

MORRIS COUNTY, NJ

HOME-ARP Allocation Plan

Submitted to HUD as a Substantial Amendment to the
Approved 2021 Annual Action Plan

Consultation

Section 1: Describe the consultation process including methods used and dates of consultation

See Appendix A for all Stakeholder Consultation materials. Stakeholder comments received throughout the various sessions and individual meetings are summarized below and referenced throughout the Needs Assessment & Gaps Analysis.

Morris County engaged in stakeholder consultations in May and June, 2022. The consultations focused on identifying the Qualifying Populations and their unmet housing and service needs. A brief PowerPoint presentation on the HOME-ARP program was presented followed by questions meant to engage participants. Details of Round 1 are included in the chart below.

STAKEHOLDER CONSULTATIONS			
Date	Method	Participants Stakeholders	Agency/Organization Type
May 3, 2022 2:00 pm	GoToMeeting virtual session	9	Homeless service providers, Public/private organizations addressing the needs of the QPs, Public organization that addresses civil/legal/fair housing rights, Continuum of Care
May 4, 2022 10:00 am	GoToMeeting virtual session	12	Public/private organizations that address the needs of the QPs, Continuum of Care, Homeless services providers, Public housing authority
May 5, 2022 2:00 pm	GoToMeeting virtual session	15	Homeless service providers, Homeless service providers, Public agencies that address the needs of the QPs, Public organization that addresses civil/legal/fair housing rights
May 10, 2022 3:00 pm	GoToMeeting virtual session	5	Public housing authorities
June 10, 2022 9:00 am	GoToMeeting virtual session	1	Public organization that addresses civil/legal/fair housing rights

Section 2: List the organizations consulted and summarize feedback received and results of upfront consultation with these entities.

A list of all invited stakeholders is included in Appendix A. Also, included in Appendix A are summaries of the comments received during each stakeholder consultation session along with the participating entities.

The general themes and trends that emerged from the stakeholder sessions include the following:

- There is a shortage of affordable housing across the county, but especially for 0-30% AMI households, families experiencing homelessness, and persons with mental illnesses. This lack of inventory affects the success of rapid re-housing.
- There is an inadequate level of funding for affordable housing for the QPs.
- There are significant barriers in the county based on the CoC Strategic Plan:
 - No wet shelter
 - No shelter for women and children
 - Existing shelters have waiting lists
 - There is no shelter for persons with multiple, chronic health issues
 - There is a need to provide supportive services to the homeless
- It is challenging to engage landlords to participate in rental subsidy programs because current rents exceed HUD payment standards. In some cases, landlords are increasing rents to exceed the HUD payment standards. This exacerbates the lengthy waiting lists for HCV across the county.
- There is a need to embed mental health services within housing programs.
- Transportation is challenging across the county. It's necessary for linking people to employment opportunities, housing services, and supportive services in order for them to succeed in transitioning to and maintaining stable housing.
- The CoC prioritizes homeless prevention but the eligibility criteria for this are very narrow.
- Non-congregate shelter is needed. Many homeless are being housed in motels, some of which are not sanitary, and services are not provided onsite.
- Transitional housing is not a HUD priority but it works in the county.
- Persons with mental health and substance abuse problems have difficulty accessing housing.
- Staff capacity among supportive service providers is inadequate to address the full need. The CoC, along with HMIS, also need additional funding to be fully responsive to the community's needs.
- There are barriers for victims of domestic violence (lack of documentation), non-English speakers, and other disenfranchised groups when trying to access housing and services.
- Some affordable units are nearing the end of their periods of affordability. Strategies and funding are needed to prevent their conversion to market-rate units.
- There is a need for group homes to house disabled adults.
- The big issues related to civil rights include HCV discrimination, using a history of eviction to deny tenant applications, a lack of steady employment (relatively common among the populations vulnerable to homelessness), and application fees.
- Rising prices for everything make it even more difficult to afford rent and remain stable.

Public Participation

[To be completed following the 15-day public comment period and public hearing.]

See Appendix B for evidence of Public Participation conducted for the plan.

Section 1: Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan.

- ***Date(s) of public notice:*** Click or tap to enter a date.
- ***Public comment period: start date*** - Click or tap to enter a date. ***end date*** - Click or tap to enter a date.
- ***Date(s) of public hearing:*** Click or tap to enter a date.

Describe the public participation process:

Enter narrative response here.

Section 2: Describe efforts to broaden public participation.

Enter narrative response here.

Section 3: Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing.

Enter narrative response here.

Section 4: Summarize any comments or recommendations not accepted and state the reasons why.

Enter narrative response here.

Homeless Needs Assessment and Gap Analysis

This section presents the results of the homeless needs and gaps analysis, drawing on CoC HMIS data, Point-In-Time (PIT) count information, and several other data sources that are identified. Where appropriate, this information is contextualized with feedback from stakeholders consulted during the HOME-ARP planning process.

Section 1: Housing Inventory

The 2022 PIT count reported a total of 268 homeless persons among 189 households. Of these, 234 persons were sheltered and 34 were unsheltered on the night of the count. Based on the current inventory and the NJ Counts 2021, there is a current gap of 15 family units and 119 adults-only beds.

Table 1. Homeless Needs Inventory and Gap Analysis Table

	Homeless														
	Current Inventory						Homeless Population					Gap Analysis			
	Family		Adults Only		Vets	Youth	Family HH (at least 1 child)	Adult HH (w/o child)	Youth	Vets	Victims of DV	Family		Adults Only	
	Beds	Units	Beds	Units	Beds	Beds						Beds	Units	Beds	Units
Emergency Shelter	33	10	37		7		16	81	8	9	9			44	
Safe Haven			10					7		1					
Transitional Housing	67	25	64				18	34	6	2	31				
Permanent Supportive Housing	48	15	162		29										
Rapid Re-Housing	86	29	32		4	14									
Other Permanent Housing	40	20	5												
Sheltered Homeless							34	122	14	13	40				
Unsheltered Homeless							1	32		1					
Current Gap*												0	15	119	0

Data Sources: 1. NJ Counts 2021: Morris County 2021 Point in Time (PIT) Count; 2. HUD 2021 Continuum of Care Housing Inventory Count (HIC) Report

*Current Gap: **Family Household Gap** = (#of Emergency Shelter Units + Safe Haven Units + Transitional Housing Units + Permanent Supportive Housing Units) - (Sheltered Family Households + Unsheltered Family Households) **Adults Only Gap** = (#of Emergency Shelter Beds+ Safe Haven Beds+ Transitional Housing Beds+ Permanent Supportive Housing Beds) - (Sheltered Adult HH w/o child + Unsheltered Adult HH w/o child). *Positive integers indicate a gap in homelessness housing resources based on the level of need, while a 0 indicates no identified gap based on the available data.*

Within the county's rental housing inventory, there is a severe housing gap for households at 0-30% and 31-50% AMI (see Table 2). Analyzing the household occupancy of rental units by income tier provides additional information. According to CHAS data, there are 7,015 renter households in Morris County at 0-30% AMI. However, there are only 4,924 rental units affordable to this group of households. Further exacerbating the situation is that only 2,280 of these 4,924 units are occupied by 0-30% AMI households. The remaining 2,644 units are occupied by households with incomes above 30% AMI. ***This results in a housing gap of 4,735 rental units affordable to 0-30% AMI renter households.***

Moving up the income spectrum, there are 5,895 renter households at 31-50% AMI. For this income group, there are only 2,875 units affordable to them. However, only 535 of the 2,875 units are occupied by 31-50% AMI households. The remaining supply of 2,340 units are occupied by households of other income tiers, likely including some of the 0-30% AMI households who are living in units outside of their income tier that would cause them to be cost burdened. ***This results in a housing gap of 5,360 rental units affordable to 31-50% AMI renter households.***

Table 2. Housing Needs Inventory and Gap Analysis Calculation

Renter Households	Household Income	
	0-30% AMI	31-50% AMI
Total Households	7,015	5,895
Affordable Housing Units	4,924	2,875
Units Occupied by Appropriate Income Tier ¹	2,280	535
Units Occupied by Other Income Households ²	2,644	2,340
Housing Gap³	4,735	5,360

Data Source: 2014-2018 Comprehensive Housing Affordability Strategy

¹ Number of housing units occupied by a household of the same income tier (i.e., a 0-30% AMI household occupies a unit that is affordable to a 0-30% AMI household)

² Number of housing units occupied by a household that is not of the same income tier (i.e., a 0-30% AMI unit is occupied by a household above 30% AMI)

³ Total Number of Households minus Units Occupied by Appropriate Income Tier equals the number of units needed to house the balance of the households within that income tier that are occupying units affordable to households above their income tier (i.e., the housing gap).

Section 2: Size and Demographic Composition of Qualifying Populations

1. Homeless as defined in 24 CFR 91.5

The county's 2021 PIT Count revealed 268 individuals in 189 households experiencing homelessness on that single night. Among the 189 households were 35 families comprised of 110 persons, including 69 children under age 18 and 41 adults. The average family size was 3.14 persons. Sixteen families were staying in Emergency Shelters and 18 were in Transitional Housing. Among the 189 households were 154 adult-only households consisting of 158 adults, the majority (53%) of which were staying in Emergency Shelters. Thirty-two adult-only households were unsheltered. There was no unaccompanied youth. More than half (58.8%) were homeless males with the remaining 41.2% female.

Black/African Americans and Hispanic/Latinos are disproportionately represented among the homeless population in Morris County. Black/African Americans account for 3.3% of the county's population but 25.7% of its homeless population. Similarly, while Hispanic/Latinos comprise 13.9% of the county population, they account for 21.3% of the homeless population. Even accounting for poverty rates (50.8% among Whites, 10% among Black/African Americans and 33% among Hispanic/Latinos), race appears to be a more predictive indicator of who will experience homelessness.

