - Homeless Needs Assessment

Data Source Comments: The System Performance Measures does not break down families and individuals for those experiencing homelessness.

Indicate if the homeless population is: Has No Rural Homeless

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):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	191	30
Black or African American	79	6
Asian	3	0
American Indian or Alaska Native	4	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	289	37
Not Hispanic	57	5

Data Source

Comments:

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

Of the 288 homeless households counted in the Morris county Point in Time (PIT) in 2019, 50 (17%) were families with at least one child under the age of 18 and one adult. This is an increase of 2% from 2018. These families included 144 persons, including 88 children under age 18 and 56 adults. The average family size was 2.88 persons. There were 29 families (58%) staying in emergency shelters. There were 0 (0%) identified unsheltered families with children under the age of 18.

There were also 238 (83%) homeless households without children under 18, and they were composed of 244 adults. This is the same number of adult only households as were counted in 2018. The majority of adult only households (50%) were staying in emergency shelter on the night of the count. 17% of adult only households were unsheltered and 24% were staying in transitional housing in 2019, a decrease of 9 households (13%) from 2018.

There were eleven (11) homeless veterans, 10 male and 1 female, of which all were sheltered.

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

The CoC analysis of the PIT data showed that on the night of the PIT, 58.9% (221) of persons identified their race as White, making this the largest racial subgroup of homeless persons counted. The next largest group self-identified as Black or African American (22.7%, 85 persons). With regard to ethnicity, 16.3% of persons identified themselves as Hispanic. The proportion of Black and Hispanic persons who were homeless is disproportionate to the composition of the County population as a whole.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

On the night of January 22nd, 2019, a total of 388 persons, in 288 households, were experiencing homelessness in Morris County, according to the 2019 Point-In-Time Count. This is a decrease of 10 persons (3%) and 1 household (0.3%) from 2018. In 2019, 205 homeless persons stayed in emergency shelters, 122 stayed in transitional housing, and 42 were living unsheltered on the night of the count.

Discussion:

The Performance Measures report for 2018 (new one out for 2019 after Feb 28), measure 5 identifies the number of people who became homeless for the first time. In 2018 there were 1,015 entries into Shelter, Safe Haven and Transitional housing. Of these, 822 were persons who had not previously been entered in HMIS over the prior 24 months and are considered first-time homeless.

Performance Measure 1 shows that the average length of stay in Shelter programs including safe haven was down to 83 days and the median was 37 days. This is an incredibly short stay given the affordable housing shortage in Morris County. Including Transitional housing drives up the numbers to 121 for the average and 60 days as a median. Transitional housing allows residents to stay up to 2 years.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 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.

According to CHAS estimates, 34% of all households in the County contain at least one-person age 62 or older. American Community Survey data from 2015 for Morris County indicates an 8% decrease in the elderly population, from 66,664 in 2011 to 61,536 in 2015. In addition, Census data reported that 29% of persons 65 years and over had at least one disability in 2015 [ACS estimates 2015 5-year Table S1101].

People Living with Disabilities

According to ACS 2011-2015 estimates, there were 38,244 persons with disabilities in Morris County in 2015, representing 7.8% of the population. The most common disabilities reported were ambulatory (18,970), independent living (14,970), and cognitive disability (12,428). Because ambulatory disabilities are correlated with increasing age, and the number of senior citizens in the County is sizable, the demand for accessible housing units is expected to persist. Approximately 10% of people reporting a

disability are below the poverty level, compared to 4% of non-disabled individuals [ACS estimates 2015 5-year Table S1810].

Substance Abuse, and Addiction

According to the 2015 Morris County Substance Abuse Overview, 1,895 unduplicated county residents were admitted to treatment for substance abuse. Of these abusers, 84% were below 133% of the Federal Poverty Level. In terms of housing, 5% were homeless, 10% were in a dependent living situation, and 80% were living independently [Source: 2015 Morris County Substance Abuse Overview].

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 limited funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive programs.

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

The need of households with disabled members are the same as the community at large. Affordability is a severe problem. For the persons with mobility disabilities, the ability to climb stairs further complicates the housing shortage as many affordable units are walk-ups.

The supportive service needs of all populations are determined by case managers at the various agencies that address each subpopulation. Persons with drug and alcohol and mental health disabilities have increasingly complex supportive service needs. Co-occurring disorders are more common, and the housing needs are exacerbated by criminal histories that cause applications to be rejected by landlords and public housing agencies. Employment histories are often spotty or non-existent.

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

The NJ Department of Health provides Morris county data as of December 31, 2018. There were 859 persons living with HIV/AIDS in Morris County compared to 827 as of December 31, 2013. Statistics provided are cumulative.

Since the inception of counting there has been a total of 1,604 total cases with 759 persons deceased. Approximately 24.9% were female, 75.1% were male. The largest group is now men between the ages of 25 and 44 (69%) compared with 2013 when the largest population was over 45 (73.5%). The race persons with is White (56%), with the remaining cases split evenly between Hispanics (22%) and African Americans (20%). The proportion of Black and Hispanic persons with HIV/AIDS is higher than their proportion of the general population.

Discussion:

NA-50 Non-Housing Community Development Needs - 91.415, 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 senior centers, parks, recreation centers, and libraries). This category also includes facilities owned by non-profit service providers such as shelters and group homes for persons with disabilities.

How were these needs determined?

The Urban County partner jurisdictions have expressed the need for public facilities and/or improvements. A survey of municipalities was conducted, and 19 responses were received. These responses overwhelmingly cited the need for improvements to aging park and recreation facilities, senior centers, fire stations and equipment and non-residential historic preservation of other facilities. Parks, Street, sidewalk and storm drainage facilities improvements were the highest ranked improvements by survey responders.

In addition, the Community Development Revenue Sharing committee, which is composed of representatives of the local municipalities, were asked as to the relative importance of the Facilities and Infrastructure categories of funding. The CDRS committee makes the funding recommendations for the use of CDBG funds based on a competitive process. They overwhelmingly supported continued funding of facilities projects. For some communities removing architectural barriers in public facilities is their only eligible use of CDBG funds. For others it is a way to make improvements to aging structures that serve low income persons. The non-profit agencies that utilize these funds are important local partners in these municipalities.

Describe the jurisdiction's need for Public Improvements:

The county has many communities with aging infrastructure of more than 50 years old. Sewer mains, water line, streets, sidewalks, parks and other infrastructure require continued improvements, especially in low income areas which generally have the oldest infrastructure. The municipal survey include a list of infrastructure items such as sidewalk streets, stormwater and asked about future funding requests that the municipality might make. As stated above, parks, sidewalks, streets and stormwater improvements were the highest ranked.

How were these needs determined?

The Urban County partner jurisdictions have expressed the need for public facilities and/or improvements. As stated above, a survey of municipalities was conducted, and 19 responses were

received. These responses overwhelmingly cited the need for streets, sidewalk, park and stormwater improvements.

The Community Development Revenue Sharing committee, which is composed of representatives of the local municipalities, were asked as to the relative importance of the Facilities and Infrastructure categories of funding. The CDRS committee makes the funding recommendations for the use of CDBG funds based on a competitive process. They overwhelmingly supported continued funding of public infrastructure.

The County master plan outlines priorities for safe streets and pedestrian oriented development. Retrofitting or rehabilitating the streets and sidewalks is an important part of the CDBG program. Complete streets include bicycle lanes as well as sidewalks. 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.

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 childcare 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 case management for persons who are homeless. It is also the County's goal to assist service providers, especially those that provide services for persons with disabilities, abused children, 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

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 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

The housing stock in Morris County is principally single-family (74%) and owner-occupied (75%). The County's multi-family units are divided 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 Millbrook. With a county-wide median home value of \$423,400, and a declining real median income the need for more affordable housing, both owner- and renter-occupied, is strong throughout the community. According to 2015 ACS data, the County's vacancy rate is 5%.

Of the 136,585 owner-occupied units in the County, 83% 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 (45%) but the smallest category of owner-occupied housing (3%). Single family units – which tend to have more bedrooms than multi-family units – comprise the majority of the housing stock in Morris County.

According to 2015 ACS estimates, 6.7% of the County's population is living below 125% of the federal poverty level. For children under 18 and the elderly population, the rate is slightly higher at 7.6% and 7.3%, respectively. For the disabled, the rate is higher still at 10%. Seniors make up 29% of the County's disabled individuals and 93% of this population lives in poverty. In terms of cost-burden, renters and the elderly comprise 16% and 47% of this population, respectively.

The high incidences of poverty and cost burden for the disabled, the elderly, and small families indicates a need for additional affordable housing options for some Morris County residents.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	126,605	66%
1-unit, attached structure	15,165	8%
2-4 units	13,738	7%
5-19 units	17,478	9%
20 or more units	17,163	9%
Mobile Home, boat, RV, van, etc	617	0%
Total	190,766	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

MA-10 Unique Appendix

Property Name	Address	Municipality	Total number of units
PROJECT LIVE IX CONSUMER HOME	7 Walnut St	Livingston	5
MORRIS COUNTY HOUSING AUTHORITY	105 Ketch Rd	Morristown	19
AFFORDABLE SUPPORTIVE HOUSING	134 Bay Ave	Bloomfield	3
MADISON / DENVILLE	455 Diamond Spring Rd	Denville	70
HOMELESS SOLUTIONS INC	37 Harrison St	Morristown	4
	31 Rutgers Ln	Parsippany	3
MORRIS MEWS	103 Ketch Rd	Morristown	100
NEWBRIDGE SERVICES	Evans Pl	Pompton Plains	11
PARK AVE AT FLORHAM PK	Park Ave	Florham Park	65
ARC OF MORRIS COUNTY	Entin Rd	Parsippany	1

MA 10 lost to inventory

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	184	0%	1,615	4%
1 bedroom	4,277	3%	19,944	45%
2 bedrooms	19,105	14%	15,079	34%
3 or more bedrooms	111,885	83%	7,989	18%
Total	135,451	100%	44,627	101%

Table 29 – Unit Size by Tenure

Data Source: 2011-2015 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.

HOME funds are used to target rental households under 60% of the median family income. When there are more than 5 units which there often are, 20% are set aside for households with income under 30% of the median family income. Group homes which are now considered SRO units by the State of NJ, have been assisted as well and provide housing for persons with disabilities with extremely low (SSDI) income.

HOME Funds are also used to create homeownership opportunities for households with income under 80% of median. Without a deep subsidy the average home in Morris county is not affordable to households with lower income. Habitat for Humanity of Morris County provides homeownership that is affordable.

CDBG funds are used to provide housing rehabilitation assistance to households under 80% of median although many are under 50%. The County has also assisted special needs housing providers with CDBG and HOME funds to upgrade group homes.

Local communities that have approved fair share plans under the Mt. Laurel process are also using local Trust Funds to leverage HOME funded project as well as purchase land for non-profit housing developers.

There are five (5) Housing Authorities in Morris County. A complete breakdown of housing authority units and Section 8 Housing Choice Vouchers can be found in Section MA-25. Publicly assisted private housing is also available in the county. A listing can also be found in Section MA-25.

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

The *National Housing Preservation Database (NHPD)* tracks address-level inventory of federally assisted rental housing in the US, including HUD and USDA and the Low-Income Housing Tax Credit units that are going to expire. There are 281 units expected to be lost to the inventory. The complete list can be found as an attachment to the table above.

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

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. 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 with 32% of the total population living with either cost burden or severe cost burden. Affordability is a barrier for residents in the County.

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.

Stakeholders indicated a need for small units that are affordable to single person households as well as elderly households and persons with disabilities.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Housing costs have steadily increased since 2000 for both homeowners and renters. The rate of increase in many market areas of the county far exceeds population growth and income. Policy maps shows the rate of change in rent between 2014 and 2018. This map can be found attached below.

The HUD-provided table, Cost of Housing, did not populate median value and rent. A supplemental table has been added. This table shows that rent increased 23% between 2009 and 2015 while housing prices decreased 13%. Using an adjusted value of the dollar, the cost difference between 2009 and 2015, is less severe for rent and more severe for housing values.

The Cost of Housing table further indicates the number of affordable units available to households with various income levels. The 2,165 rental units identified as affordable to households below 30% of HUD-adjusted Median Family Income (HAMFI) represents 9.2 % of the rental housing inventory in the County. This is up from 2013 when there were only 1,864 units representing 3.2% of the rental market. Regardless, this supply of units does not come close to accommodating the 14,080 households earning less than 30% HAMFI. There are more than six households that need affordable rental housing at this income level for each affordable unit available, representing a clear need for additional affordable housing units.

In Morris County, the 2019 Fair Market Rent (FMR) for a two-bedroom apartment was \$1,447. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$4,823 monthly or \$57,880 annually or roughly \$30.50 per hour. Assuming a 40-hour work week, 52 weeks per year, the level of income translates into a Housing Wage of \$27.82.