Disparities among racial and ethnic groups experiencing homelessness are evident in the following areas as well:

- 46% of Black/African Americans and 43% of Hispanic/Latinos reported more than one episode of homelessness compared to 36% of Whites

- The majority (64%) of children 18 and younger were Black/African American and Hispanic/Latino
- The most common cause of homelessness among Black/African Americans was being asked to leave a shared residence (17%); among Hispanic/Latinos, it was domestic violence (20%). Among Whites, the most common cause was loss or reduction in employment income.
- 42% of Black/African Americans reported having no source of income compared to 25% of Whites and 33% of Hispanic/Latinos
- 19% of Whites reported receiving General Assistance compared to 0% of Black/African Americans and 10% of Hispanic/Latinos
- 49% of Hispanic/Latinos reported a disabling condition compared to 66% of Whites and 64% of Black/African Americans
- More specifically, Whites represented the majority of homeless persons with mental health issues, substance abuse disorders, physical disability and chronic health conditions. The majority of persons reporting a developmental disability, however, were Black/African American (4 persons) and Hispanic/Latino (4 persons).
- Of the three persons reporting HIV/AIDS, two were Black/African American.

On the night of the PIT count, 57 chronically homeless persons were identified, representing 21.3% of the homeless population. Thirteen homeless veterans (6.6%), 40 victims of domestic violence (14.9%) and 14 youth (5.2%) were among the count.

Among all persons experiencing homelessness on the night of the count, 32% reported no source of income. Among the 45.3% who reported having income, the most common sources were earned income (18.2%), SSI (13.8%) and General Assistance (13.3%). Average monthly incomes by housing situation included:

- \$667.86 in Emergency Shelter
- \$715.21 in Safe Haven
- \$1,667.95 in Transitional Housing
- \$696.36 among persons who were unsheltered

The length of homelessness varied significantly among households:

- 32 persons were homeless between 0-2 months
- 31 persons were homeless between 3-6 months
- 22 persons were homeless between 7-9 months
- 34 persons were homeless between 10-12 months
- 52 persons were homeless between 1-3 years
- 18 persons were homeless for more than three years

For 115 persons (61.2%), being homeless on the night of the PIT count was their first episode of homelessness. Among others, 27 reported two episodes (total), 13 reported three episodes and 33 reported four or more episodes.

2. At Risk of Homelessness as defined in 24 CFR 91.5

Table 2 reveals that there are only 4,924 rental units affordable to the 7,015 households with incomes at 0-30% AMI. Of these, only 2,280 units are occupied by households at 0-30% AMI. This means that the remaining 4,735 households at 0-30% AMI are cost burdened since they are living in units that are

affordable to higher income households (above 30% AMI) and are at risk of homelessness. A similar trend is found among the 5,360 households at 31-50% AMI who are living in units that are affordable to higher income households (above 50% AMI). ***These 10,095 households who are living in rentals that are not affordable for their income level (0-30% AMI and 31-50% AMI) represent a Qualifying Population as other families requiring services to prevent homelessness.***

Morris County's 2021 APR reported that 116 individuals exited homelessness to temporary destinations as detailed in Table 3. Twenty individuals exited to places not meant for human habitation, including one youth, while another 49 exited to Emergency Shelters/hotels or motels without vouchers. Exiting to temporary destinations can increase the risk of returning to homelessness.

Table 3. Exits to Temporary Destinations

Destination	Youth	Vets	Others	Total
Emergency Shelter/hotel or motel with voucher	3	-	46	49
Transitional housing	-	-	16	16
Staying/living with a family member, temporary tenure	2	-	8	10
Staying or living with a friend, temporary tenure	3	-	7	10
Place not meant for human habitation	1	-	19	20
Hotel/motel without voucher	-	-	11	11
Total	9	-	107	116

Data Source: 2021 Morris County CoC APR

Madison Housing Authority administers 130 Project-based Vouchers and 173 Housing Choice Vouchers. MHA maintains waiting lists for both programs. There are 907 families waiting for a Project-based Voucher, of which 624 (68.8%) are at 0-30% AMI and 197 (21.7%) are at 31-50% AMI. In addition, there are 686 families waiting for a Housing Choice Voucher. Of these, 495 (72.6%) are at 0-30% AMI and 152 (22.16%) are at 31-50% AMI.

Boonton Housing Authority has a waiting list of 533 households for public housing units, of which 123 (23%) include persons with disabilities. The waiting list for its Section 8 rental subsidy program includes 576 households, of which 129 (22%) include persons with disabilities.

Combined, these 1,845 households waiting for public housing and/or rental vouchers represent renter households that are currently cost-burdened, without rent subsidies and at risk of homelessness.

3. *Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice*

Subpopulations identified in the 2021 PIT Count included 40 victims of domestic violence. In the 2021 CoC APR, 197 persons reported a history of domestic violence. Of these, 135 were adults and 61 were households of at least one adult with children. Twenty-eight persons reported fleeing domestic violence. Of these, 22 were adults and six were adults with children. No other source of data for victims of human trafficking was available.

4. *Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice*

Veterans: The 2021 APR reported a total of 58 veterans served, of which 5 were chronically homeless and 49 were males. Nineteen veterans were between the ages of 25-45, 26 were between the ages of 45-61 and 13 were 62 and older. Mental health disorders, chronic health conditions and physical disabilities were the most common conditions reported. Twenty-one veterans reported having no source of income. No veterans exited to temporary destinations.

Persons with Disabilities: Madison Housing Authority reported *104 of the 907 applicant households on the Project-based Voucher waiting list included at least one member with a disability*. A total of *138 of the 686 applicant households waiting for Housing Choice Vouchers reported at least one member with a disability*. According to stakeholders consulted, accessible housing is a continuing and critical need for persons with disabilities, ranging from individuals in wheelchairs to medical beds and in-home healthcare services in order to maintain housing stability. Overall, there is demand for permanent rental housing that can support and accommodate persons with disabilities.

According to 2020 ACS data, there are 18,014 persons 18 and older with an independent living difficulty disability in Morris County. Among all persons with disabilities age 16 and older, 11,138 individuals had earned income. Of these, 40.9% earned less than \$25,000 in 2020. The rate of poverty is higher among persons with disabilities than persons without disabilities. In 2020, 17.3% of persons with disabilities lived below 150% of the poverty level compared to 7% of persons without disabilities. This was equivalent to *6,714 persons with independent living disabilities who were living below 150% of the poverty level*, which was \$25,860 for a household of two in 2020. With this income, the household could pay no more than \$647/month for gross rent (rent plus utilities) without being cost-burdened. The HUD Fair Market Rent for a one-bedroom unit is \$1,017.

Section 3: Current Resources Available to Assist Qualifying Populations

Emergency Shelter, Safe Haven and Transitional Housing: According to the Morris County Housing Inventory Count (HIC) for 2021, the county has a total of 211 year-round beds for those experiencing homelessness. This includes 100 family beds and 111 adult-only beds. Seven of the adult beds are reserved for veterans. Morris County also has 13 seasonal and 68 overflow beds. Shelter beds in Morris County are provided by Family Promise of Morris County, Homeless Solutions, Market Street Mission, and hotels/motels are funded by the Morris County Department of Human Services Office of Temporary Assistance. JBWS provides shelter beds, transitional housing, case management, and supportive services to survivors of domestic violence and human trafficking. Youth aging out of foster care have access to case management services through Roots and Wings.

Rapid Re-Housing: In the 2021 HIC, Morris County served 29 families and 32 single adults through its RRH program. The providers included Catholic Family and Community Services, Family Promise of Morris County, New Jersey AIDS Services, and Roots and Wings.

Supportive Services: Coordinated Entry System services are provided through NJ 211 Call Center. The Call Center has access to two part-time housing navigators at Family Promise of Morris County and Mental Health Association of Essex County. Along with Visions and Pathways, Family Promise of Morris County and the Mental Health Association of Essex County provide street outreach services to individuals and families experiencing homelessness.

Tenant Based Rental Assistance (TBRA): Morris County funds TBRA through its annual allocation of HOME Investment Partnerships Program funding to assist placement of homeless families into permanent housing. Supportive services are provided to TBRA recipients to maintain housing stability.

Permanent Supportive Housing (PSH): Morris County has 210 PSH units consisting of 48 family beds and 162 beds for adults. There are 108 beds set-aside for chronically homeless individuals and 29 beds set-aside for veterans. The providers serving residents through PSH programs include: Catholic Family and Community Services, Family Promise of Morris County, Homeless Solutions, Market Street Mission, Mental Health Association of Essex County, and New Jersey AIDS Services.

Homeless Prevention Services: Providers include Catholic Family and Community Services, Family Promise of Morris County, and Homeless Solutions.

Public Housing Authorities: Madison Housing Authority (MHA) oversees 134 units of RAD housing, two MHA-owned units (non-HUD subsidized), and 190 Section 8 vouchers. It has permission from HUD to convert 57 of the 190 Housing Choice Vouchers to Project-based Vouchers. Morris County Housing Authority manages 424 public housing units (120 of which are USDA Farmer's Home rural units), 635 Section 8 vouchers, and 33 Mainstream vouchers for non-elderly individuals with disabilities. Dover Housing Authority's housing portfolio includes 248 Section 8 Vouchers and one senior building with 59 public housing units.