In Morris County, starting July 1 2019, a minimum-wage worker earns an hourly wage of \$10.00. In order to afford the FMR for a two-bedroom apartment, a minimum-wage earner must work 120 hours per week, or 17 hours per day, 52 weeks per year. The monthly rent affordable at minimum wage for a 40-hour work week is \$520. The monthly Supplemental Security Income payment for an individual is \$802. Households for which this is the sole source of income can spend \$240 monthly on housing – a value less than a quarter of the cost of renting a one-bedroom unit.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,122	9.2%
\$500-999	8,732	19.6%
\$1,000-1,499	18,263	40.9%
\$1,500-1,999	8,594	19.3%
\$2,000 or more	4,910	11.0%
Total	44,621	100.0%

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,165	No Data
50% HAMFI	4,571	1,281
80% HAMFI	15,906	5,569
100% HAMFI	No Data	13,121
Total	22,642	19,971

Table 32 – Housing Affordability

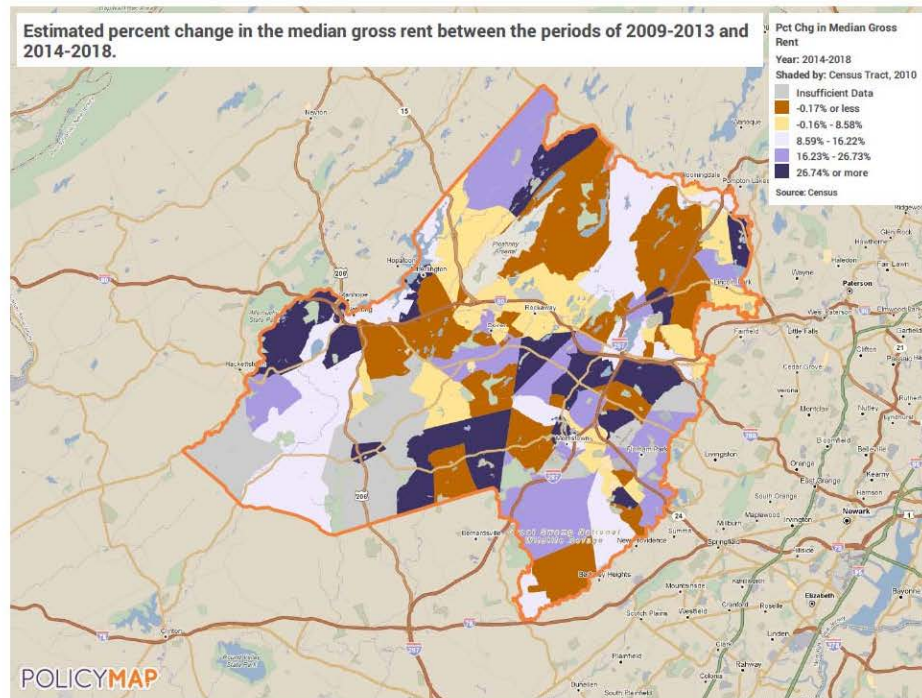
Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,042	1,188	1,447	1,847	2,159
High HOME Rent	1,042	1,188	1,447	1,728	1,908
Low HOME Rent	881	943	1,132	1,308	1,458

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents



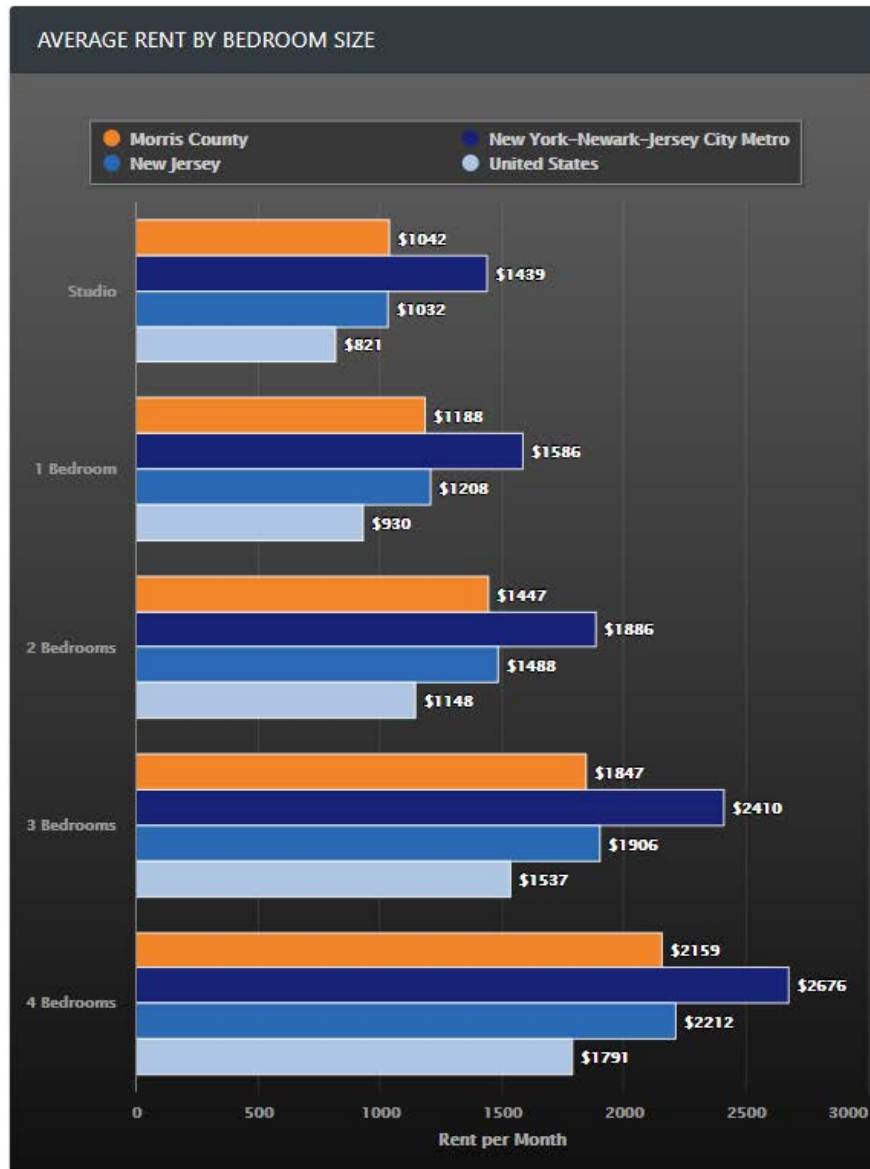
Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	\$477,200 (\$536,398.27 in 2015 dollars)	\$423,400	-13% (-27% adjusted)
Median Contract Rent	\$1,221 (\$1,357 in 2015 dollars)	\$1,591	23% (14.7% adjusted)

Table 1 – Cost of Housing

The chart below is from Realtor.com and compares County rents with those of the state, the national average and the neighboring Jersey City region.

Cost of Housing p. 1



Rent comparison

Is there sufficient housing for households at all income levels?

Consolidated Plan

MORRIS COUNTY

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The table above shows that there is insufficient housing for extremely low- and low-income households in Morris County. According to CHAS data analyzed in the Needs Assessment, there are 27,590 households earning between 0% and 50% of the median family income in the County. However, there are only 8,017 housing units affordable to these households, accommodating for just 29% of this population. Of all households under 100% of median, there are 22,652 rental units and 19,971 owner-occupied units affordable to them. There are 61,525 households competing for these units. This stock represents only 69.5% of the demand.

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

Morris County home values continue to exceed the amount that lower income people can afford and as pressure for more housing puts pressure on the limited affordable housing stock, rents will continue to rise.

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 (\$1,419) from the 2015 Census is higher than the FMR/HOME rent. This AMR was more than \$150 and \$400 above the New Jersey and U.S. median rents, respectively. There are not enough affordable units generally, but the problem is especially acute in the urban areas within Morris County where there is transportation and services.

Since Morris County is in the Newark MSA, the FMR is dragged down by Newark city rents. Households receiving vouchers can have a very difficult time finding a unit at or near FMR especially if they lack transportation or their jobs is not located in the more rural western parts of the county. Stakeholders cited instances of rent increases or unit rents being more than \$100 over the FMR in what an affordable unit had formerly been.

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 affordable housing units continues to one of the County's primary goals.

The level of subsidy will increase to address the affordability disparity.

The level of subsidy will increase to address the affordability disparity.

Discussion

The attached chart is from Realtor.com Morris County rents mirror those of the state but these rents are much higher than the national average but lower than the neighboring Jersey City area.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

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

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

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

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	43,425	32%	17,610	39%
With two selected Conditions	466	0%	1,872	4%
With three selected Conditions	161	0%	75	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	91,385	67%	25,100	56%
Total	135,437	99%	44,657	99%

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	12,490	9%	4,304	10%
1980-1999	33,104	24%	11,177	25%
1950-1979	63,230	47%	19,793	44%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	26,604	20%	9,386	21%
Total	135,428	100%	44,660	100%

Table 35 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	89,834	66%	29,179	65%
Housing Units build before 1980 with children present	8,912	7%	6,633	15%

Table 36 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

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. . The majority of the housing units in Morris County (66%) was built before 1980. Only 10% of the units in the County were built after 2000.

Renter-occupied units have a marginally higher prevalence (39%) of having at least one selected condition than owner-occupied units (32%). These values may indicate that approximately one-third of all the County's housing units require rehabilitation, although "selected condition" includes cost burden and overcrowding, which are not reflections of the physical state of the unit. In Morris County, it is very uncommon for either owner- or rented-occupied units have more than one selected condition and 64.7% are experiencing no selected conditions.

Housing for those in the lowest rent units were reported by stakeholders to be infested with bedbugs. The problem is rampant in boarding homes and residential hotels.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

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. Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. The HUD provided tables estimate that there are 15,549 housing units occupied by children that are at risk of having lead-based paint. Children in the County's renter-occupied units are slightly more likely (15%) than those in owner-occupied units (7%) to be impacted by lead-based paint hazards. Of particular note, this figure has grown by 60% since publication of the 2007-2011 CHAS data; with four times the number of rental housing units at risk of having lead-based paint housing children.

Since these are older units there is an increased likelihood that they are also housing lower income families.

The FY 2016 report of the NJ Department of Health, the most recent year available, shows that of the 10,700 children tested in Morris County represented 26.2% of children six months to 26 months of age. Only 8 had blood lead levels exceeding 10 µg/dL or greater. An additional 32 of the children had EBLI of 5-9 µg/dL. Of 6 cases referred for abatement, only one was required.

Discussion

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

There are five public housing authorities in Morris County. The data provided by HUD for this plan is based on the Morris County Housing Authority. Other authorities include: Boonton, Morristown, Madison and Dover.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							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									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Morris County Housing Authority has six developments; 3 family and 3 senior.

Location	Type	Number of units	Year constructed
India Brook Village: 34-36 Calais Road, Randolph	Senior Housing 55+	100	1986
Bennett Ave. Complex: Bennett Ave./Franklin Road, Randolph	Family/Disabled	32	1989
Pleasant View Village: 221 Mt. Pleasant Ave., Rockaway	Senior Housing 55+	75	1987
Green Pond Village: 39 Green Pond Road, Rockaway	Family/Disabled	40	1990
Peer Place: 40-184 Peer Place, Denville	Family/Disabled	57	2003
India Brook Village: 34-36 Calais Road, Randolph	Senior Housing 55+	100	1986

Boonton 146 active Housing Choice Vouchers

Location	Type	Number of units	Year constructed
Riverview Apts	Family	60 units	
Chestnut St. cottages	Elderly	14 units	

MA-25 Public housing 1

Morristown 470 units of Public Housing and 186 Housing Choice Vouchers

Location	Type	Number of units	Year constructed
Manahan Village 23 Clyde Potts Drive Morristown, NJ 07960	Family; Attached Row homes, Attached Townhomes, 3-Story Walkups	94 Units 56 Units <u>50 Units</u> Total 200 Units	1952 1961 1969
Wetmore Towers 31 Early Street Morristown, NJ 07960	5-Story, Single Structure, Senior Residence	100	01/01/1968
Petrone Building 39 Early Street Morristown, NJ 07960	5-Story, Single Structure, Senior Residence	100	11/01/1972
29 Ann Street Morristown, NJ 07960	5-Story, Single Structure, Senior Residence	70	06/30/1986

Madison: Housing Choice Voucher Payments Program - 165 units

Location	Type	Number of units	Year constructed
Rexford S. Tucker Apartments – RAD units	Elderly	80 Units	1986
Scattered Site – RAD units • Lakota Way 12 units 1989 • 80 Park Ave 8 units 1996 • Community Place: 1981 • John Ave: 1981 • Park Avenue: 1981 • Belmont Avenue: 1981	Family	54 units	1981-1996

Dover: 231 active Housing Choice Vouchers

Location	Type	Number of units	Year constructed
Senior Citizen Building	Senior	59	

MA 25 Public housing 2

Describe the supply of public housing developments:

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:

Public Housing

The Morris County Housing Authority has six developments; 3 family and 3 senior with 324 units. The above table was pre-populated by HUD. MCHA has provided updated information.

Boonton Housing Authority: 146 active Housing Choice Vouchers

Morristown Housing Authority: 470 units of Public Housing and 186 Housing Choice Vouchers

Madison: Housing Choice Voucher Payments Program - 165 units (All units were converted to HCV through RAD)

Dover: 59 Public Housing units and 231 active Housing Choice Vouchers

Additional information on the units cited above can be found in the attachment below.

Publicly assisted housing that provide affordable housing developments

A listing of publicly assisted housing in Morris County was compiled and mapped by the County Planning Department in 2019. A listing of HOME units assisted since 2016 was appended. These documents are in the Unique Appendix. A listing of housing projects approved by each municipality was requested in the municipal survey and those approved and under construction were shown in the County's mapping and listing of Affordable Housing as well. Based on these two sources, 478 affordable rental units and 115 homebuyer units are under development in communities throughout Morris County. Recent settlements and MOUs crafted by the court in the wake of the renewed Mt. Laurel Affordable housing regulations have motivated communities to use their local resources to support affordable housing.

Low income residents are advised to see the New Jersey Housing Resource Center online search for affordable units
http://www.socialserve.com/tenant/Search.html?ch=NJ&type=rental®ion_id=30183 and home.nj.gov (Housing search guide for nursing home residents.)

Public Housing Condition

Public Housing Development	Average Inspection Score
Morris County Housing Authority - High performer	90
Boonton Housing Authority -High performer	90
Morristown - Substandard Physical score (2018)	67
Madison - High Performer	94
Dover - High Performer	94

Table 39 - Public Housing Condition

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

Generally the Housing Authority units in Morris County are in very good condition. There is very little revitalization need. Continual upgrades and maintenance are required. Morristown faces more significant challenges and is under new leadership to improve conditions. They are moving toward RAD to better finance revitalization. See discussion below.

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

The Morris County Housing Authority works closely with families and seniors to improve their living conditions through enhanced opportunities for Family Self Sufficiency and economic independence. MCHA works closely with tenants who become delinquent on their rent to avoid eviction if at all possible.

Discussion:

The Housing Authority of the Town of Morristown (“Authority”) applied and was subsequently approved for RAD conversion of its 470 units to Project-Based Rental Assistance. The developments approved are three (3) five-story senior buildings: 29 Ann Street (70 units), 31 Early Street (100 units), 39 Early Street (100 units) and Manahan Village (200 units), a family site comprised of a mix of walkups and attached townhomes with a main address of 23 Clyde Potts Drive. In addition to RAD, the Authority is also reviewing Section 18 disposition authority, Section 22 Streamlined Voluntary Conversion and other variations or combinations of HUD’s public housing repositioning tools. PHA repositioning is consistent with the Authority’s PHA Plan as these tools will allow for the preservation and/or rehabilitation of affordable housing. Under RAD, residents maintain the same basic rights as they possess in the public housing program. The sites and units will receive comprehensive rehabilitation (\$45,000 to \$70,000 per unit) utilizing the State of New Jersey 4% LIHTC and private debt.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The Morris County CoC provide a comprehensive array of services and facilities for persons who are homeless as well as diversion services for persons at risk of homelessness.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	77	0	67	98	0
Households with Only Adults	103	87	66	66	0
Chronically Homeless Households	0	0	22	94	0
Veterans	0	0	35	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments:

Mainstream resources continued

- **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.

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

Many social service agencies in Morris County provide benefits to LMI individuals and families in order to prevent homelessness. These services are essential in the Continuum of Care process and also serve the needs of those who have already become homeless. These 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. The ultimate goal of providing supportive services is self-sufficiency.

- **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, Inc., 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.

continued in Text above

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 - 91.410, 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 are 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. Locally services are provided by EDGE (formerly Jersey AIDS Services).

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.

There is a need for housing for single individuals who are no longer institutionalized and receive SSDI as their sole source of income. Stakeholders described the lack of housing and poor quality of housing with adverse environments presently available. Such housing takes \$700 per month from the \$800 per month SSDI check. Such housing needs to be service enriched to ensure compliance with addiction and mental health stability.

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 EDGE (formerly 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 and HOME programs. The CDBG service funds assist local human service organizations with their operating costs. During FY20, CDBG and HOME funding will be used to support the goal of 'Creation and preservation of special needs facilities and accessible housing' by funding several special needs housing programs:

- Morris Habitat for Humanity – Aging in Place accessibility improvements
- Avidd Community Services – accessibility improvements in group homes
- New Bridge Services – rehabilitation of a group home
- Avidd Community Services - development of a group home

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 above statement.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

There are many barriers to Affordable housing but the recent settlement between the local municipalities and Fair Share Housing of NJ through the courts has removed the primary barrier of resistance. Many of the Morris County communities have approved fair share plans which dictate the number and type of affordable housing to be created in their community given the constraints of adequate land and utilities.

There remain specific barriers:

- 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.
- Emphasis on workforce housing has not provided the necessary rent subsidy for very low-income households.
- Land costs in Morris County are very high particularly in communities with the necessary infrastructure to support higher density.
- United Way of Morris County identified the lack of housing accessible to affordable transportation to get to jobs and services as an important housing choice issue, particularly for senior citizens, people with physical disabilities and mental illness, low-income families, and any other resident who does not have ready access to their own automobile.
- 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.
- 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 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 increases 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 - 91.410, 91.210(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

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	303	353	0	0	0
Arts, Entertainment, Accommodations	15,938	19,700	9	10	1
Construction	8,119	10,065	5	5	0
Education and Health Care Services	31,713	38,337	19	20	1
Finance, Insurance, and Real Estate	17,671	13,361	10	7	-3
Information	6,154	3,985	4	2	-2
Manufacturing	12,421	14,818	7	8	1
Other Services	7,490	8,925	4	5	1
Professional, Scientific, Management Services	32,495	33,325	19	18	-1
Public Administration	0	0	0	0	0
Retail Trade	20,939	25,504	12	14	2
Transportation and Warehousing	5,457	6,184	3	3	0
Wholesale Trade	12,343	13,146	7	7	0
Total	171,043	187,703	--	--	--

Table 41 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	234,767
Civilian Employed Population 16 years and over	220,570
Unemployment Rate	6.01
Unemployment Rate for Ages 16-24	12.51
Unemployment Rate for Ages 25-65	4.38

Table 42 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	79,040
Farming, fisheries and forestry occupations	7,820
Service	14,428
Sales and office	54,375
Construction, extraction, maintenance and repair	12,574
Production, transportation and material moving	7,745

Table 43 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	109,446	54%
30-59 Minutes	65,100	32%
60 or More Minutes	28,560	14%
Total	203,106	100%

Table 44 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,645	582	2,178
High school graduate (includes equivalency)	31,940	3,152	8,115
Some college or Associate's degree	38,815	2,064	8,125
Bachelor's degree or higher	107,480	4,322	17,185

Table 45 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	277	1,138	1,268	1,919	2,876
9th to 12th grade, no diploma	3,596	567	681	2,799	4,224
High school graduate, GED, or alternative	8,664	7,306	8,866	26,995	21,635
Some college, no degree	12,039	5,909	7,105	21,130	9,023
Associate's degree	1,913	3,160	3,425	8,311	2,500
Bachelor's degree	6,427	16,434	20,174	40,120	12,843
Graduate or professional degree	315	8,335	13,826	30,107	11,748

Table 46 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	1,412,726

Educational Attainment	Median Earnings in the Past 12 Months
High school graduate (includes equivalency)	1,864,661
Some college or Associate's degree	2,098,463
Bachelor's degree	3,024,677
Graduate or professional degree	4,084,171

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 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 Professional, Scientific, and Management Services (19% of jobs); Education and Health Care Services (16% of jobs); and Retail Trade (12% of jobs). The top two private employers in the County in 2019 are the Atlantic Health System with 7,183 (March 2020) workers and Novartis (4,900 employees). Along with several other of the top ranked employers who are Pharmaceutical firms, these employers are in the Education and Health Care Services category. The third largest employer – ADP (2,591 employees) – offers business management services. The Picatinny Arsenal is the 2nd largest employer overall with 6,000 in the workforce.

Describe the workforce and infrastructure needs of the business community:

The largest negative values in the Business Activity table, is the Jobs Less Workers Column which indicates that workers in the Finance, Insurance, and Real Estate; Professional, Scientific, and Management Services; and Information sectors are taking jobs outside the county. These are traditionally higher-paying sectors, and this indicates a shortage of these jobs within the County.

The first-class office space is being developed in Morristown and elsewhere in the county to attract firms to the area. Morris County has a large workforce consisting of professionals, who work in and outside of Morris County. As Morris County is within the New York metropolitan area and within commuting distance of Manhattan, it should be expected that there are a large number of professionals who chose to live in Morris County and work elsewhere. Many have decided to relocate from NYC to Morris County for lower housing costs, but keep their city job.

Companies are looking for a live/work/play environment. Many of our downtown areas are allowing additional higher density housing (apartment buildings). Morristown is a prime example. Additional transportation options would also help. However, housing cost is major impediment.

According to the Morris-Sussex-Warren Workforce Investment Board's (WIB) 2019 update to the 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.

Morris County is served by a good highway network with interstates 80, 280 and 287 and State Route 24 crossing the county. These are heavily traveled routes with much congestion. There is also rail service to New York City and other NJ cities such as Jersey City and Newark which makes commuting much easier.

The Workforce Development Board 2019 updated noted that "Individuals receiving unemployment may be required to report to the local One-Stop Career Centers and are provided with initial counseling. Only one of the One-Stop Career Centers has an Unemployment Insurance representative on site. Customers are required to travel a considerable distance to meet with a representative. Staff at the unstaffed sites are not cross trained to assist customers, who are referred to a phone to call a UI representative. An additional weakness in the workforce system is the inability to remain connected to individuals who are long-term unemployed. Once benefits end, the individuals no longer take advantage of workforce system services."

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 continue to leave the County. The manufacturing sector has been contracting for some time and is expected to continue to do so. Healthcare and professional, Scientific and Technical services firms and jobs are expected to grow. The food services and hospitality industrial sector is also expected to grow. Construction job growth to accommodate the growing population of the county is also expected. There is now a demand for warehousing and flex space.

Several larger industrial sites are being transformed. The Colgate site will now become a mixed use development with retail and housing as will the Honeywell site. The developers of the Honeywell site are keeping one research facility on the site and there is a proposed office building. The remainder is housing (townhomes).

Workforce development programs are focused on career pathways and industry-valued credentials. The Workforce Development Board focus is on Improving literacy standards and employing persons with disabilities.

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. The unemployment rate as of October 2019 was 2.6%, which was lower than both the state and the nation's unemployment rates of 3.3% and 3.6%, 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 very high, the skills and education of the County's lower skilled 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 Workforce Development Board (WDB), in agreement with the One-Stop, utilize a variety of programs to reach out to workers at all age and skill levels. Training programs include Vocational Education, Literacy training, Senior Community Service Employment Program, Ex-Offenders Program and Basic Skills development. Industry partnerships and apprenticeships are an important component. A recently completed strategic plan for engagement of youth in the labor market has resulted in a Youth Investment Council within the WDB. The Morris County One-Stop is working to serve incarcerated youth in conjunction with the Morris County Sheriff's office.

The County College of Morris (CCM) contains the Center for Workforce Development which offers the program geared to credentials for industry professionals as well as training in basic literacy and education for persons with Developmental Disabilities.

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 so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The County will be developing a Economic Development Strategy with the Morris County Chamber of Commerce which include the Morris County Economic Development Corporation (MCEDC) and the Tourism Bureau in 2020.

Other regional plans include the Workforce Development Board strategic plan and 2019 update which provides a compendium of activities that the One-Stop and WDB are engaged in to encourage employer participation as well as workforce participation.

Discussion

MA-50 Needs and Market Analysis Discussion

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

The CPD map attached reflects the degree to which low-income households in the County have indicated multiple housing problems. The dark shaded areas have a higher percentage of low income households experiencing housing problems.

For the purposes of this analysis, HUD CPD data was used to identify areas where more than 25% of the low income households had one of any four severe housing problems which will be considered concentrated. These areas were included Victory Gardens, Dover and Parsippany.

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

The HUD definition of concentration: census tracts with at least 50% non-White persons and a 40% poverty rate or three times the average tract poverty rate, whichever is lesser.

The areas with the highest concentration of non-White residents are Dover, Wharton and Parsippany-Troy Hills. These areas have more than 25.82% persons who are non-White as shown on Policymap for the period 2014-2018. Dover and Wharton also have the highest concentration of Hispanic residents with more than 27.42%. Part of Morristown also has a high percentage (more than 27.42%) of Hispanic residents. Mount Olive, Butler Borough, Riverdale Borough, Kinnelon, Mine Hill and Rockaway Borough also have higher percentages (11.16% to 27.41%) of Hispanic residents. see maps attached.

The Dover and Netcong area have the greatest concentrations of poverty in Morris County. Parsippany-Troy Hills also has a high poverty rate but it is a separate entitlement although the Township participates in the County HOME Consortium.

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

Dover, Wharton and Parsippany-Troy Hills are municipalities that have more than 25.82% persons who are non-White and Dover and Parsippany-Troy Hills is also areas with a higher poverty level. Netcong has a higher rate of poverty.

Netcong is a participant in the CDBG program as well as the HOME Consortium. It has seen a tremendous amount of population growth since 2000 with the population increasing 25%. The median age of residents is the same as the state average and income is slightly higher. Home prices are somewhat lower than state averages. In 2017, the median price for a house or condo was \$276,258 whereas the state average was \$334,900. The median cost of living index was 114.1 which is above the national average. Approximately 13% of residents were living in poverty in 2017. (City-Data.com) Dover has an estimated Hispanic population of 17.7%.

Dover is a participant in the County's HOME consortium. It has a relatively stable population since 2000 with just .2% growth. The median resident age is less than the state average and income is slightly lower. Home prices are somewhat lower than state averages. In 2017, the median price for a house or condo was \$281,244 whereas the state average was \$334,900. The median cost of living index was 114.9 which is above the national average. Approximately 8.5% of residents were living in poverty in 2017. (City-Data.com) Dover has an estimated Hispanic population of 22.4%.

Wharton is in the County's CDBG program as well as the HOME Consortium. It has seen a growth in population since 2000 of about 4.3%. The median resident age is less than the state average and income is slightly higher. Home prices are somewhat lower than state averages. In 2017, the median price for a condo was \$308,390 whereas the state average was \$334,900. The median cost of living index was 114.9 which is above the national average. Approximately 5.3% of residents were living in poverty in 2017. (City-Data.com) Wharton has an estimated Hispanic population of 40.3%.

Wharton and Dover are designated federal Enterprise Zones.

Are there any community assets in these areas/neighborhoods?

The assets in these communities include a train station in Dover and good local business districts. Dover has the lowest transportation cost for a median household family in the county. Services are also very readily available in both Dover and Parsippany-Troy Hills. Grocery, medical, jobs and retail are all readily available in all the communities.

There is one new multi-family development under construction in downtown Dover and a Veteran's preference housing project in the application phase.