Section 4: Unmet Housing and Service Needs of Qualifying Populations

1. Homeless as defined in 24 CFR 91.5

HMIS indicated 2,230 individuals were served by the homeless system during the 12-month period from July-June 2022. This included 1,775 adults and 399 children. The NJ Counts 2021 identified 31 chronically homeless households in emergency shelter, 16 chronically homeless households that were unsheltered, and five individuals in Safe Haven. These households and individuals need permanent housing. Among these chronically homeless individuals and households, nearly 70% reported multiple disabilities with mental health issues and substance abuse disorders the most common types. This trend indicates a strong demand for supportive services.

According to the [Center on Budget and Policy Priorities](#), the average wait time for New Jersey households to receive housing vouchers is 39 months during which time persons who are homeless must struggle to find other living arrangements, regardless of the cost, housing condition, location, and lack of safety.

According to the Morris County CoC Strategic Plan, the following needs were identified: a lack of a wet shelter, a real shelter for women and children, shelters with waiting lists, a lack of a shelter for persons with multiple chronic mental health issues, and a need to provide supportive services to homeless individuals and families.

According to stakeholders, the lack of permanent supportive housing for homeless persons means they are being placed in motels and hotels, some of which are not sanitary or safe. However, nonprofits struggle to retain motel/hotel vendors. In some cases, out-of-county motels/hotels needed to be used during the last

Code Blue. Compounding this situation is that motels/hotels must be paid NY-specified rates, which are not adequate for them to remain in business. Overall, the lack of affordable rental units impedes the placement of homeless persons through rapid re-housing. Due to a lack of highly trained social workers, the level of supportive services needed to adequately address the needs of the homeless is not met.

2. At Risk of Homelessness as defined in 24 CFR 91.5

According to 2014-2018 CHAS data, there is a gap of ***4,735 rental units affordable to 0-30% AMI renter households and a gap of 5,360 rental units affordable to 31-50% AMI households***. As a result, these households reside in housing units that are more costly than what would be affordable to them. This does not consider additional costs for necessities such as transportation, childcare, and/or accessibility modifications for individuals with disabilities.

Madison Housing Authority manages 130 Project-based Vouchers and 173 Housing Choice Vouchers. As of May 11, 2022, there were ***907 applicants on the Project-based Voucher waiting list—seven times the number of vouchers***. There were ***686 applicants on the waiting list for Housing Choice Vouchers—four times the number of TBRA vouchers***. None of these wait-listed, cost-burdened and severely cost-burdened households currently receive any subsidy.

Black/African American households are disproportionately represented on the waiting lists for vouchers issued by Madison Housing Authority. Although they represent 3.3% of the county's population, ***Black/African Americans account for 38.8% of all applicants on the Project-based Voucher waiting list and 44.75% of applicants on the Housing Choice Voucher waiting list***. The rates of Hispanic/Latinos on both waiting lists are comparable to their 13.9% county population at 15.3% and 16.18%, respectively. This suggests that low-income, and especially extremely low-income households and persons identifying as Black/African American, are the most likely to have a disproportionate need for housing assistance.

3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

According to NJ Counts 2021, there were 16 homeless households (40 persons total) that were victims of domestic violence residing in emergency shelters and transitional housing. The length of homelessness among domestic violence victims varied. Eight households reported being homeless for up to six months while three households had been homeless for 6-12 months. The remaining five households had been homeless for 1-3 years. Permanent supportive housing for this QP are needed. Persons who are fleeing and do not have appropriate documentation can be prevented from accessing shelters and services.

4. Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

The COVID-19 pandemic further intensified housing challenges throughout Morris County. According to market data published by the CoStar group in April 2022, rental costs increased 11.3% since 2019 with an average rent of 11.3%. While the county has a low unemployment rate of 3.2%, rising rents and the impact of inflation places additional strain on low-income households and their ability to remain stably housing.

The county's 2021 System Performance Measures reported 602 unduplicated sheltered homeless persons; 455 of these individuals became homeless for the first time. The median time spent in emergency shelter was 31 days.

According to the National Low Income Housing Coalition's "Out of Reach 2022" report, Morris County has 184,162 households, of which 48,175 (26%) are renter households. A household at 30% AMI can afford a maximum monthly rent of \$863 to avoid experiencing housing cost burden. Monthly SSI payments are \$872 meaning an affordable rent is \$262 for the household. However, the Fair Market Rent for a one-bedroom unit is \$1,223. In Morris County, an annual income of \$48,920 is needed to affordably rent a one-bedroom unit.

Over a one-year period from May 1, 2021 through April 30, 2022, the NJ 211 Call Center received 17,317 unique calls for service requests in Morris County. Of these, 5,921 calls (34.2%) were for housing and shelter assistance. Rent assistance was the most frequently reported need (2,824 calls) followed by affordable housing (1,685 calls) and emergency shelter (819 calls).

The impacts of increasing rental costs and a lack of safe, decent, and affordable housing disproportionately impacts individuals and families experiencing homelessness, as well as those seeking to maintain housing stability, particularly for those at or below 30% AMI. These housing challenges extend to those with physical, mental health, intellectual, and developmental disabilities and for individuals on fixed incomes such as Supplemental Security Income (SSI) and Social Security Disability Insurance (SSDI). For 2022, the Supplemental Security Income monthly payment is \$841 for an eligible individual and \$1,261 for an eligible couple. SSDI recipients receive \$841/month and \$1,261 for an eligible individual with an eligible spouse

According to stakeholders, the county lacks non-congregate shelter units for individuals and families experiencing homelessness, as evidenced by its continued reliance on hotels and motels as a substitute for shelter beds.

Section 5: Gaps within the Current Shelter and Housing Inventory and Service Delivery System

HMIS data and feedback from stakeholders: The stakeholder consultation process underscored the need for additional emergency shelter beds, transitional housing, permanent supportive housing, wraparound services and case management, and quality affordable housing units. Morris County stakeholders identified the need for non-congregate shelter beds to avoid the challenges and expenses for housing individuals and families experiencing homelessness in hotels and motels. Any new shelter must also include robust supportive services. Efforts by the CoC to address systemic inequities related to race/ethnicity must continue. This need for additional housing options extends to persons fleeing domestic violence, including emergency shelter beds and transitional housing.

Supportive services: There is a need for supportive services to help people navigate the homeless experience, identify housing, and reduce recidivism so that people can stay in their homes. This applies to all vulnerable populations, including chronically homeless individuals, survivors of domestic violence, those being discharged from medical facilities and public institutions, youth aging out of foster care, and individuals with Limited English Proficiency, as well as those at or below 30% AMI and at risk of homelessness.

The **need for greater system capacity, staffing, and training** is a challenge experienced by providers engaged in the consultation process. At-risk individuals do not always have the resources needed to navigate the housing system and prepare for long-term situations. Increased case management must holistically provide services focused on maintaining permanent housing, including integrated mental health services and permanent housing case management. Many clients with mental health and case management needs also require legal assistance related to evictions.

Improving street outreach coordination and the ability to provide appropriate referrals to workforce development, financial literacy, and other wrap-around services is needed to ensure that families can be self-sufficient.

Other services: There is continued demand among vulnerable populations for medical, legal, and childcare services. Transportation is a challenge throughout Morris County. Existing affordable housing is not accessible by transit, which limits the ability of residents to receive supportive services and become active community members.

Affordable housing: Market rate rents are too high for people existing homelessness. There is a need for affordable one-bedroom units to accommodate making permanent housing placements for single adults experiencing homelessness and for larger three-bedroom plus units for family and larger households. The existing affordable housing stock does not reach enough extremely low-income households at greatest risk of homelessness.

There is a **limited supply of HCVs**, particularly for family households. When a household obtains an HCV, the difference between HUD's Fair Market Rent and the market rent puts many rental units out of the affordability range for households up to 50% AML.

Public housing authorities use small area fair market rents (SAFMRs) in an attempt to provide higher payment standards, but they still have gaps where the rents do not meet community needs. There is a need for landlord incentives and funding to provide supportive services that allow tenants to maintain units.

Morris County needs to review its portfolio of subsidized affordable housing to evaluate properties with expiring periods of affordability. One way to counteract the loss of affordable rental properties is to increase the number of units that nonprofits own and manage. Collaborative efforts among stakeholders must engage housing developers, particularly those pursuing LIHTC credits, to identify appropriate funding sources and incentives while also addressing community needs with set asides for homeless households.

The community tries to keep people stably housed through the provision of diversion and emergency rental resources. The challenge is that eligibility for these programs is narrow, limiting access to these funds.

Permanent Supportive Housing: There is a gap in PSH available for senior citizens. Many homeless individuals are currently residing in hotels, including veterans, who need Permanent Supportive Housing. Providers and agencies noted that there is a reluctance among landlords to engage in programs that provide housing assistance.

Organizational capacity: Staffing turnover decreases capacity and impedes the ability to be productive. There are still COVID-related issues affecting supportive services availability. Due to the complexity of working with individuals with health disabilities and substance abuse challenges, there is a need for highly trained social workers to provide services to targeted populations.

Competition for CoC dollars: When a person is about to be homeless there should be more of a strategic alliance between agencies to allocate the appropriate resources to the right needs and time. Systems like the CoC need more administrative support and resources to conduct thorough systems planning. More administrative funding for the Coordinated Entry System is needed for HMIS data collection and to train providers on how to enter data and run reports.

Section 6: Additional Characteristics Associated with Instability and Increased Risk of Homelessness

No additional comments.