Wharton has also been designated a Highlands Center by the Highlands Council. A Highlands Center is an area where development and redevelopment is planned and encouraged. Highlands Centers are intended to support balance in the Highlands Region by providing for

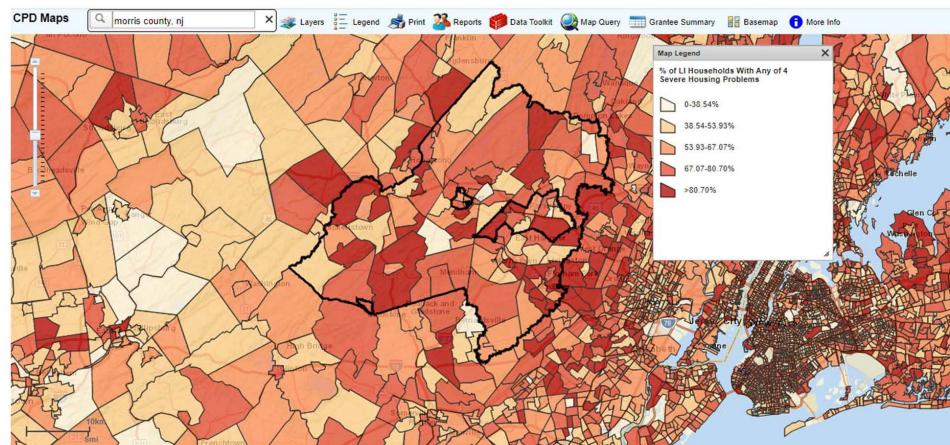
sustainable economic growth while protecting critical natural and cultural resources. This *may* provide increased funding opportunities and/or priority from the Highlands Council and from other state agencies for highlands compatible economic development planning or other funding.

Under the State Plan, Dover is a designated Regional Center and Netcong is a designated Town Center. Under the Plan centers such as these are identified by the State as the preferred location for future growth. They receive a higher priority for discretionary funding for initiatives that fulfill the intent of the State Plan.

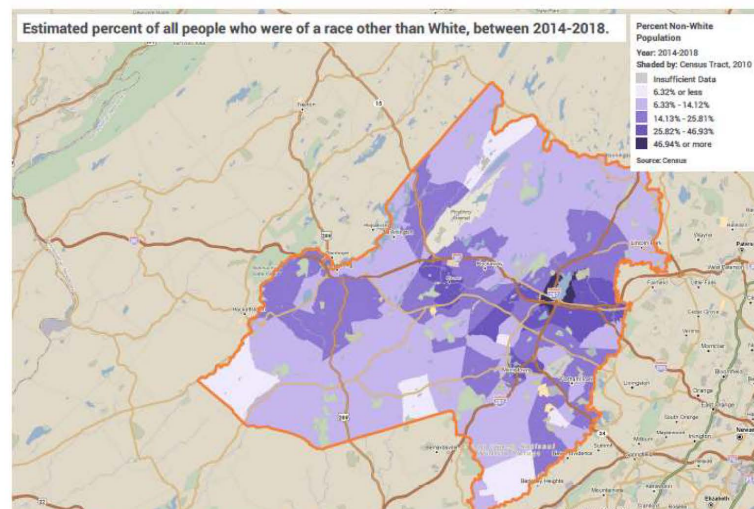
Are there other strategic opportunities in any of these areas?

As noted above, both Wharton and Dover are designated federal Enterprise Zones. This designation will target investment to these communities provided they have developed the internal processes needed to exploit the development potential.

MA-50 Areas with the highest concentration of households with multiple housing problems.

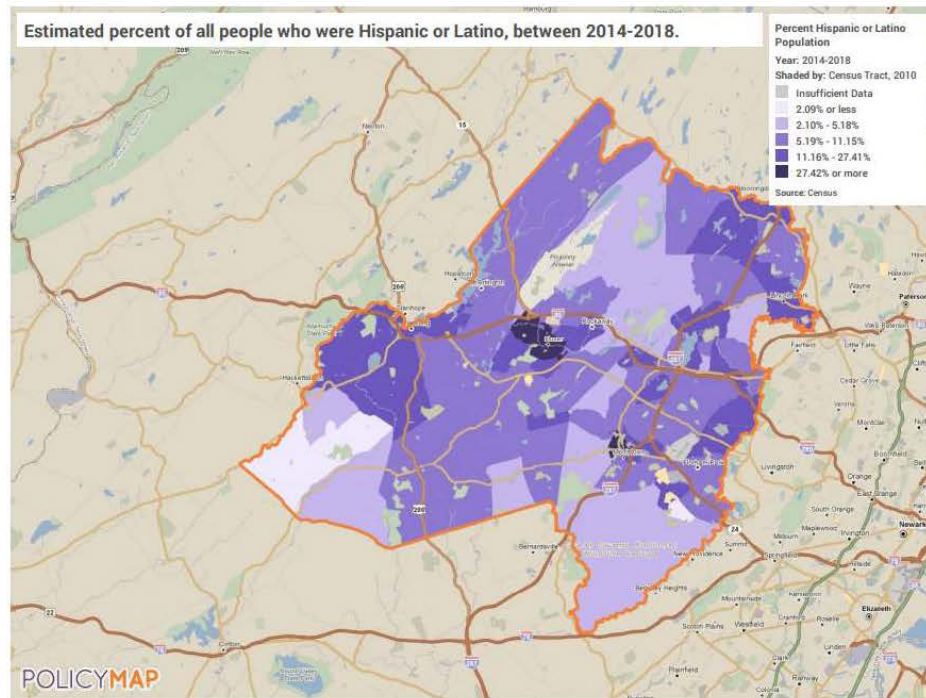


Race



maps 1

Ethnicity



MA 50 maps 2

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

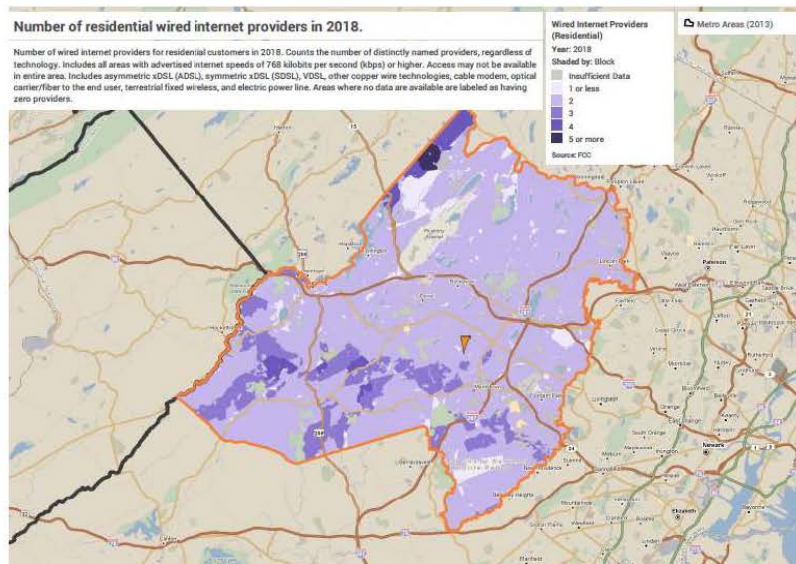
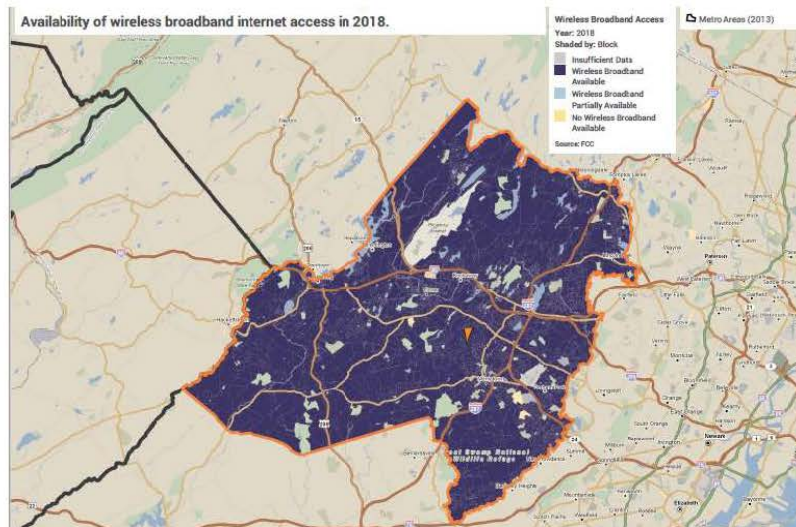
Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

As shown on the attached map generated by PolicyMap, the vast majority of Morris County has access to broadband service indicating that there is not a difference in physical access to broadband among lower- and higher- income neighborhoods. The areas shown in white on the map are areas where data is insufficient for Policymaps to make a determination.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There is at least one provider in all areas of the County with the more urban areas having 2 or more providers. Competition among providers could drive down costs and allow more households to connect. see attached map.

MA-60



MA-60

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The largest natural hazard threat to Morris County is increased flooding from rain events. New Jersey ranks second nationwide for repetitive loss properties, second only to Louisiana. There are three major basins in Morris County: the Delaware, Passaic, and Raritan. Well over half of the County is in the Passaic River Basin (PRB), which has historically suffered the most from flooding – and will continue to do so as water levels rise. Since 1985, there has been a 233% increase in major flood events and average annual peak flows, measured by USGS stream gages, measure a 40% to 133% increase.

Several areas of the County are prone to flooding and have received FEMA funds for buyouts. The 2015 Hazard Mitigation Plan is being updated in 2020. The description of hazards from the 2015 is as follows:

The “Flood” hazard includes riverine (inland) flooding. Other types of flooding that can occur in the County include coastal and storm surge, which is further discussed in in Section 5.4.7 (Severe Weather) and flooding from dam failures which is further discussed in Section 5.4.1 (Dam Failure). Inclusion of the various forms of flooding under a general “Flood” hazard is consistent with that used in FEMA’s “Multi-Hazard Identification and Risk Assessment” guidance. The “Severe Weather” hazard includes windstorms that often entail a variety of other influencing weather conditions including thunderstorms, hail, lightning, and tornadoes. Since tropical disturbances are identified as a type of severe storm event, this hazard also includes tropical cyclone events (hurricanes, tropical storms, and tropical depressions). Tropical cyclones were not grouped as a separate hazard because the County felt that these types of events do not directly impact the County on a frequent basis and that exposure and risk of such events are minimal in comparison to communities along coastline of New Jersey. The “Severe Winter Weather” hazard includes heavy snowfall, blizzards, freezing rain/sleet, ice storms, and extra-tropical cyclones (Nor’Easters and severe winter low-pressure systems). Extra-tropical events generally occur during winter weather months; therefore, for the purpose of this HMP, all such events are to be grouped within this hazard.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

NJHMP identifies flooding as a hazard of concern in New Jersey. Based on historic events and location of flood prone areas within Morris County, the Steering and Planning Committees identified flooding as a hazard of concern for the County.

- The western border of the County is located in the 1% annual chance flood zone. There are other small areas located within this flood zone as well and found throughout the County. Additionally, 0.2% annual chance flood zones are located around the County as well. Over 13% of the County is located within the 1% annual chance flood zone and over 14% is located within the 0.2% chance flood zone.
- Morris County has 4,547 NFIP policies (as of September 30, 2014) with total loss payments exceeding \$188 million. There 283 severe repetitive loss properties in the County.
- Areas prone to flooding in the County include those municipalities located near the Passaic and Pompton Rivers and the Pequannock River.
- Between 2010 and 2015, Morris County was included in two FEMA declarations related to flooding: o March 12-April 15, 2010 – FEMA-DR-1897 - Severe Weathers and Flooding from August 26-September 5, 2011 – FEMA-DR-4021 – Hurricane Irene
- According to NOAA NCDC storm database, Morris County had 42 flood events reported between 2010 and 2015

Further severe weather has impacted on the county:

According to FEMA, between 2010 and 2015, Morris County was included in four declarations associated with severe weather events.

- March 12 – April 15, 2010 – FEMA-DR-1897 – Severe Weathers and Flooding
- August 26 – September 5, 2011 – FEMA-DR-4021 – Hurricane Irene
- October 29, 2011 – FEMA-DR-4048 – Severe Weather
- October 26 – November 8, 2012 – FEMA-DR-4048 – Hurricane Sandy
- NOAA's NCDC storm events database indicates that Morris County was impacted by approximately 93 Severe Weather events between 2010 and 2015 causing a total of six injuries, three fatalities, and over \$850,000 in property damages.
- New Jersey has experienced 147 tornadoes between 1950 and 2015, with seven of those occurring in Morris County.
- Based on the occurrences of severe weather events and the impacts they have had on the County, and on input from the Planning and Steering Committees, severe weather has been identified as a hazard of concern for Morris County.

Vulnerable Populations

Vulnerable Populations

Approximately 6.6-percent of the total population is exposed to the one-percent annual chance flood event and that approximately 8.2 percent of the total population is exposed to the 0.2-percent annual chance flood event. Lincoln Park has the greatest total population located in the floodplain; approximately 49.7% and 52.2% for the one-percent chance event and 0.2-percent chance event, respectively. For this project, the potential population exposed is used as a guide for planning purposes.

Of the population exposed, the most vulnerable include the economically disadvantaged and the population over the age of 65. Economically disadvantaged populations are more vulnerable because they are likely to evaluate their risk and make decisions to evacuate based on the net economic impact to their family. The population over the age of 65 is also more vulnerable because they are more likely to seek or need medical attention which may not be available to due isolation during a flood event and they may have more difficulty evacuating. Special consideration should be taken when planning for disaster preparation, response, and recovery for these vulnerable groups.

Flood prone areas of the County overlap in some measure with lower income communities. Lower income communities in Pequannock Twp, Lincoln Park, and East Hanover Township and Victory Gardens are particularly vulnerable as low income households typically lack the financial reserves to either prepare for a storm or have adequate supplied during or after a storm. In areas where there were buyouts, some remaining properties have become rental units housing the most vulnerable populations.

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 2020-2024 include improving and expanding the existing housing for low-income households and persons with special needs; improving public facilities; improving, maintaining and expanding infrastructure; supporting public services; and supporting actions to support the Continuum of Care end homelessness.

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

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	Countywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The geographic area within the Urban County Program consists of 37 of the 39 municipalities making up Morris County, with a land area of 469 square miles. The Town of Dover and the Township of Parsippany-Troy Hills are not CDBG participating jurisdictions. However, the Town of Dover and Township of Parsippany-Troy Hills are part of the HOME Consortium. The County enjoys a range of rural, wooded environment,

farmland to the west, suburban developments, and some areas of more concentrated development such as hamlets, villages and small cities. As of 2017 population estimates by the U.S. Census, total population was 498,847. The population's major constituent groups consist of 3.2% Black, 10% Asian, and 81.5% White, in terms of race. When considering origin and race, 13% of the total population is Hispanic/Latino.

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 - 91.415, 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Infrastructure and Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly
	Geographic Areas Affected	Countywide
	Associated Goals	Improve and expand Infrastructure Improve and expand public facilities
	Description	Infrastructure and public facilities in the County must be maintained or upgraded to improve the quality of life in the low income areas.
	Basis for Relative Priority	Infrastructure in the County must be maintained or upgraded to improve the quality of life in the low income areas
2	Priority Need Name	Supportive Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Countywide

	Associated Goals	Public Service Housing for Persons who are Homeless Non-homeless Special Needs Housing
	Description	Expand and continue non-housing community development supportive services.
	Basis for Relative Priority	There is a need for public services that address societal issues such as poverty, abuse and homelessness.
	3 Priority Need Name	Affordable Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Countywide
	Associated Goals	Creation and preservation of rental housing Creation and preservation of homeownership opp. Housing for Persons who are Homeless Non-homeless Special Needs Housing

	Description	A community need exists for affordable housing for low income individuals and families. For those that own a home, there is a need for rehabilitation assistance. For others the need is rent assistance and affordable rents. Development of new affordable housing opportunities for both renters and buyers is also needed as there is shortage of supply.
	Basis for Relative Priority	Housing is fundamental to community living. There is a need for affordable housing at all levels in Morris County.
4	Priority Need Name	End to homelessness
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Countywide
	Associated Goals	Housing for Persons who are Homeless

	Description	Address homelessness and ending homelessness by supporting short- and long-term homeless facilities and housing, providing Tenant based Rental Assistance, Rapid Re-housing funds and emergency temporary financial assistance to prevent homelessness.
	Basis for Relative Priority	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.
5	Priority Need Name	Housing for non-homeless Special Needs
	Priority Level	High
	Population	Extremely Low Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Other
	Geographic Areas Affected	Countywide
	Associated Goals	Non-homeless Special Needs Housing
	Description	To assist in providing public facilities (new, expanded, retrofitted, etc.), special economic development assistance to businesses, or public services that could enhance our community's response to the impact of natural and man-made disasters, our community will place a high priority on providing facilities and services in support of a coordinated response.

	Basis for Relative Priority	Many persons with special needs who are disabled or elderly have extremely low income housing and require service enriched housing settings to live as independently as possible.
6	Priority Need Name	Urgent Need Man-made and Natural Disasters
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	
	Description	<p>To assist in providing public facilities (new, expanded, retrofitted, etc.), special economic development assistance to businesses, or public services that could enhance our community's response to the impact of natural and man-made disasters, our community will place a high priority on providing facilities and services in support of a coordinated response.</p> <p>In light of the increasing severity of the COVID-19 pandemic, CDBG funding may be needed. While the level of severity in our community is not fully known at this time, the number of confirmed cases is expected to rise as testing becomes more readily available. To assist in providing public facilities (new, expanded, retrofitted, etc.), special economic development assistance to businesses, and public services that could enhance our community's response to the impact of the pandemic, our community will place a high priority on providing facilities and services in support of a coordinated pandemic response.</p>
	Basis for Relative Priority	In light of the increasing severity of the COVID-19 pandemic, CDBG funding may be needed. While the level of severity in our community is not fully known at this time, the number of confirmed cases is expected to rise as testing becomes more readily available. To assist in providing public facilities (new, expanded, retrofitted, etc.), special economic development assistance to businesses, and public services that could enhance our community's response to the impact of the pandemic, our community will place a high priority on providing facilities and services in support of a coordinated pandemic response.

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
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 TBRA to successfully obtain rental housing.
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 homeowners. 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 155 assisted affordable units in the County are at risk for conversion to market-rate units in the absence of preservation efforts.

Table 50 – Influence of Market Conditions

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	485,828	498,200	2.5%
Households	174,940	180,095	2.9%
Median Income	\$96,316.00 (\$108,264.32 in 2015 dollars)	\$100,094.00	+3.8% (-8.2% adjusted)

Table 1 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The County of Morris is a recipient of CDBG, HOME and ESG Program funds. In addition to the annual allocation for 2020, the County anticipates roughly the same amount for the next four (4) years and has based this 5 year goals on the sum. There is \$443,789.45 in older funds available to be reprogrammed from prior years. These older funds will be applied to the projects identified in FY 2020 (AP-35). As a result, this sum will be available in FY 2020 funds and reprogrammed to another use.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,979,023	100,000	443,789	2,522,812	7,600,000	CDBG annual allocations
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	819,069	0	0	819,069	4,000,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	170,311	0	0	170,311	850,311	

Table 51 - 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

Other resources from private and non-federal public sources that will be available to meet the needs identified in the Annual 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 are:

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 grantee must provide a 1:1 match for funding provided from the Emergency Solutions Grant Program. Most of the match comes from private non-profits with fund raising activities, state grants and other foundation grants.

If appropriate, describe publicly 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.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Morris County Human Services	Government	Economic Development Homelessness Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
MORRIS COUNTY HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
Morris Habitat for Humanity, Inc.	CHDO	Ownership	Jurisdiction
Community Hope, Inc.	Continuum of care	Homelessness	Jurisdiction
Homeless Solutions, Inc.	Non-profit organizations	Homelessness Non-homeless special needs Rental	Jurisdiction
SPECIAL HOMES OF NJ INC.	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
Avidd		Non-homeless special needs	Jurisdiction
Madison Affordable Housing Corp	Developer	Rental	Jurisdiction

Table 52 - Institutional Delivery Structure

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 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 and Habitat for Humanity of Morris County. The Fix-It program provides essential repairs for elderly and disabled residents. Habitat also provides rehabilitation for more urgent rehabilitation needs such as heat and roofing.

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

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			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X		

Other			

Table 53 - 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 are 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 coordinated assessment system is operated by NJ 2-1-1 to streamline access to services from a wider range of agencies. The intake process is performed at each separate agency which can be challenging.

The COC 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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve and expand Infrastructure	2020	2024	Non-Housing Community Development	Countywide	Infrastructure and Facilities	CDBG: \$2,201,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 140000 Persons Assisted
2	Improve and expand public facilities	2020	2024	Non-Housing Community Development	Countywide	Infrastructure and Facilities	CDBG: \$1,535,848	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted
3	Public Service	2020	2024	Non-Housing Community Development	Countywide	Supportive Services	CDBG: \$1,451,850	Public service activities other than Low/Moderate Income Housing Benefit: 2100 Persons Assisted
4	Creation and preservation of rental housing	2020	2024	Affordable Housing	Countywide	Affordable Housing	CDBG: \$943,525 HOME: \$1,311,203	Rental units constructed: 40 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Creation and preservation of homeownership opp.	2020	2024	Affordable Housing	Countywide	Affordable Housing	CDBG: \$861,000 HOME: \$1,250,000	Homeowner Housing Added: 30 Household Housing Unit Homeowner Housing Rehabilitated: 300 Household Housing Unit
6	Housing for Persons who are Homeless	2020	2024	Homeless	Countywide	Supportive Services Affordable Housing End to homelessness	HOME: \$715,960 ESG: \$850,311	Tenant-based rental assistance / Rapid Rehousing: 70 Households Assisted Homeless Person Overnight Shelter: 600 Persons Assisted
7	Non-homeless Special Needs Housing	2020	2024	Non-Homeless Special Needs	Countywide	Supportive Services Affordable Housing Housing for non-homeless Special Needs	CDBG: \$750,000 HOME: \$700,000	Rental units constructed: 6 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 300 Households Assisted
8	Administration	2020	2024	Administration	Countywide		CDBG: \$1,935,800 HOME: \$441,906	Other: 5 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Improve and expand Infrastructure
	Goal Description	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	Goal Name	Improve and expand public facilities
	Goal Description	Improve public facilities serving low income residents including parks, libraries, and social service agencies require capital improvements including handicap accessibility.
3	Goal Name	Public Service
	Goal Description	Expand and continue non-housing community development supportive services.
4	Goal Name	Creation and preservation of rental housing
	Goal Description	Creation and preservation of affordable rental housing through use of HOME and CDBG funding
5	Goal Name	Creation and preservation of homeownership opp.
	Goal Description	Creation and preservation of affordable homeownership housing opportunities including housing rehabilitation assistance and creation of new homeownership units.
6	Goal Name	Housing for Persons who are Homeless
	Goal Description	Preservation of short- and long-term homeless facilities and housing including the provision of Tenant Based Rental Assistance (TBRA) to end homelessness.

7	Goal Name	Non-homeless Special Needs Housing
	Goal Description	Creation and preservation of special needs facilities and housing
8	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)

SP-50 Public Housing Accessibility and Involvement - 91.415, 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 Morris County Housing Authority'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.

The Morris County Housing Authority does not need to increase the number of accessible units. They have met the HUD threshold.

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?

Plan to remove the 'troubled' designation

There are no troubled housing authorities in Morris County. A Housing Authority must have a combined score of less than 60 to be considered troubled.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

There are many barriers to Affordable housing but the recent settlement between the local municipalities and Fair Share Housing of NJ through the courts has removed the primary barrier of resistance. Many of the Morris County communities have approved fair share plans which dictate the number and type of affordable housing to be created in their community given the constraints of adequate land and utilities.

There remain specific barriers:

- 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.
- Emphasis on workforce housing has not provided the necessary rent subsidy for very low-income households.
- Land costs in Morris County are very high particularly in communities with the necessary infrastructure to support higher density.
- United Way of Morris County identified the lack of housing accessible to affordable transportation to get to jobs and services as an important housing choice issue, particularly for senior citizens, people with physical disabilities and mental illness, low-income families, and any other resident who does not have ready access to their own automobile.
- 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.
- 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 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 increases 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; 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.
- Work with the newly created Neighbors program to encourage landlords to rent to lower income people by providing a guarantee for property damage and 24-hour support for mental health.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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.

NJ 2-1-1 is the manager of the Coordinated Point of Entry and is a visible and recognizable point of contact for those in need.

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.

Funding will be sought outside of the HUD Supportive Housing Program for Transitional Housing. HUD is focused on housing first to the detriment of Transitional housing programs. Transitional Housing is a desired and needed form of housing to provide a more supportive environment for those who have survived trauma and those who are chemically addicted and need more time and support to stay clean.

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.

One of the strategies implemented to reduce returns to homelessness is the development of a community support program which provides services to families once they are in housing. Services are provided for up to 6 months and include connection to community programs, budgeting, and connections to financial resources.

Several initiatives have been implemented by the COC to decrease the length of homelessness for families:

1. Expanded rapid re-housing opportunities through creation of a COC funded program that works in conjunction with the ESG funded rapid re-housing program.

2. Family Promise has implemented initiatives that have impacted length of homelessness and stability in housing. The Community Support Program provides in-home case management services to stabilize participants in housing. The Landlord/Tenant Program provides incentives to landlords to serve those experiencing homelessness. A Housing Locator with property management and realtor experience identifies landlords and negotiates rents for households. A team of volunteers offer incentives to participating landlords such as free repairs, painting and unit upgrades.

The COC has developed local performance standards around reducing the length of time households remain homeless. Project and system level evaluations are conducted quarterly. The length of time households remain homeless is tracked through HMIS data for those served in emergency shelter, safe haven, and transitional housing programs.

A collaborative of COC funded and non-COC funded providers was recently awarded 50 vouchers through the state rental assistance program to provide supportive housing using a housing first model to chronically homeless households in the region. This program will target the most vulnerable segment of the chronically homeless population by prioritizing those with frequent interaction with local hospitals and jails. Given the chronic homeless population identified through the PIT count and HMIS, the community expects to serve 50% of the chronically homeless population with these new vouchers.

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 COC has developed a process where every household served by programs in the homeless system are connected to the Morris County Office of Temporary Assistance (OTA) which manages the mainstream benefits programs. Through this process those experiencing homelessness are connected to the cash and non-cash benefits for which they are eligible. For those individuals applying for SSI/SSDI, the Mental Health Association of Essex and Morris, Inc., has SOAR trained staff that assist individuals in successfully connecting with those benefits.

The COC coordinates with legal services, prevention programs, and affordable housing providers to ensure all agencies serving as entry points are aware of the system resources and can help direct those seeking assistance appropriately.

NJ 2-1-1 and participating agencies complete a diversion process where short term phone and in-person case management services are offered with a focus on repairing relationships and providing donated in-kind items.

Discharge planning is the direct responsibility of the COC. The COC has collaborative relationships with agencies that discharge people from systems of care to ensure that they have housing plans. Atlantic Health, Sheriff's Office, and County Jail are all members of the CoC Committee and are continually engaged. Individual cases are often discussed between these discharge entities and Office of Temporary Assistance as well. While there are persons discharged from local hospitals that are referred to the shelters, this reflects the lack of housing options and a source of continued discussion between the case managers at each of the institutions and the COC.

Members of the COC participate in the Morris County Youth Services Advisory Committee (YSAC) which addresses the needs of youth with social/emotional and juvenile justice issues. The YSAC develops, reviews, and revises the children's service system through a collaborative decision-making process. Members of the YSAC include LEA representatives, mental health, child welfare, health, corrections, juvenile justice and developmental disabilities agencies serving youth. Several COC members participate in the YSAC meetings working to develop strategies to address the full scope of needs of youth with social and emotional issues including homelessness and education.

Morris County has two homeless youth service providers in the community. The Visions and Pathways Street Outreach team (an RHY funded program) began operating in the community in 2014. With the increased outreach services for homeless youth, providers have increased their success with connecting with youth before they are homeless on the streets. Outreach providers are identifying homeless youth earlier in the process and connecting them with services to prevent them from becoming homeless on the street.