Section 7: Identify Priority Needs for Qualifying Populations

Based on the stakeholder consultations and data analysis, the unmet housing needs were identified:

- Based on the current homeless housing inventory and the NJ Counts 2021, there is a current gap of 15 family units and 119 adults-only beds in Morris County.
- Black/African Americans account for 3.3% of the county's population but 25.7% of its homeless population. Similarly, while Hispanic/Latinos comprise 13.9% of the county population, they account for 21.3% of the homeless population.
- There are 10,095 households who are living in rental units that are not affordable for their income level (0-30% AMI and 31-50% AMI) representing a Qualifying Population as other families requiring services to prevent homelessness.
- There are 1,593 households at up to 50% AMI that represent renter households who are currently cost-burdened, without rent subsidies, and at risk of homelessness.
- According to the Madison Housing Authority, 104 of the 907 applicant households on its Project-based Voucher waiting list included at least one member with a disability. A total of 138 of the 686 applicant households waiting for Housing Choice Vouchers reported at least one member with a disability. Black/African Americans account for 38.8% of all applicants on the Project-based Voucher waiting list and 44.75% of applicants on the Housing Choice Voucher waiting list.
- There are 6,714 persons with independent living disabilities who were living below 150% of the poverty level.

The priority needs among the Qualifying Populations in Morris County are affordable and supportive housing solutions. This includes, but is not limited to, the following:

- Development of affordable and accessible housing, including accessibility for persons with disabilities
- Non-congregate shelters to provide more stabilized housing options than hotels/motels for homeless individuals and families.
- Development of permanent housing with a strong supportive service component
- Increased supportive service investments

Section 8: How the PJ determined the level of need and gaps in the shelter and housing inventory and service delivery systems based on the data presented in the plan:

In addition to feedback from stakeholder consultation sessions, the following sources were consulted to determine the housing and service needs and gaps for HOME-ARP qualifying populations:

- American Community Survey (ACS), 2016-2020
- HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018
- NJ Counts 2021: Morris County Point-in-Time County
- HUD 2021 CoC Homeless Assistance Programs Housing Inventory Count (HIC) Report for Morris County
- Morris County HMIS Annual Performance Report for July-June 2022 (APR)
- Morris County CoC 2021 System Performance Measures
- NJ 211 Call Center
- Madison Housing Authority
- Morris County Housing Authority
- Dover Housing Authority
- National Low Income Housing Coalition, 2022 report
- Social Security Administration
- Center on Budget and Policy Priorities

HOME-ARP Activities

Section 1: Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

Morris County will issue a Request for Proposals (RFP) for developers, service providers, and/or subrecipient organizations to develop affordable rental housing and provide supportive services. In addition, the county will make available funding for nonprofit capacity building for one or more nonprofit organizations that receive HOME-ARP funding for an eligible activity. The RFP will, at a minimum, specify eligible applicants, eligible activities, minimum and maximum funding amounts, application thresholds, and underwriting criteria, and will provide instructions on how to submit an application for funding. Proposals may be evaluated according to criteria such as organizational or developer experience, capacity, demonstrated effective grant management experience, services offered, housing need, project readiness, and leveraged resources, among other factors.

2. Describe whether the PJ will administer eligible activities directly:

Morris County will not directly administer HOME-ARP activities beyond program administration and planning.

3. If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

No HOME-ARP administrative funds have been provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan.

Table 5. Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 615,109		
Acquisition and Development of Non-Congregate Shelters			
Tenant Based Rental Assistance (TBRA)			
Development of Affordable Rental Housing	\$ 1,845,327		
Non-Profit Operating		0 %	5%
Non-Profit Capacity Building	\$ 153,777	5 %	5%
Administration and Planning	\$ 461,331	15 %	15%
Total HOME ARP Allocation	\$ 3,075,544		

4. Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

The HOME-ARP budget was driven by the priority needs identified as a result of stakeholder consultation and data analysis. Although this process identified several needs for housing and services for the

Qualifying Populations, the limited amount of funding required the county to focus on what it considered to be the highest priority need: the development of affordable rental housing and the provision of supportive services.

5. Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Based on the stakeholder consultations and data analysis, the following unmet housing needs were identified:

- Based on the current homeless housing inventory and the NJ Counts 2021, there is a current gap of 15 family units and 119 adults-only beds in Morris County.
- Black/African Americans account for 3.3% of the county's population but 25.7% of its homeless population. Similarly, while Hispanic/Latinos comprise 13.9% of the county population, they account for 21.3% of the homeless population.
- There are 10,095 households who are living in rental units that are not affordable for their income level (0-30% AMI and 31-50% AMI) representing a Qualifying Population as other families requiring services to prevent homelessness.
- There are 1,593 households at up to 50% AMI that represent renter households who are currently cost-burdened, without rent subsidies, and at risk of homelessness.
- According to the Madison Housing Authority, 104 of the 907 applicant households on its Project-based Voucher waiting list included at least one member with a disability. A total of 138 of the 686 applicant households waiting for Housing Choice Vouchers reported at least one member with a disability. Black/African Americans account for 38.8% of all applicants on the Project-based Voucher waiting list and 44.75% of applicants on the Housing Choice Voucher waiting list.
- There are 6,714 persons with independent living disabilities who were living below 150% of the poverty level.

HOME-ARP Production Housing Goals

1.Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Morris County proposes to develop between 5-10 new affordable rental housing units. The final number of units will be determined by the financing proposals received.

2.Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The development of new affordable rental housing along with the provision of supportive services will work to fill the current unmet need for affordable housing with supportive services provided to tenants to achieve and retain stable housing.

Preferences

1. Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

Morris County will provide access for all Qualifying Populations but will include a preference for chronically homeless individuals giving them priority for admission above all other Qualifying Populations. All other Qualifying Populations will be served on a first-come, first-served basis (i.e., in chronological order). In addition, chronically homeless individuals will be prioritized for admission based on the length of time they have been homeless.

2. If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

A preference for the chronically homeless was identified to give the highest priority to individuals and households who have the greatest need for permanent affordable rental housing with a strong component of supportive services to prevent recidivism and maintain stable housing.

Referral Methods

1. Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJs may use multiple referral methods in their HOME-ARP program.

(Optional):

See response below.

2. If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

Morris County will use Coordinated Entry in conjunction with additional methods in identifying chronically homeless persons to be referred to the HOME-ARP project since the county's CE does not accept all HOME-ARP Qualifying Populations at this time. In an effort to reach all Qualifying Populations and provide them with access to the HOME-ARP activity, the county will require the activities to use additional referrals from outside organizations. These may include 211, existing shelter providers with waiting lists, and supportive service organizations, among other entities. The referral method will be finalized as part of the implementation process, including the development of a policy and procedure manual to administer the HOME-ARP program.

3. If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

See response above.

4. If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

See response above.

Limitations in a HOME-ARP Rental Housing or NCS Project

1. Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

Morris County will not include any limitations for eligibility for its HOME-ARP program.

2. If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not applicable.

3. If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Not applicable.

Appendix A: Stakeholder Consultation Materials

Stakeholder Chart
HOME-ARP Allocation Plan
Morris County

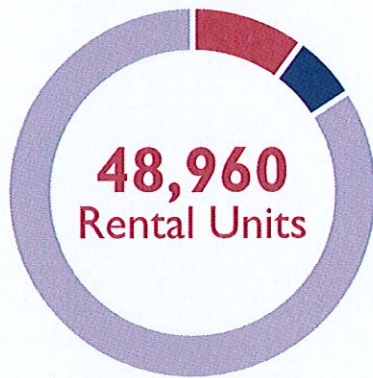
Continuum of Care Serving PJ	Melissa Acree	Executive Director/CE	NJ 211
	Joann Bjornson	Executive Director	Family Promise of Morris County
	Laurie Litt	Executive Director	
	Joann McEniry	COO	EDGE NJ
	Sheri Malnak	Assistant Director	NJ Department of Community
	Brandon Markowski	unsure of official title	Affairs (DCA)
	Diane Williams	Executive Director	JBWS (DV provider)
	Robert Davison	CEO	
	Rose Brown	Senior Director of Programs	MHA
	David Walker	Executive Director	Visions and Pathways
	Dan McGuire	Executive Director	Homeless Solutions
	Allison Delcalzo-Berens	CoC Chair/ Program Manager, HIV testing/referral/ counseling	Morristown Medical Center Morris County CoC
	David Saltzman	CoC Vice-Chair/ Managing Attorney	Legal Services of Northwest Jersey
	Karina Calabuig	CoC Secretary/ Site Director	Catholic Charities
	Alicia Alvarez	CoC member	Neighbors in Need
	Carmine Deo	CoC member	Community Hope
	Brian Frommelt	CoC member	Market Street Mission
	Chris Kirk	CoC member	NORWESCAP
	Elorm Ocansey	CoC member	Fair Share Housing Center
	Jessica Padillia Gonzalez	CoC member	Housing Partnership
Homeless Assistance Providers (including DV providers)	Kelly Stephens	CoC member	Morris County Housing Authority
	Rebecca Sherrod	CoC member	Child & Family Resources
	Maria Fodali	Administrator of Social Work/CE mtg coordinator	Morris County OTA
	Shaun Adams	Executive Director	Roots & Wings
	Jennifer Sanchez	Administrative Assistant, Dover Corps (NJ Division)	Salvation Army
Veteran's Groups	Blair Wilson	CEO	Morris Habitat for Humanity
	Karina Calabuig	Site Director	Catholic Charities
	Carmine Deo		
	Brandy Pearson	Executive Director	Community Hope
	Rachel Fishler		Operation Home Front
	Angel Vargas		Goodwill Industries of Greater NY & NJ
	George Hanley		Welcome Home Veterans of NJ
	Richard Cooke	Homeowner Sustainability Coordinator	Morris Habitat for Humanity
	David Pearson	Assistant Director of Veteran Services	Catholic Charities/SSVF
	Nicola Burnett		HUD-VASH

Public Housing Authorities	Kelly Stephens	Executive Director	Morris County Housing Authority
	Tanya Van Order	Executive Director	Madison Housing Authority
	Maria Tchinchinian	Executive Director	Dover Housing Authority
	Keith Kinard	Executive Director	Morristown Housing Authority
	Sherry Sims	Executive Director	Boonton Housing Authority
Public Agencies that address needs of person's experiencing homelessness (Health & Human Service Providers, HOPWA providers, MH/SA providers, etc.)	Michelle Borden	Executive Director	NewBridge Services
	Michelle Reyes	Executive Director	ALFRE
	Anthony DiFabio	President/CEO	Acenda
	Galindo King	Executive Director	Freedom House
	Barbara Kauffman	Director of Prevention Services	PIK/CARES
	Chris Goeke	Executive Director	PIK/CARES
	Dave Roden	Vice President & COO	New Hope
	Roberto Flecha	Executive Director	CURA
	Aimee Braca	Administrative Director, Behavioral Health Outpatient Services	Prime/AHS
	Terry Connolly	CEO	Nourish NJ
	Shawna Bailey	Assistant Director	Morris County, Division of Aging, Disabilities, and Community Programming
	Robert Budsock	CEO	Integrity
	Erica Valvano	Hope One/Sheriff's Office	
	Chelsea Whiting	Hope Hub/Sheriff's Office	MC Sheriff's Office
	Christine Hellyer	Division Director	Morris County, Division of Aging, Disabilities, and Community Programming
Public or Private Agencies that address Fair Housing, Civil Rights and the needs of persons with disabilities	Jessica Padillia Gonzalez	Executive Director	Housing Partnership
	Michael Wojcik	CEO	
	Sharon Yoo	Director of Operations	Legal Services of Northwest Jersey
	Taiisa Kelly	CEO	Monarch Housing Associates Morris CoC Consultants
	Michelle Roers	Senior Director of Strategies for ALICE	United Way
	Salvador Moran	Executive Director	ARC Morris
	Thomas Buffuto	Executive Director	ARC of NJ
	Bernard Abuto	Assistant Executive Director	Community Options
	Bernadette Griswold	Executive Director	Community Access Unlimited
	Tom Mitchell	CEO	Rose House
	Christopher Perry	President/CEO	Spectrum for Living
	Osman Davies	Chair of Fair Housing Committee	Homeless Solutions
	Wayne Cresta	Vice-Chair of Fair Housing Committee (also a CDRS Committee member)	Town of Morristown
	Russ Hall	Member of the Fair Housing Committee	Citizen Rep
	Jeff Bashe	Member of the Fair Housing Committee	Citizen Rep

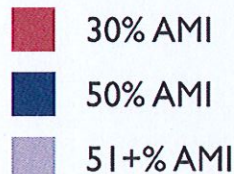
HOME-ARP

MORRIS COUNTY, NEW JERSEY

Allocation: \$3,075,544



Rental Units
Affordable To



Households With One Or More
Severe Housing Problems:

0-30% AMI 5,335

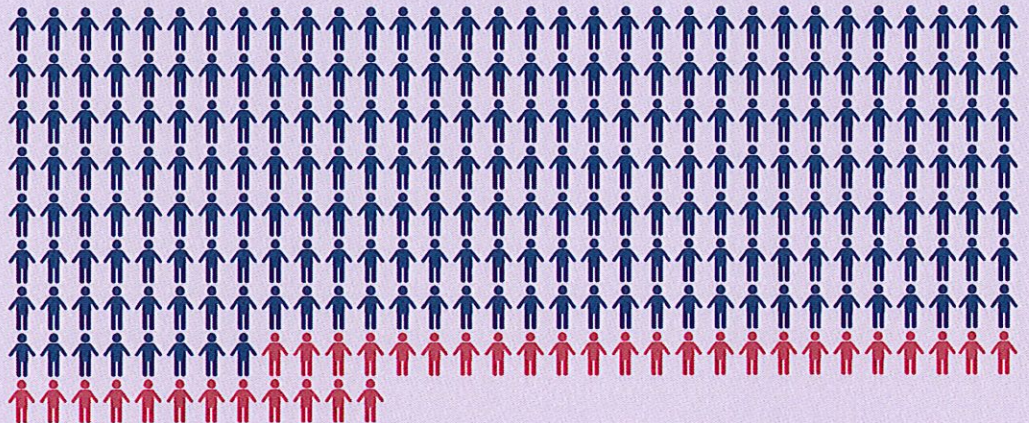
30-50% AMI 5,110

The four housing problems are overcrowding, high housing costs, lack of kitchen facilities, or lack of plumbing facilities.

268

Individuals experiencing
homelessness during the
2021 PIT Count

Sheltered Unsheltered



Median Time A
Person Remained
Homesless

21%
Recidivism Rate

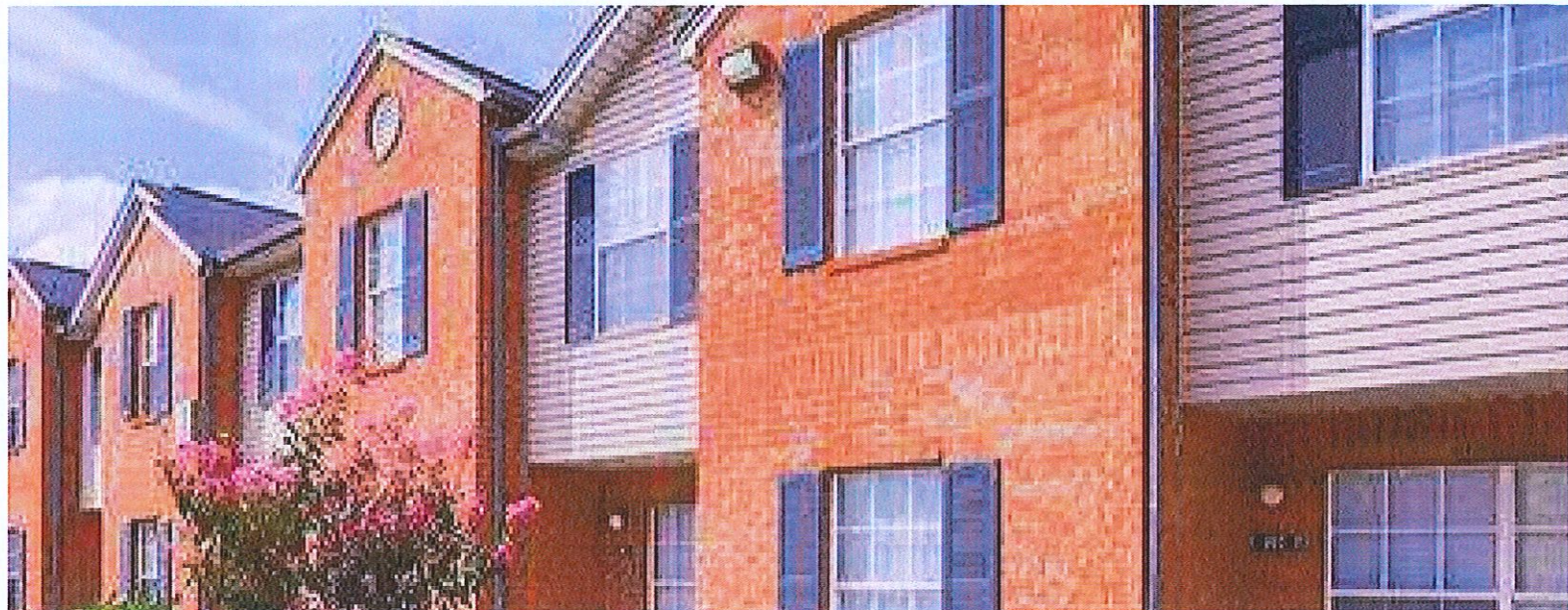


EMERGENCY SHELTER BEDS IN THE COUNTY

Type of Bed	# of Beds
Emergency Shelter Beds	70
Safe Haven	10
Transitional Housing	131



Data: 2014-2018 CHAS;
2021 Housing Inventory Count;
2021 System Performance Measures



Morris County

HOME-ARP Stakeholder Meeting: Continuum of Care Leadership

Please join us to learn about the \$3,075,544 of HOME-ARP funds received by Morris County, the Qualifying Populations that may receive assistance, and eligible uses of program funding. Stakeholders will be asked to identify community housing needs and gaps in services related to this program. For additional details about HOME-ARP, [view this video](#).