In 2017, the Morris County Sheriff introduced Hope One, a mobile outreach program designed to engage and offer services to individuals in need of substance use, mental health and other community resources. This program has since served hundreds of people, many of whom are at risk of homeless and in some cases living on the streets due to their illnesses. Given the marked early success of this program and higher demand than expected, Morris County is currently seeking proposals to expand Hope One with the addition of another vehicle and a team of staff. The expanded program will provide the broad range of services offered through the county welfare and Veteran's offices and provider community. The "Navigating Hope" team will consist of a Human Service staff member and provider case manager. They will support individuals and their families up to one year to achieve sustained success in the community.

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 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. The EPA material on lead-based paint is distributed to all participants.

The Housing Partnership provide homebuyer education which includes an educational presentation on the hazards of lead-based paint to participants in the Step-by-Step first-time homebuyer education classes to make them more aware of possible dangers as they prepare for homeownership.

The county monitors units to be occupied by families with young children for the presence of defective paint in the rapid re-housing and Tenant-based Rental Assistance program as well.

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

There are more children exposed to lead-based paint in rental housing. Unfortunately, most of the housing rehabilitation programs offered through the CDBG and HOME programs target owner-occupied housing. However, through the SHP and TBRA programs, owners of units that are to be occupied by lower income households are being educated about lead-based paint and the units are being inspected for defective paint.

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

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.

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, childcare, 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

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.

All activities are monitored on both an on-going basis through construction or service drawdown requests and via on-site visits to verify information and or complete wage monitoring requirements.

Fiscal monitoring of activities includes the review and approval of activity budgets, compliance with executed grant agreements and review and approval of vouchers.

Staff attend meetings with contractors for construction and rehabilitation activities to assure their compliance with HUD requirements and inspections are conducted as work progresses. All subgrantees must follow competitive bidding practices and include outreach to MBE/WBE vendors in their process. Their efforts are monitored prior to the award of contracts.

Site visits are made to social service providers on an annual basis to review program activity and fiscal and regulatory compliance. Activity files are maintained with the necessary documentation. The Community Development staff visit agencies funded through Community Development Block Grant to ensure compliance with national objectives and applicable program requirements.

The County continues to check on projects that were funded in the past to assure that municipalities and agencies are all still using the facilities for the activities they indicated in their grant agreements.

Upon Close-out, all activity files are reviewed to assure that the activity meets the objectives and strategies of the Consolidated Plan and the proposed accomplishments, and that all pertinent and mandated documentation are included.

To ensure long-term compliance for HOME projects, annual income verification procedures are in place as well as on-site monitoring and inspections every three years. This monitoring enables staff to ensure compliance with the following:

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

Expected Resources

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

Introduction

The County of Morris is a recipient of CDBG, HOME and ESG Program funds. In addition to the annual allocation for 2020, the County anticipates roughly the same amount for the next four (4) years and has based this 5 year goals on the sum. There is \$443,789.45 in older funds available to be reprogrammed from prior years. These older funds will be applied to the projects identified in FY 2020 (AP-35). As a result, this sum will be available in FY 2020 funds and reprogrammed to another use.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,979,023	100,000	443,789	2,522,812	7,600,000	CDBG annual allocations

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	819,069	0	0	819,069	4,000,000	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	170,311	0	0	170,311	850,311	

Table 55 - Expected Resources – Priority Table

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

Other resources from private and non-federal public sources that will be available to meet the needs identified in the Annual 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 are:

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 grantee must provide a 1:1 match for funding provided from the Emergency Solutions Grant Program. Most of the match comes from private non-profits with fund raising activities, state grants and other foundation grants.

If appropriate, describe publicly 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.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve and expand Infrastructure	2020	2024	Non-Housing Community Development	Countywide	Infrastructure and Facilities	CDBG: \$582,400	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16225 Persons Assisted
2	Improve and expand public facilities	2020	2024	Non-Housing Community Development	Countywide	Infrastructure and Facilities	CDBG: \$355,213	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18175 Persons Assisted
3	Public Service	2020	2024	Non-Housing Community Development	Countywide	Supportive Services	CDBG: \$296,853	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1455 Persons Assisted
4	Housing for Persons who are Homeless	2020	2024	Homeless	Countywide	Affordable Housing	HOME: \$143,192 ESG: \$160,000	Tenant-based rental assistance / Rapid Rehousing: 24 Households Assisted Homeless Person Overnight Shelter: 245 Persons Assisted Homelessness Prevention: 140 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Creation and preservation of rental housing	2020	2024	Affordable Housing	Countywide	Affordable Housing	CDBG: \$150,000	Rental units rehabilitated: 146 Household Housing Unit
6	Non-homeless Special Needs Housing	2020	2024	Non-Homeless Special Needs	Countywide	Affordable Housing	CDBG: \$111,305 HOME: \$275,807	Rental units constructed: 1 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit
7	Creation and preservation of homeownership opp.	2020	2024	Affordable Housing	Countywide	Affordable Housing	CDBG: \$258,825 HOME: \$318,164	Homeowner Housing Added: 11 Household Housing Unit Homeowner Housing Rehabilitated: 120 Household Housing Unit
8	Administration	2020	2024	Administration	Countywide		CDBG: \$395,804 HOME: \$81,069 ESG: \$10,311	Other: 1 Other

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Improve and expand Infrastructure
	Goal Description	Infrastructure in the low income areas of the county must be improved or expanded to improve the quality of life for lower income residents. In 2020, several municipalities have requested funds for infrastructure.

2	Goal Name	Improve and expand public facilities
	Goal Description	Improve public facilities serving low income residents including parks, libraries, and social service agencies require capital improvements including handicap accessibility. In FY 2020 several communities and non-profit organizations have requested funds for facility improvements.
3	Goal Name	Public Service
	Goal Description	Expand and continue non-housing community development supportive services.
4	Goal Name	Housing for Persons who are Homeless
	Goal Description	Preservation of short- and long-term homeless facilities and housing including the provision of Tenant Based Rental Assistance (TBRA) to end homelessness. ESG funding includes Shelter and Homeless Prevention.
5	Goal Name	Creation and preservation of rental housing
	Goal Description	Creation and preservation of affordable rental housing through use of HOME and CDBG funding. Activities for 2020 include public housing modernization at two developments
6	Goal Name	Non-homeless Special Needs Housing
	Goal Description	Creation and preservation of special needs facilities and housing. Activities in 2020 include construction of a new group home and rehabilitation of several group homes.
7	Goal Name	Creation and preservation of homeownership opp.
	Goal Description	Creation and preservation of affordable homeownership housing opportunities including housing rehabilitation assistance and creation of new homeownership units. Activities for 2020 include housing rehabilitation for owner occupied rehab and construction of new HOME units by Habitat for Humanity.
8	Goal Name	Administration
	Goal Description	Program oversight, public outreach and on-going management of the federal grants programs - CDBG HOME and ESG

AP-35 Projects - 91.420, 91.220(d)

Introduction

The entitlement amount of 2020 Community Development Block Grant (CDBG) funds for the Morris County Consortium is \$1,979,023 with anticipated program income of \$100,000. A total of 28 activities were considered for funding as part of the 2020 CDBG Program in Morris County. The following 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 funds (exclusive of program administration), 100 percent will be used for activities that benefit low/moderate income persons. The activities by name, location and funding level are shown below.

The entitlement amount of 2020 HOME Investment Partnerships program (HOME) funds for the Morris County Consortium is \$819,069. There were 2 requests for activities totaling \$775,807. Both were recommended for funding by the Community Development Revenue Sharing (CDRS) Advisory Committee. The proposed activities by name, location and funding level are described below.

The entitlement amount of 2020 Emergency Solutions Grant program (ESG) funds for the Morris County Consortium is \$170,311. A total of 5 activities were considered for funding as part of the 2020 ESG Program. Application requests equaled \$160,000. The following activities were determined by the Human Services Advisory Committee (HSAC) to meet overall county needs and local and national objectives. Of the funding received, 56% will go to Shelter and the remainder to Rapid Re-housing and Homeless Prevention. The proposed activities by name, location and funding level may be described below.

#	Project Name
1	Wharton Borough Library Parking Lot Renovations
2	Township of Washington Senior Center Expansion
3	Township of Pequannock Senior Center Roof Replacement
4	Zufall Health Center Building Renovation
5	Town of Morristown Harrison ST Playground Improvements
6	Borough of Netcong Watermain Improvements
7	Borough of Butler Watermain Improvements
8	Township of Montville Stormwater Improvements
9	Borough of Madison Sanitary Sewer Lining
10	Town of Boonton Parking Lot Improvement
11	Borough of Rockaway Fire Hydrant Replacement
12	Borough of Victory Gardens Sidewalk Improvement
13	Township of Roxbury Street Improvement
14	Hope House Operation Fix It
15	Morris Habitat for Humanity Neighborhood Revitalization
16	Morris County Housing Rehabilitation

#	Project Name
17	Morristown Housing Authority Morris Mews Security Improvements
18	Madison Housing Authority Loantaka Way HVAC
19	Avidd Community Services Accessibility Project
20	NewBridge Services, Inc. Rehabilitation
21	Jersey Battered Women's Service Child Counseling
22	CASA
23	Deirdre O'Brien Child Advocacy Center
24	Roots & Wings Case Management/Counseling
25	Homeless Solutions, Inc. Child Care Scholarships
26	Morristown Neighborhood House
27	Children on the Green
28	Family Promise Case Management
29	CDBG Program Administration
30	Morris Habitat for Humanity Randolph Construction
31	Avidd Community Services Group Home Construction
32	Morris County CoC TBRA for Homeless Families
33	HOME Program Administration
34	ESG2020 Morris County
35	Unallocated funds

Table 57 – Project Information

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

Funding awards are based on need and activity eligibility. 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 Butler, Roxbury Township, Town of Morristown, Town of Boonton, 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 childcare 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

1	Project Name	Wharton Borough Library Parking Lot Renovations
	Target Area	Countywide
	Goals Supported	Improve and expand public facilities
	Needs Addressed	Infrastructure and Facilities
	Funding	CDBG: \$80,000
	Description	This activity will provide improvements to the parking lot of Wharton Public Library.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 6,490 persons will benefit from the proposed activities.
	Location Description	15 South Main Street, Wharton, NJ 07885
2	Planned Activities	Activities include resurfacing, new handicapped spots/ramps, lighting, curbing, and sidewalks.
	Project Name	Township of Washington Senior Center Expansion
	Target Area	Countywide
	Goals Supported	Improve and expand public facilities
	Needs Addressed	Infrastructure and Facilities
	Funding	CDBG: \$80,000
	Description	Construction of an addition to the Senior Center and rehabilitation/improvement of existing building.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 470 persons will benefit from the proposed activity.
	Location Description	37 E Springtown Road (Rock Spring Park), Long Valley, NJ 07853
	Planned Activities	Construction of an addition to the Senior Center and rehabilitation/improvement of existing building.

3	Project Name	Township of Pequannock Senior Center Roof Replacement
	Target Area	Countywide
	Goals Supported	Improve and expand public facilities
	Needs Addressed	Infrastructure and Facilities
	Funding	CDBG: \$36,000
	Description	Replacement of the roof of the Senior Center, which has outlived its useful life.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 400 persons will benefit from the proposed activity.
	Location Description	530 Newark Pompton Turnpike, Pompton Plains, NJ 07444
	Planned Activities	Roof replacement
4	Project Name	Zufall Health Center Building Renovation
	Target Area	Countywide
	Goals Supported	Improve and expand public facilities
	Needs Addressed	Infrastructure and Facilities
	Funding	CDBG: \$79,213
	Description	Renovation of the second story of the Zufall Health Center.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8600 persons will benefit from the proposed activities.
	Location Description	4 Atno Avenue, Morristown, NJ 07960
	Planned Activities	Activities include roof replacement, siding, and the installation of 22 windows, 2 doors, and lighting fixtures.
	Project Name	Town of Morristown Harrison St Playground Improvements

5	Target Area	Countywide
	Goals Supported	Improve and expand public facilities
	Needs Addressed	Infrastructure and Facilities
	Funding	CDBG: \$80,000
	Description	Improvements to playground facility.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 2215 persons will benefit from the proposed activities.
	Location Description	68 Harrison Street, Morristown, NJ 07960
	Planned Activities	Activities include repurposing of the existing asphalt court, chain link fencing, new benches, trash and recycling receptacles, game hardware, topsoil, fertilization, seeding and mulching around court area.
6	Project Name	Borough of Netcong Watermain Improvements
	Target Area	Countywide
	Goals Supported	Improve and expand Infrastructure
	Needs Addressed	Infrastructure and Facilities
	Funding	CDBG: \$80,000
	Description	Elm Street watermain improvements between Willtop Road and Oak Street.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1946 persons will benefit from the proposed activities.
	Location Description	4 Elm Street, Netcong, NJ 07857
	Planned Activities	Activities include the replacement of asbestos pipes.
	Project Name	Borough of Butler Watermain Improvements

7	Target Area	Countywide
	Goals Supported	Improve and expand Infrastructure
	Needs Addressed	Infrastructure and Facilities
	Funding	CDBG: \$80,000
	Description	Watermain replacement to alleviate reduced pressure and failed services.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 310 persons will benefit from the proposed activities.
	Location Description	31 Hillside Avenue to end and 1-12 South Gifford Street, Butler, NJ 07405
	Planned Activities	Activity includes the replacement of approximately 765 feet of watermain on Hillside Avenue and 365 feet of watermain on South Gifford.
8	Project Name	Township of Montville Stormwater Improvements
	Target Area	Countywide
	Goals Supported	Improve and expand Infrastructure
	Needs Addressed	Infrastructure and Facilities
	Funding	CDBG: \$80,000
	Description	Construction of Belgium block curbing to facilitate storm water drainage due to erosion of lawn areas during rain and snow events.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 20 persons will benefit from the proposed activities.
	Location Description	7 Margaret Drive, Pine Brook, NJ 07058