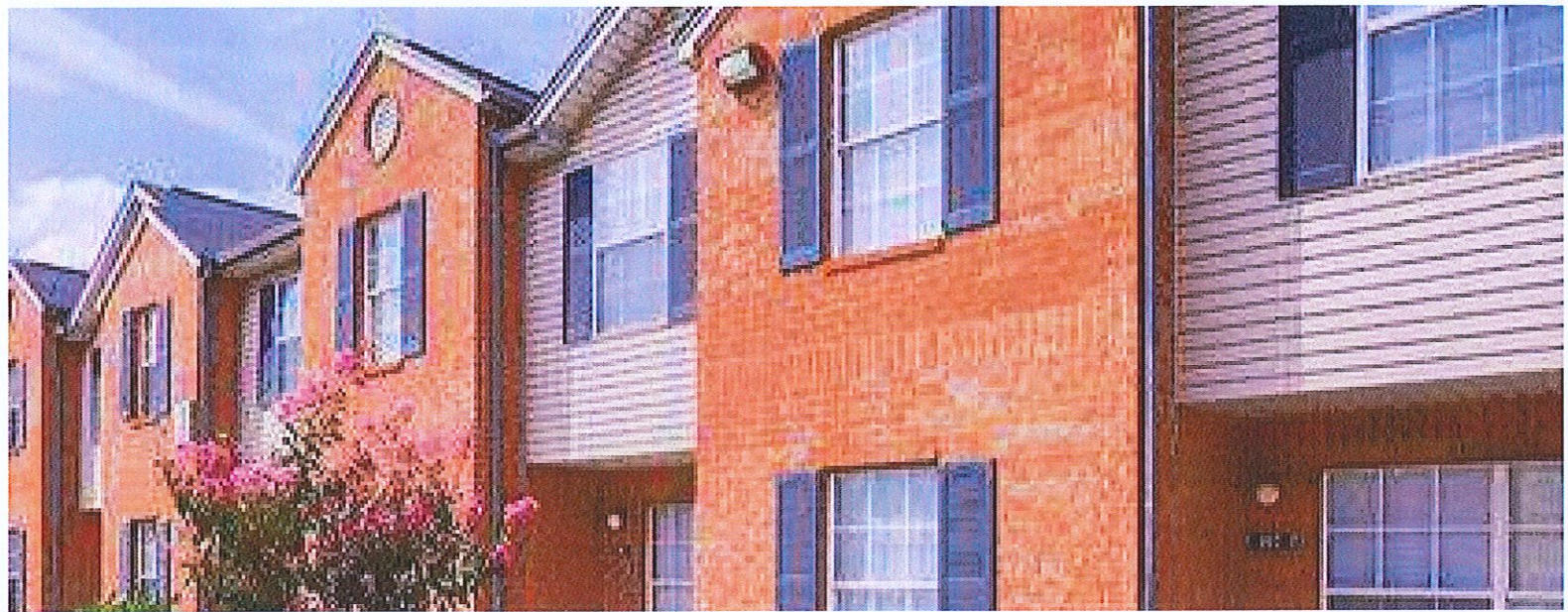
May 3, 2022 | 2:00 PM to 3:30 PM

Meeting link: <https://meet.goto.com/976966453>

Join via phone: +1 (571) 317-3122

Access code: 976-966-453

For additional information, please contact:
Amy Archer, Division Director, Community and Behavioral Health Services
Mental Health Administrator
Morris County Department of Human Services
aarcher@co.morris.nj.us



Morris County

HOME-ARP Stakeholder Meeting: Public Housing Authorities

Please join us to learn about the \$3,075,544 of HOME-ARP funds received by Morris County, the Qualifying Populations that may receive assistance, and eligible uses of program funding. Stakeholders will be asked to identify community housing needs and gaps in services related to this program. For additional details about HOME-ARP, [view this video](#).

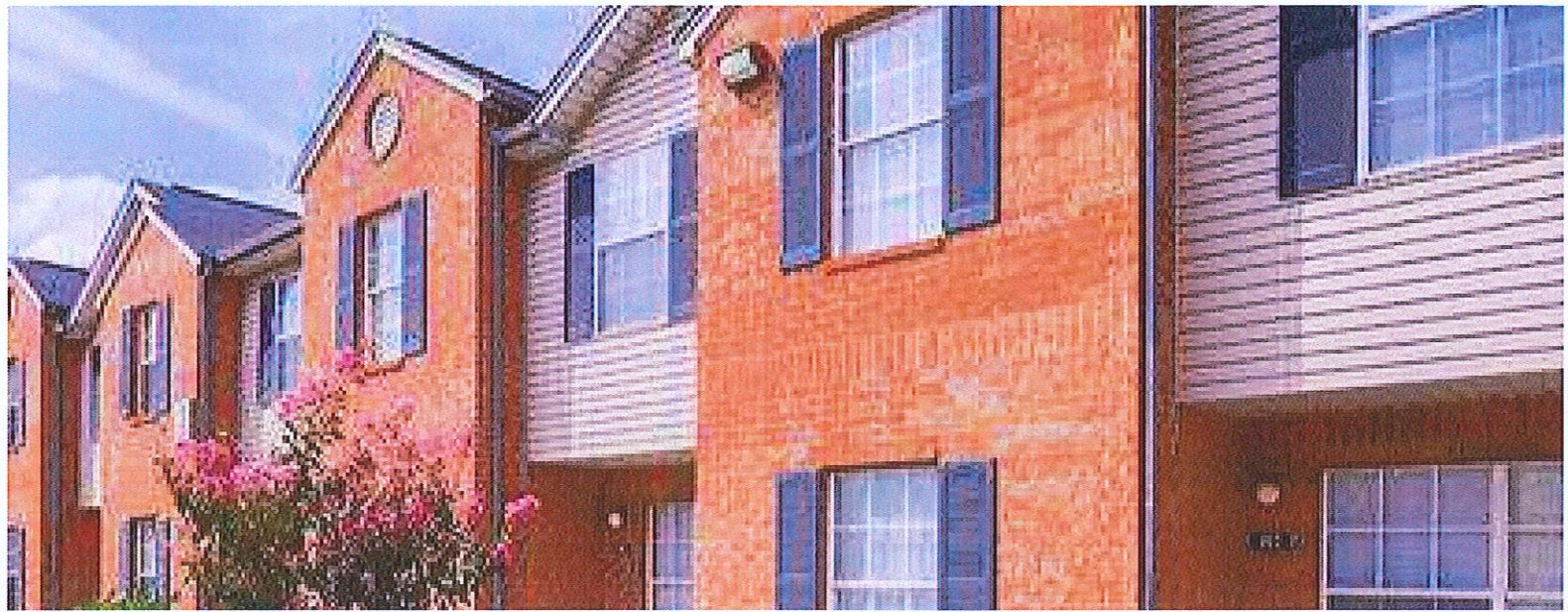
May 3, 2022 | 10:00 AM - 11:30 AM

Meeting link: <https://meet.goto.com/864069061>

Join via phone: +1 (408) 650-3123

Access code: 864-069-061

For additional information, please contact:
Amy Archer, Division Director, Community and Behavioral Health Services
Mental Health Administrator
Morris County Department of Human Services
aarcher@co.morris.nj.us



Morris County

HOME-ARP Stakeholder Meetings

Please join us to learn about the \$3,075,544 of HOME-ARP funds received by Morris County, the Qualifying Populations that may receive assistance, and eligible uses of program funding. Stakeholders will be asked to identify community housing needs and gaps in services related to this program. For additional details about HOME-ARP, [view this video](#).

Stakeholder Session #1

May 4, 2022 | 10:00 AM - 11:30 AM

Meeting link: <https://meet.goto.com/344268877>

Join via phone: +1 (224) 501-3412

Access code: 344-268-877

Stakeholder Session #2

May 5, 2022 | 2:00 PM - 3:30 PM

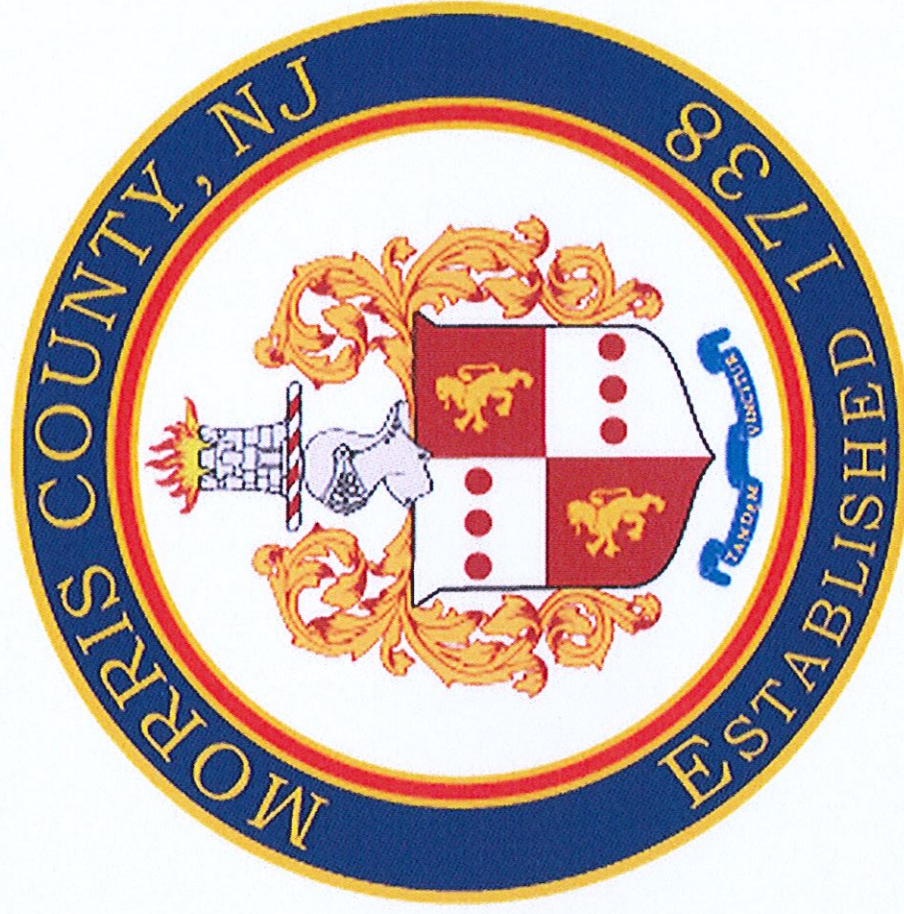
Meeting link: <https://meet.goto.com/421490637>

Join via phone: +1 (571) 317-3112

Access code: 421-490-637

For additional information, please contact:

Amy Archer, Division Director, Community and Behavioral Health Services
Mental Health Administrator
Morris County Department of Human Services
aarcher@co.morris.nj.us



HOME-ARP ALLOCATION PLAN

Round 1 Listening Sessions with Stakeholders
May 3 – 5, 2022

AGENDA

What is HOME-ARP?

Defining the Qualifying Populations

Eligible Activities

Unmet Needs of the Qualifying Populations

Wrap-up and Next Steps

THE HOME- AMERICAN RESCUE PROGRAM (ARP)

SEC. 3205. HOMELESSNESS ASSISTANCE AND SUPPORTIVE SERVICES PROGRAM.

Provides \$5 billion of supplemental HOME funds to assist individuals or households who are homeless, at risk of homelessness and other vulnerable populations by providing housing, rental assistance, supportive services, and non-congregate shelter

QUALIFYING POPULATIONS

Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act

At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act

Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary

In other populations where providing supportive services or assistance under section 212(a) of the Act (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability

Veterans and families that include a veteran family member that meet one of the preceding criteria

HUD DEFINITION: HOMELESS



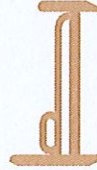
an individual or family who lacks a fixed, regular, and adequate nighttime residence



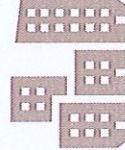
an individual or family with a primary nighttime residence that is a public or private place not meant for human habitation, including a car, park, abandoned building, bus or train station, airport, or camping ground



an individual or family living in shelter designated to provide temporary living arrangements



an individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided



an individual or family who will imminently lose their housing, including housing they own, rent, or live in without paying rent, are sharing with others, and rooms in hotels or motels

HUD DEFINITION: AT RISK OF HOMELESSNESS

Income at or below 30% AMI, lacks
sufficient resources to attain housing
stability, **AND**



Multiple Moves: Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance



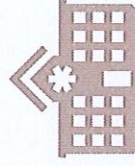
Doubled Up: Is living in the home of another because of economic hardship



Hotel/Motel: Lives in a hotel or motel and the cost is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals

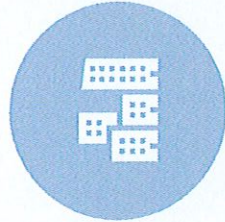


Overcrowded Housing: Lives in a single room occupancy (SRO) or efficiency apartment unit where two or more persons reside or where there are more than one-and-a-half persons per room

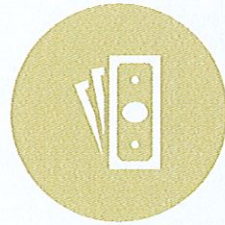


Exiting Institution: Is exiting a publicly funded institution or system of care (e.g., jail, prison, psychiatric hospital, etc.);

FIVE ELIGIBLE ACTIVITIES



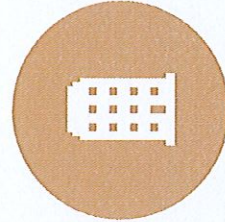
PRODUCTION
OR
PRESERVATION
OF AFFORDABLE
HOUSING



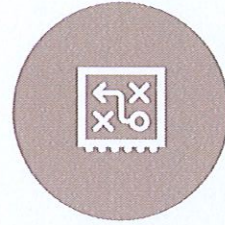
TENANT-BASED
RENTAL
ASSISTANCE
(TBRA)



SUPPORTIVE
SERVICES,
HOMELESS
PREVENTION
SERVICES, AND
HOUSING
COUNSELING



PURCHASE AND
DEVELOPMENT
OF NON-
CONGREGATE
SHELTER



NONPROFIT
OPERATING
AND CAPACITY
BUILDING

DISCUSSION

What are the unmet needs of
the Qualifying Populations?

NEXT STEPS

Comments from these sessions and the survey will be considered when drafting the Allocation Plan

Round 2 Conversations will focus on identifying eligible activities to address unmet needs of QPs

A 15-day public comment period on the Draft Allocation Plan is tentatively scheduled for Fall 2022

Submission of the HOME-ARP Allocation Plan will be followed by HUD review period (up to 45 days)



Morris County, NJ

HOME-ARP PROGRAM

CoC Stakeholder Session

May 3, 2022

2:00 PM

Participants:

Karina Calabuis- Hope House and Catholic Charities
Kevin Donahue – COO of 211 and Coordinated Entry
Rebecca Sharrod – Child and Family Resources
Ashni Mathew – Monarch Housing
David Saltzman – Legal Services
Taiisa Kelly – Monarch Housing
Allison Delcalzo-Berens – Chair CoC/ Morristown Medical Center
Chris Kirk- West Cap
Carmine Deo- Ex. Dir. Community Hope

Stakeholder Comments

- As illustrated by the HUD data, there is a shortage of affordable housing in Morris County, particularly for individuals at or below 30% area median income (AMI).
- The 2021 Point in Time Count identified 34 people as unsheltered.
- CoC recently completed strategic plan (Jan. 2022) included shelter needs and looked at county data and HMIS
- Barriers in County addressed in CoC Strategic Plan:
 - No wet shelter
 - No real shelter for women and children
 - Shelters have waiting lists
 - No shelter for persons with multiple, chronic mental health issues
 - Need to provide supportive services to homeless
- The HOME-ARP Allocation should direct individuals to placement into permanent housing. Non-congregate shelter is also a need.
- Increasing rapid re-housing is a priority. There is a challenge engaging landlords to participate in rapid rehousing, tenant based rental assistance, and housing choice voucher programs. Incentives are being offered to increase the number of landlords.
- 2022 year to date HMIS data shows the greatest need for 1-bedroom units (294).
 - 2BR: 21 units; 3 BR: 8 units; 4 BR: 14 units

- There is a need for integrated mental health services that are embedded within other housing programs. Permanent housing case management is also a need. Look to the social determinants of health for other social services that should be provided. (Allison Delcazo-Berens, CoC/Atlantic Health)
- Transportation is a challenge, particularly in lower cost and more rural areas of Morris County. The existing affordable housing is not accessible by transit. Most supportive services are offered in Morristown and Dover. (Carmine Deo, Community Hope)
- There is disparity in the high rate of Black/African American individuals experiencing homelessness in comparison to Morris County's overall population.
 - Note: view 2021 PIT report for data analysis
- There are also disparities in who is identified as Chronically Homeless. Currently white residents are more likely to be categorized in this manner.
- The CoC is prioritizing homeless prevention. The community tries to keep people stably housed through provision of diversion and emergency rental resources. The challenge is that eligibility for these programs is narrow. (David Saltzman, Legal Services of Northwest Jersey)
- There are a lot of individuals currently residing in hotels, including Veterans, that need permanent supportive housing. (Carmine Deo, Community Hope)
- NJ doesn't have tenant laws to protect individuals residing in hotels. There needs to be identification of funding to support these individuals and the creation of safe housing options for them. (David Saltzman, Legal Services of Northwest Jersey)
- Morris County has been approached by a developer looking to create a housing community out of shipping containers. (Jessica Padilla-Gonzalez, Housing Partnership)
- The HOME-ARP planning process should try to engage public housing authorities, elected officials, real estate professionals (to engage landlords), law enforcement, and hospital social workers as part of the HOME-ARP process of identifying unmet needs. (Carmine Deo, Community Hope)
- Non-congregate shelter is a need. The old model of congregate emergency shelters is not a viable post-Covid strategy. There also needs to be the inclusion of supportive services. Additionally, there needs to be an evaluation of how emergency shelter funding is allocated in Morris County. (Allison Delcazo-Berens, CoC/Atlantic Health)

Note: Fair Share Housing Center was mentioned. Follow-up/reach out to this group for input.



Morris County, NJ

HOME-ARP PROGRAM

General Stakeholder Session #1

May 4, 2022

10:00 AM

Participants:

Amy Archer, Morris County Department of Human Services
David Moore, New Bridge
Diane Williams, JBWS
Jeff Bashe, Morris County Housing Alliance
Kathryn Lonsdorf, Integrated Health Services
Maria Fodali, Morris County Office of Temporary Assistance
Melanie Politi, Chatham Borough
Rebecca Butz, Family Promise of Morris County
Russ Hall, Morris County Housing Authority
Tom Scherr
Janayah Chavers, Vision and Pathways
Allison Delcalzo-Berens, Chair CoC/ Morristown Medical Center

Stakeholder Comments

- JBWS domestic violence shelter question: Is there another way to submit response to unmet needs? (Diane Williams)
- Lack of affordable housing stock affects rapid rehousing efforts.
- Transitional housing is not a HUD priority anymore, but it works for this community.
- Need to increase the number of affordable rental units that nonprofits own/manage. (David Moore)
- Break down barriers to accessibility.
- There is a limited supply of housing choice vouchers. When people get them, the disparity provided in the market rate affordability that HUD allows and the actual market value is large. Many landlords do not honor HCVs. (Russ Hall)
- Create a landlord support program: Provide case management for clients and incentives for landlords to rent to the clients in the programs.
- There have been challenges in finding the funding for the landlord incentive part of the program. Code Blue programs have needs to extend services and allow longer stays. Transitional housing is also needed. (Jeff Bashe)

What resources can help address housing needs?

- Many individuals with mental health disabilities and substance abuse challenges have a difficult time accessing housing services. (Maria Fodali)
- Nonprofits are struggling to identify and keep hotel/motel vendors. More permanent supportive housing is needed.
- Issues with getting qualified staff to perform the services working with the target population. Need highly trained social workers to provide services (i.e.: Licensed Social Workers/MSWs)
- There is a need for supportive services to help people navigating the homeless experience, identifying housing, and to reduce recidivism so that people can stay in their homes. (Rebecca Butz)

Other supportive services to reduce recidivism?