	Planned Activities	Construction of Belgium block curbing to facilitate storm water drainage.
9	Project Name	Borough of Madison Sanitary Sewer Lining
	Target Area	Countywide
	Goals Supported	Improve and expand Infrastructure
	Needs Addressed	Infrastructure and Facilities
	Funding	CDBG: \$80,000
	Description	Rehabilitation of the sewer system to correct the water flow and provide clean water to all households in the system.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 510 persons will benefit from the proposed activities.
	Location Description	16 Kinney Street, Madison, NJ 07940
10	Planned Activities	Activities include point repairs, the lining of sanitary sewer mains and manholes.
	Project Name	Town of Boonton Parking Lot Improvement
	Target Area	Countywide
	Goals Supported	Improve and expand Infrastructure
	Needs Addressed	Infrastructure and Facilities
	Funding	CDBG: \$80,000
	Description	Project will correct safety issues within the Upper Plane Street Municipal Parking Lot.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8165 persons will benefit from the proposed activity.
	Location Description	1 Plane Street, Boonton, NJ 07005

	Planned Activities	Activities include engineering and inspection, as well as parking lot construction.
11	Project Name	Borough of Rockaway Fire Hydrant Replacement
	Target Area	Countywide
	Goals Supported	Improve and expand Infrastructure
	Needs Addressed	Infrastructure and Facilities
	Funding	CDBG: \$80,000
	Description	Replacement of ten existing fire hydrants, which are outdated present a safety issue.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3905 persons will benefit from the proposed activities.
	Location Description	Various streets within Block Groups 1-4, Rockaway, NJ 07866
12	Planned Activities	Activities include the replacement of 10 fire hydrants.
	Project Name	Borough of Victory Gardens Sidewalk Improvement
	Target Area	Countywide
	Goals Supported	Improve and expand Infrastructure
	Needs Addressed	Infrastructure and Facilities
	Funding	CDBG: \$22,400
	Description	Removal and replacement of concrete sidewalks throughout the Borough.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1516 persons will benefit from the proposed activities.
	Location Description	Borough of Victory Gardens, Dover, NJ 07801

	Planned Activities	Removal and replacement of concrete sidewalks Borough-wide, with activities to include engineering, inspection, and construction.
13	Project Name	Township of Roxbury Street Improvement
	Target Area	Countywide
	Goals Supported	Improve and expand Infrastructure
	Needs Addressed	Infrastructure and Facilities
	Funding	CDBG: \$80,000
	Description	Resurfacing of Kings Highway due to uneven pavement and deterioration.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 105 persons will benefit from the proposed activities.
	Location Description	207 and 225 Kings Highway, Ledgewood, NJ 07852
	Planned Activities	Activities include milling and paving along Kings Highway.
14	Project Name	Hope House Operation Fix It
	Target Area	Countywide
	Goals Supported	Creation and preservation of homeownership opp.
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$99,600
	Description	Provides minor home repairs to the elderly, veterans, disabled, single-parents, low-moderate income homeowners, and persons living with HIV/AIDS.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 50 housing units will be rehabilitated from the proposed activities.

	Location Description	Morris County (excluding Dover and Parsippany/Troy Hill) 101-103 Bassett Highway, Dover, NJ 07801
	Planned Activities	Activities include minor repairs to Morris County homeowners, with health and safety issues receiving priority.
15	Project Name	Morris Habitat for Humanity Neighborhood Revitalization
	Target Area	Countywide
	Goals Supported	Non-homeless Special Needs Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000
	Description	Provision of exterior repair, painting, landscaping, and weatherization services to low-moderate income seniors.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 60 housing units will be rehabilitated from the proposed activities.
	Location Description	County-wide, 274 South Salem Street, Randolph, NJ 07869
	Planned Activities	Activities include mobility, safety, and energy efficient improvements, installation of grab bars, handrails, and handheld showers, and repair of water leaks and broken windows.
16	Project Name	Morris County Housing Rehabilitation
	Target Area	Countywide
	Goals Supported	Creation and preservation of homeownership opp.
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$100,000
	Description	County-wide housing rehabilitation program administered by the Office of Community Development.
	Target Date	6/20/2021

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 15 housing units will be rehabilitated from the proposed activities.
	Location Description	Morris County, NJ
	Planned Activities	Rehabilitation of 15 housing units.
17	Project Name	Morristown Housing Authority Morris Mews Security Improvements
	Target Area	Countywide
	Goals Supported	Creation and preservation of rental housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000
	Description	Improvements to the security system of seven buildings at the Morris Mews Complex.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 134 rental units will be rehabilitated from the proposed activities.
	Location Description	93-105 Ketch Road, Morristown, NJ 07960
	Planned Activities	Activities include the installation of an access control system, video intercom system, and cameras in all entryways and lobbies.
18	Project Name	Madison Housing Authority Loantaka Way HVAC
	Target Area	Countywide
	Goals Supported	Creation and preservation of rental housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$100,000
	Description	HVAC rehabilitation of 12 3-bedroom apartment units.
	Target Date	6/20/2021

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 12 rental units will be rehabilitated from the proposed activities.
	Location Description	30A-30L Loantaka Way, Madison, NJ 07940
	Planned Activities	Activities include the HVAC rehabilitation of 12 rental units and installation of duct air conditioning for second floor units.
19	Project Name	Avidd Community Services Accessibility Project
	Target Area	Countywide
	Goals Supported	Non-homeless Special Needs Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$59,225
	Description	Accessibility improvements for the disabled in group homes.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3 households will benefit from the proposed activities.
	Location Description	<ol style="list-style-type: none"> 1. 257 Mission Road, Long Valley, NJ 2. 26 Walnut Street, Wharton, NJ 3. 695 Boonton Avenue, Boonton, NJ
	Planned Activities	Activities include deck replacement and installation of handicap-accessible ramp and shower in three group homes with disabled adults.
20	Project Name	NewBridge Services, Inc. Rehabilitation
	Target Area	Countywide
	Goals Supported	Non-homeless Special Needs Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$52,080

	Description	Rehabilitation of a two-family home for mentally-ill and formerly homeless residents.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 2 households will benefit from the proposed activities.
	Location Description	411 Birch Street, Boonton, NJ
	Planned Activities	Activities include repair of a side deck, rear-entry construction, driveway paving, new front porch flooring, and removal and replacement of retaining wall, sidewalk, and stairs.
21	Project Name	Jersey Battered Women's Service Child Counseling
	Target Area	Countywide
	Goals Supported	Public Service
	Needs Addressed	Supportive Services
	Funding	CDBG: \$20,000
	Description	Provision of counseling services for 12 children of battered women while at the JBWS residential facilities.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 12 persons will benefit from the proposed activities.
	Location Description	Morris County, NJ
	Planned Activities	Provision of counseling services for 12 children of battered women while at the JBWS residential facilities.
22	Project Name	CASA
	Target Area	Countywide
	Goals Supported	Public Service
	Needs Addressed	Supportive Services

	Funding	CDBG: \$48,487
	Description	Funding for two Case Supervisor Salary Positions in order to mentor Morris County abused and neglected foster youth who are part of the court system presently living in foster homes and residential facilities.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 75 persons will benefit from the proposed activities.
	Location Description	18 Cattano Avenue, Morristown, NJ
	Planned Activities	Funding for two Case Supervisor Salary Positions in order to mentor Morris County abused and neglected foster youth who are part of the court system presently living in foster homes and residential facilities.
23	Project Name	Deirdre O'Brien Child Advocacy Center
	Target Area	Countywide
	Goals Supported	Public Service
	Needs Addressed	Supportive Services
	Funding	CDBG: \$40,000
	Description	Salary program will be used to maintain existing counselors as well as an additional bilingual clinician to the Clinical Counseling Program, which would provide counseling to child victims.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 50 person will benefit from the proposed activities.
	Location Description	8 Court Street, Morristown, NJ
	Planned Activities	Salary program will be used to maintain existing counselors as well as an additional bilingual clinician to the Clinical Counseling Program, which would provide counseling to child victims. The program offers individual therapy, crisis intervention, and case management.

24	Project Name	Roots & Wings Case Management/Counseling
	Target Area	Countywide
	Goals Supported	Public Service
	Needs Addressed	Supportive Services
	Funding	CDBG: \$50,000
	Description	Provision of case management and counseling services for foster youth who have aged out of the system.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 12 persons will benefit from the proposed activities.
	Location Description	Morris County, NJ
	Planned Activities	Provision of case management and counseling services for foster youth who have aged out of the system.
25	Project Name	Homeless Solutions, Inc. Child Care Scholarships
	Target Area	Countywide
	Goals Supported	Public Service
	Needs Addressed	Supportive Services
	Funding	CDBG: \$40,000
	Description	Provision of childcare services (before and after school programs) and summer camp scholarships for children that are in the Family and Transitional Housing Programs.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 34 persons will benefit from the proposed activities.
	Location Description	540 West Hanover Street and 4 Jean Street, Morristown, NJ

	Planned Activities	Provision of childcare services (before and after school programs) and summer camp scholarships for children that are in the Family and Transitional Housing Programs.
26	Project Name	Morristown Neighborhood House
	Target Area	Countywide
	Goals Supported	Public Service
	Needs Addressed	Supportive Services
	Funding	CDBG: \$40,000
	Description	School-aged childcare scholarship funding to subsidize 24 childcare slots for low-income families at the before and after school program at the Morristown Neighborhood House.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 35 persons will benefit from the proposed activities.
	Location Description	12 Flagler Street, Morristown, NJ
27	Planned Activities	School-aged childcare scholarship funding to subsidize 24 childcare slots for low-income families at the before and after school program at the Morristown Neighborhood House.
	Project Name	Children on the Green
	Target Area	Countywide
	Goals Supported	Public Service
	Needs Addressed	Supportive Services
	Funding	CDBG: \$18,366
	Description	Childcare scholarships for low-income families living/working in the Morristown area. Subsidized tuition assistance to qualified families and those who have temporarily lost their voucher.
	Target Date	6/20/2021

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 12 persons will benefit from the proposed activities.
	Location Description	50 South Park Place, Morristown, NJ
	Planned Activities	Childcare scholarships for low-income families living/working in the Morristown area. First priority is given to families leaving a homeless shelter. Subsidized tuition assistance to qualified families and those who have temporarily lost their voucher.
28	Project Name	Family Promise Case Management
	Target Area	Countywide
	Goals Supported	Public Service
	Needs Addressed	Supportive Services
	Funding	CDBG: \$40,000
	Description	Support for Program Coordinator, Client Liaison/Facilities Manager and part-time Housing Stabilization coordinated entry social worker to provide case management for families.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 60 persons will benefit from the proposed activities.
	Location Description	51 Washington Street, Morristown, NJ
	Planned Activities	Support for Program Coordinator, Client Liaison/Facilities Manager and part-time Housing Stabilization coordinated entry social worker to provide case management for families.
29	Project Name	CDBG Program Administration
	Target Area	Countywide
	Goals Supported	Administration
	Needs Addressed	Supportive Services

	Funding	CDBG: \$395,804
	Description	Administration of the CDBG Program.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Morris County, NJ
	Planned Activities	Administration of the CDBG Program.
30	Project Name	Morris Habitat for Humanity Randolph Construction
	Target Area	Countywide
	Goals Supported	Creation and preservation of homeownership opp.
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$318,164
	Description	
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 11 housing units will be added from the proposed activities.
	Location Description	
	Planned Activities	
31	Project Name	Avidd Community Services Group Home Construction
	Target Area	Countywide
	Goals Supported	Non-homeless Special Needs Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$275,807
	Description	
	Target Date	6/20/2021

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 4 households will benefit from the proposed activities.
	Location Description	
	Planned Activities	
32	Project Name	Morris County CoC TBRA for Homeless Families
	Target Area	Countywide
	Goals Supported	Housing for Persons who are Homeless
	Needs Addressed	End to homelessness
	Funding	HOME: \$143,192
	Description	Tenant Based Rental Assistance provided to homeless families to move the families to permanent housing. Supportive services provided to realize housing stability.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 15 households will benefit from the proposed activities.
	Location Description	County-wide
	Planned Activities	Rental Assistance.
33	Project Name	HOME Program Administration
	Target Area	Countywide
	Goals Supported	Administration
	Needs Addressed	Supportive Services
	Funding	HOME: \$81,906
	Description	Administration of the HOME Program.
	Target Date	6/20/2021

	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Morris County, NJ
	Planned Activities	Administration of the HOME Program.
34	Project Name	ESG2020 Morris County
	Target Area	Countywide
	Goals Supported	Housing for Persons who are Homeless
	Needs Addressed	End to homelessness
	Funding	ESG: \$170,311
	Description	The County of Morris plans to use the 2020 Federal Fiscal Year allocation of ESG funds to provide shelter operations for the homeless, provide utility assistance and emergency rental assistance to prevent homelessness, implement rapid re-housing strategies, and for program administration and data collection through HMIS.
	Target Date	6/20/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 228 persons will benefit from the proposed activities.
	Location Description	Various Locations
	Planned Activities	Activities include providing shelter operations for the homeless, utility assistance and emergency rental assistance to prevent homelessness, implementation of rapid re-housing strategies, and program administration and data collection through HMIS.
35	Project Name	Unallocated funds
	Target Area	
	Goals Supported	
	Needs Addressed	

	Funding	CDBG: \$406,637
	Description	There are \$443,789.45 in older year funds that will be allocated to the CDBG activities that are described in this plan. As a result, \$406,637.45 is available and not allocated. There were no additional requests for projects to fund. A second round solicitation will be extended to the Urban County participants and the County and a Substantial amendment will be prepared.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Second round of solicitations for projects.

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 geographic area within the Urban County Program consists of 36 of the 39 municipalities making up Morris County, with a land area of 469 square miles. The Town of Dover and the Township of Parsippany-Troy Hills are not CDBG participating jurisdictions. However, the Town of Dover and Township of Parsippany-Troy are part of the HOME Consortium. The County enjoys a range of rural, wooded environment, farmland to the west, suburban developments, and some areas of more concentrated development such as hamlets, villages and small cities. As of 2016 Census figures, total population equaled 498,215. The population's major constituent groups consist of 3.2% Black, 10% Asian, and 81.5% White, in terms of race. When considering origin and race, 12.7% of the total population is Hispanic/Latino.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County does not allocate funds geographically.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 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 homeowner housing and the rehabilitation of 5 group homes and creation of 1 new group home. The homeless population will be served through Tenant-based Rental Assistance and Rapid Re-housing. Homeowners will be assisted through both the County and Operation Fix-It rehabilitation programs and rental housing will be assisted through public housing modernization. Habitat will construct 11 new housing units for homeownership as well.

One Year Goals for the Number of Households to be Supported	
Homeless	132
Non-Homeless	356
Special-Needs	66
Total	554

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	27
The Production of New Units	12
Rehab of Existing Units	277
Acquisition of Existing Units	0
Total	316

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

Discussion

AP-60 Public Housing - 91.420, 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

- India Brook Village (Randolph): Replace sidewalks, replace roof, replace flooring in common areas, replace doors with keyless entry, replace parking lot, replace common area A/C, install security system.
- Pleasant View Village (Rockaway): Replace parking lot, replace lighting, replace common area flooring, repair or replace retaining wall, install additional security cameras.
- Bennett Ave. (Randolph): Replace apartment and storage room doors and locks, renovate bathrooms, replace sidewalk and entrances, replace playground, install security systems.
- Green Pond Village (Rockaway): Replace apartment doors and locks, renovate bathrooms and kitchens, replace sidewalks and entrances, replace playground, install security systems.
- Peer Place (Denville): Replace apartment and storage room doors and locks, replace sidewalks and entrances, replace parged stairway, replace retaining wall, replace siding, replace countertops in kitchens, renovate bathrooms.

The MCHA did not request CDBG funds for any specific activity.

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 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

Discussion

The Morris County Housing Authority is not “troubled.”

AP-65 Homeless and Other Special Needs Activities - 91.420, 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

The CoC Coordinated Entry Process requires that all participants and collaborating partner agencies use the NJ 2-1-1 system to make referrals. NJ 2-1-1 provides a safety assessment, prevention, diversion, and tiered rating tool to inform the referral process. Pre-screening and assessment will determine for immediate services or housing. For callers who require referral for prevention or diversion from shelter a referral is made to appropriate service providers. A Master List is maintained that prioritizes households for housing and services consistent with CoC's policies. The list is reviewed and maintained by Housing Stability Liaisons at the two drop-in Centers. Liaisons facilitate the connections to services and shelter.

The Mental Health Association of Essex and Morris, Inc. (MHA) operates street outreach program for the CoC through the PATH program. MHA teams cover the full geographic region through targeting known locations. The teams work closely with local police and hospitals to respond to unsheltered homeless persons identified by those agencies. MHA tracks outreach interactions in the HMIS.

In addition, there are two-day centers that connect unsheltered households to mainstream benefits, services, and shelter. The MHA and the drop-in centers work closely with the community shelters and connect people to the safe havens and emergency shelter programs. They also connect people to GA, TANF & SSI through which they may receive shelter and housing.

Outreach teams work to identify and serve those least likely to seek assistance. Outreach staff have access to bi-lingual Spanish speakers and other translation services for those with limited English proficiency. They also print documents in English and Spanish.

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

other agencies including:

- Community Soup Kitchen and Outreach Center
- The Faith Kitchen in Dover
- The Market St. Mission
- Homeless Solutions, Inc.
- Our Promise – drop in center
- Edna’s Haven – drop in center
- Morris County Office of Veterans Affairs
- Community Hope (Veterans)
- Lyons VA Hospital
- The New Jersey AIDS Services
- Morristown Memorial Family Health Center (AIDS)
- Roots and Wings (youth)
- Division of Child Protection and Permanency (DCP&P) Hotline (youth)

Outreach for Homeless Youth

Roots and Wings provides shelter and transitional housing to youth while Visions and Pathways conducts street outreach. Bridging the Gap Committee focuses on addressing the needs of aging out and homeless youth. The committee is exploring ways of better understanding the scope of the homeless youth population and their needs. The CoC intends to incorporate youth resources into the Coordinated Entry process.

Addressing the emergency shelter and transitional housing needs of homeless persons

The COC includes 5 shelter facilities and programs with capacity of 129 beds and overflow to accommodate 101 additional people and 5 transitional housing programs with 149 beds. There is also a Safe Haven with 20 beds and the County makes motel/hotel placements with vouchers. ESG funding will be used to provide shelter support at the emergency shelter operated by Homeless Solutions, Inc. and Jersey Battered Women’s Services.

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.

Funding will be sought outside of the HUD Supportive Housing Program for Transitional Housing. HUD is focused on housing first to the detriment of Transitional housing programs. Transitional Housing is a

desired and needed form of housing to provide a more supportive environment for those who have survived trauma and those who are chemically addicted and need more time and support to stay clean.

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

One of the strategies implemented to reduce returns to homelessness is the development of a community support program which provides services to families once they are in housing. Services are provided for up to 6 months and include connection to community programs, budgeting, and connections to financial resources.

Several initiatives have been implemented by the COC to decrease the length of homelessness for families:

1. Expanded rapid re-housing opportunities through creation of a COC funded program that works in conjunction with the ESG funded rapid re-housing program.
2. Family Promise has implemented initiatives that have impacted length of homelessness and stability in housing. The Community Support Program provides in-home case management services to stabilize participants in housing. The Landlord/Tenant Program provides incentives to landlords to serve those experiencing homelessness. A Housing Locator with property management and realtor experience identifies landlords and negotiates rents for households. A team of volunteers offer incentives to participating landlords such as free repairs, painting and unit upgrades.

The COC has developed local performance standards around reducing the length of time households remain homeless. Project and system level evaluations are conducted quarterly. The length of time households remain homeless is tracked through HMIS data for those served in emergency shelter, safe haven, and transitional housing programs.

A collaborative of COC funded and non-COC funded providers was recently awarded 50 vouchers through the state rental assistance program to provide supportive housing using a housing first model to chronically homeless households in the region. This program will target the most vulnerable segment of

the chronically homeless population by prioritizing those with frequent interaction with local hospitals and jails. Given the chronic homeless population identified through the PIT count and HMIS, the community expects to serve 50% of the chronically homeless population with these new vouchers.

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.

There was an increase in the number of persons who became homeless for the first time in 2019 over 2018 according to the Systems Performance Measurements Report. However, steps are being taken to reduce homeless through housing placement and diversion services.

The COC has developed a process where every household served by programs in the homeless system are connected to the Morris County Office of Temporary Assistance (OTA) which manages the mainstream benefits programs. Through this process those experiencing homelessness are connected to the cash and non-cash benefits for which they are eligible. For those individuals applying for SSI/SSDI, the Mental Health Association of Essex and Morris, Inc., has SOAR trained staff that assist individuals in successfully connecting with those benefits.

The COC coordinates with legal services, prevention programs, and affordable housing providers to ensure all agencies serving as entry points are aware of the system resources and can help direct those seeking assistance appropriately.

NJ 2-1-1 and participating agencies complete a diversion process where short term phone and in-person case management services are offered with a focus on repairing relationships and providing donated in-kind items.

Members of the COC participate in the Morris County Youth Services Advisory Committee (YSAC) which addresses the needs of youth with social/emotional and juvenile justice issues. The YSAC develops, reviews, and revises the children's service system through a collaborative decision-making process. Members of the YSAC include LEA representatives, mental health, child welfare, health, corrections, juvenile justice and developmental disabilities agencies serving youth. Several COC members participate in the YSAC meetings working to develop strategies to address the full scope of needs of youth with social and emotional issues including homelessness and education.

Morris County has two homeless youth service providers in the community. The Visions and Pathways

Street Outreach team (an RHY funded program) began operating in the community in 2014. With the increased outreach services for homeless youth, providers have increased their success with connecting with youth before they are homeless on the streets. Outreach providers are identifying homeless youth earlier in the process and connecting them with services to prevent them from becoming homeless on the street.

In 2017, the Morris County Sheriff introduced Hope One, a mobile outreach program designed to engage and offer services to individuals in need of substance use , mental health and other community resources. This program has since served hundreds of people, many of whom are at risk of homeless and in some cases living on the streets due to their illnesses. Given the marked early success of this program and higher demand than expected, Morris County is currently seeking proposals to expand Hope One with the addition of another vehicle and a team of staff. The expanded program will provide the broad range of services offered through the county welfare and Veteran's offices and provider community. The "Navigating Hope" team will consist of a Human Service staff member and provider case manager. They will support individuals and their families up to one year to achieve sustained success in the community

Discussion

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

Morris County updated its Analysis of Impediments to Fair Housing Choice in 2016 and is in the process of updating the plan in 2020. Some of the impediments identified in the 2016 Analysis, along with recommendations to address the impediments, are directly related to affordable housing.

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

The county lacks direct legislative authority to act on building codes, zoning, and policies at the municipal level. However, the County can encourage local governments to take actions that positively impact on the ability of developers to build new affordable housing.

Specific recommendations related to affordable housing that the County can take are:

- Provide technical assistance for developers interested in using federal or state funds for affordable housing development.
- Morris County will work with the Housing Alliance to monitor the database of expiring affordable housing units, assess if and when any units could be lost due to expiring contracts, and determine what actions the County can take to preserve these units.
- Use HOME funds to support rehabilitation, mixed use, or redevelopment with the explicit goal of increasing local affordable housing inventory.
- Continue and expand existing housing rehabilitation programs.
- Provide pre-development funding to non-profit developers operating in higher opportunity neighborhoods, in order to help underwrite high upfront affordable housing development costs.

Discussion

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

Introduction

Morris County has developed the following actions planned to: address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public and private housing and social service agencies.

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, which will enable them to maintain the housing in safe and decent condition. The County offers a housing rehabilitation program for low- and moderate-income households and Habitat will provide rehabilitation assistance, funded with CDBG funds, as well.

The county will continue to work with the Morris County Housing Alliance 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, childcare, 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. 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 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 County 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 Morris County Continuum of Care (COC).

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, 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 COC.

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.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The following information provides an overview on the program specific requirements for the Community Development Block Grant (CDBG) program, HOME program and Emergency Solutions Grant program.

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(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:

Morris County will provide HOME funds to a CHDO to create affordable for-sale units. HOME funds used for homebuyer programs will be subject to resale restrictions during the affordability period. A mortgage and note will be signed and filed as the mechanism to impose these resale restrictions. The resale provisions to be used mirror the state's provisions in the calculation of the limit of funds a homeowner may retain upon sale of a unit over the initial purchase price. See NJ Fair Housing Act and NJ 5:80-26.1 et Seq. Resale values are tied to income at 72% of median income as determined by the state at a 28% debt ratio to income.

The amount of the resale price is restricted but allows for return of capital expenditures by the owner during the control period for improvements and upgrades that expand living space or number of bathrooms. Other improvements may be sold to a subsequent buyer separately.

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:

Acquisition of housing with HOME funds is not anticipated in this program year. However, if used, the same resale provisions as stated above would apply. The resale provisions used mirror the state's provisions in the calculation of the limit of funds a homeowner may retain upon sale of a unit over the initial purchase price. See NJ Fair Housing Act and NJ 5:80-26.1 et Seq. Resale values are tied to income at 72% of median income as determined by the state at a 28% debt ratio to income.

The amount of the resale price is restricted but allows for return of capital expenditures by the owner during the control period for improvements and upgrades that expand living space or number of bathrooms. Other improvements may be sold to a subsequent buyer separately.

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 included in the attached Appendix.

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 a Coordinated Entry system tool for use by all agencies. The coordinated system provides 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.

The Coordinated Entry system provides for a single point of entry (NJ 2-1-1) that is free to the caller, 24/7, multi-lingual and accessible statewide via phone, internet, and text. Homeless individuals and families may call from anywhere in the geographical area served by the COC and access the range of local resources based on need and vulnerability. Additionally, drop-in centers - one in Morristown (Family Promise) and another in Dover (Mental Health Association) - will have case managers available to assist clients while they await housing placement.

The Coordinated Entry Committee is creating its own version of the VI-SPDAT after reviewing a number of tools. The Committee is modifying the tool relative to the specific needs of the homeless in Morris (i.e. transportation) and the specific screening requirements of the homeless service providers, to focus on inclusion rather than exclusion (i.e. no or modified background checks as one example).

The assessment tool will be universally applied. Assessment outcomes will be used by the COC to establish a Prioritization Policy; ensuring that populations that have the highest needs and options available are prioritized when housing providers are seeking referrals. A priority list will be created

and managed by the Coordinated Assessment agency (NJ 2-1-1) and referrals for housing placement will be made exclusively from the list.

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 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 COC has adopted the HUD performance measurement standards for all the programs including ESG. These measures cover housing stability, economic improvement and successful placement in permanent housing.

Performance Standards		
	HUD Standard	Local Target
HOUSING		
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.
Income/Benefit		
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%
Successful Placement in Permanent Housing		
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

ESG Performance Standards

Appendix - Alternate/Local Data Sources

1	Data Source Name Point in Time Count
	List the name of the organization or individual who originated the data set. Continuum of Care
	Provide a brief summary of the data set. Morris County COC conducted a Point in Time count on Jan. 27, 2014.
	What was the purpose for developing this data set? HUD requirement
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Homeless data
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Point in time - Jan. 27, 2014
	What is the status of the data set (complete, in progress, or planned)? Complete
2	Data Source Name ACS 2007-2011
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?

	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?