- Transportation must be accessible to everyone, including those in rural areas, and offer more stops to the places people go for services. Lack of transportation impedes the ability to make connections in the community, such as attending church or community events. (David Moore)
- There is a coalition for case management services to help nonelderly disabled population get vouchers. (Russ Hall)
- All organizations need more staff to operate their programs.
- More housing choice vouchers from HUD are needed.
- Persons, including survivors of domestic violence, who can't show documentation of U.S. residence have issues finding housing. (Diane Williams)
- There are barriers to housing for non-English speaking individuals and other disenfranchised groups.
- There is a need for single units. The low housing inventory for families with three bedroom units has the longest wait. (Rebecca Butz)
- Housing choice voucher recipients are made up of families and seniors. It is difficult getting units for families. (Russ Hall)

Coordinated Entry Needs:

- The two shelters not participating in Coordinated Entry are the domestic violence shelter (not required due to privacy) and Market Street Mission. If a shelter is COC or ESG funded, they must participate. (Maria Fodali)
- There are only two part time Coordinated Entry staff that work on housing navigation and identification of services. More staff is needed. (Maria Fodali)
- More administrative funding is needed to carry out Coordinated Entry services and maintain Homeless Management Information System (HMIS) data. (Rebecca Butz)

Things that stakeholders want to see to continue after CARES funding is not available:

- Rapid rehousing extended.
- Non-congregate shelter: The community moved a lot of people into hotels during the pandemic. It was helpful to keep people in one location. If there were more motel services that provided onsite services, it would help clients until they get into permanent housing. (Rebecca Butz)
- There are some issues with the motels. The current motel services are not sanitary. The nonprofit organizations would like quality motels that are ran by the nonprofit organizations to make it simpler for clients to get the support they need.
- Need to improve access services for individuals in hotels/motels by offering them on site. (Rebecca Butz)
- At-risk individuals in hotels/motels do not always have the resources needed to navigate the housing system and prepare for long term situations. (Diane Williams)
- Outreach services are needed to connect with people entering the system for the first time.
- Housing for families, individuals with mental health disabilities, and domestic violence survivors is hard to find.
- Hotel/motel stock is so low that housing providers used out of county hotel/motel vendors during the last Code Blue. (Maria Fodali)
- An issue the hotels/motels face is that they must be paid New Jersey-specified rates and it is not viable for them to stay in business with these low rates.
- Providers cannot place families at motels in unsafe conditions. There is limited funding to address this issue.

Affordable Housing set-aside for homeless individuals?

- Not enough affordable housing is set aside for individuals and families experiencing homelessness, low-income households, or individuals with mental illnesses.
- What kind of financial support can housing authorities get to incentivize landlords to accept homeless persons in housing?



Morris County, NJ

HOME-ARP PROGRAM

General Stakeholder Session #2

May 5, 2022

2:00 PM

Participants:

Amy Archer, Morris County Department of Human Services
Allie Wise, Family Promise of Morris County
Allison Delcalzo-Berens, Chair CoC/ Morristown Medical Center
Dan McGuire, Homeless Solutions
Emma Valencia, Arc/Morris
Jeff Bashe, Morris County Housing Alliance
Karina Calabuig, Hope House
Mark Odenwelder, Morris County Habitat for Humanity
Rebecca Sherrod, Child and Family Services
Sharon Yoo, Legal Services of Northwest Jersey
Shaun Adams, Roots and Wings
Shawna Bailey, Morris County Office of Aging
Shayne Daly, Longhill Township Social Services
Stephanie Laurenzi, Roots and Wings
Carmine Deo

Stakeholder Comments

What are the unmet needs of the Qualifying Populations?

- **Shaun Adams** – housing for recent foster youth aging out of care graduates; they need affordable housing and transportation to / from work and school.
- **Allie Wise** – Getting people to work; finding qualified/trained staff for housing location services; getting people documentation/critical records; overall agency capacity and capacity building needs; landlords that will assist with rapid rehousing initiatives. There is a real need for landlord incentives to show them how they can assist in this crisis. Landlords can be a part of the solution.

Housing Authorities are working collaboratively to get vouchers out to the right populations. The barrier is the length of current wait list. There are solutions needed for families on the wait list, during the period to which they are waiting to receive a voucher. The wait list needs to have some sort of prioritization - are there preferences? Are PHAs trying to increase their unit inventory? How do we know what is the right balance between the number of units needed and the level of care needed to house everyone?

- **Jeff Bashe** – Increase the use of Coordinated Entry System; transportation services; affordable childcare; bring housing developers to the table to find the right incentives and needs. Find out what are the right partnerships needed. Direct supportive services to families particularly for medical, legal, and childcare needs. Can Morris County establish a Housing or Homeless Trust Fund? There are few strings attached to spending this money.
- **Sharon Yoo** – LSNWJ sees a large backlog of people in hospitals that have housing issues. Many clients with mental health and case management needs also require legal assistance related to evictions. The HOME-ARP of imminently at risk of losing housing being 14 days is too strict because it requires documentation and a paper trail. NJDCA provides money for homeless prevention but the qualifications to access the program are a barrier.
- **Dan McGuire** – NJ Affordable Housing Plan needs more funding to increase unit development. Affordable housing does not reach enough lower (<50% AMI) LMI populations. Staffing turnover decreases capacity and impedes ability to be productive and make deals. There are still COVID-related issues affecting supportive services availability. The gap between market rate and families that cannot afford housing is getting larger-the new affordability is higher. Transitional housing is another area that HOME-ARP could address.

Many HUD assisted/deed-restricted units are coming to the end of their period of affordability – how do we work with them to keep their units affordable? The county and towns should work on this together. Perhaps property owners and or management groups could receive subsidies, funding, and/or refinancing assistance to remain affordable.

- **Allison Delcalzo-Berens** – There is a need for increased case management to keep people stably housed. Efforts by the CoC to address equity related to race/ethnicity are underway but falling short. There is great competition for CoC dollars; when a person is about to be homeless there should be more of a strategic alliance between agencies to put the right resources to the right needs at the right time. Systems like the CoC need more administrative support and resources to conduct thorough systems planning.
- **Rebecca** – Is this HOME-ARP planning process bringing other people to the table, such as police officers or the sheriff's office? How will this process engage those people? Who else should we be talking to?
- **Shayne Daly**: There is a community need for group homes to house disabled adults.
- **Mark Odenwelder** - Habitat may step into the rental rehab arena, but partnerships for operations and management are needed.



Morris County, NJ

HOME-ARP PROGRAM

Public Housing Authorities Stakeholder Session

May 10, 2022

3:00 PM

Participants:

Amy Archer, Morris County Department of Human Services

Kelly Stephens, Morris County Housing Authority

Tanya Van Order, Madison Housing Authority

Maria Tchinchinian, Dover Housing Authority

Keith Kinard, Morristown Housing Authority

Stakeholder Comments

Madison Housing Authority (Tanya Van Order):

- Oversees 134 units of Rental Assistance Demonstration (RAD) housing; 2 MHA-owned units (non-HUD subsidized); 190 Section 8 vouchers (waiting for funding). Have HUD permission to convert 57 of the 190 Section 8 vouchers to project-based vouchers
- There needs to be construction of new affordable units. HUD approved their conversion of public housing units to project-based vouchers through RAD. This will allow MHA to apply for HOME funding and add to their affordable unit inventory.
- MHA received HUD approval to construct housing at four sites.
- Rents are so high it brings the subsidy rents to the HUD limit and they can't change them.
- Working to create permanent affordable housing in partnership with Roots & Wings.
- CARES funding provided ability to offer landlord incentives and pay for realtor fees, but that money is no longer available.
- *Note from April 5 direct outreach: have 51 participants in Family Self Sufficiency Program.*

Morris County Housing Authority (Kelly Stephens)

- Oversees 424 public housing units (120 of which are USDA Farmer's Home rural units); 635 Section 8 vouchers; 33 Mainstream vouchers
- Morris County Housing Authority uses 32 Small Area Fair Market Rents (SAFMRs), but still have gaps where rent standards don't meet community needs due to high market rents. Working with other PHAs and developers to look at options for using housing choice vouchers.

- Need landlord incentives and funding to provide supportive services that allow voucher holders to maintain units, particularly for Mainstream vouchers that serve non-elderly disabled residents.
- Interested in funding for capital improvements/rehabilitation of public housing units. HOME/HOME-ARP doesn't allow public housing rehabilitation, but this is allowed by the Community Development Block Grant (CDBG) program.
- *Note from April 5 direct outreach: have 75 participants in Family Self Sufficiency Program and seven households participating in its homeownership program.*

Dover County Housing Authority (Maria Tchinchinian):

- Oversees 248 Section 8 Vouchers and one senior building with 59 public housing units
- Started using SAFMRs and families still have a hard time finding rental units.
- *Note from April 5 direct outreach: have 18 participants in Family Self Sufficiency Program and one homeownership voucher.*

Morristown Housing Authority (Keith Kinnard)

- People using vouchers can't find affordable apartments.
- Morristown Housing Authority has a Community Development Corporation that would allow excess land to be developed using affordable housing trust funds and RAD funds from acquisition to create affordable housing in Morristown.
- Interested in possibility of obtaining HOME-ARP capacity building for the CDC if they can become a designated Community Housing Development Organization (CHDO) for the Morris County area.
- They have control of 2 sites that could be used for the development of affordable housing

Other Notes:

Boonton Housing Authority could not participate in the call because they are closing on a RAD project. M&L will reach out to them for input.

Appendix B: Public Participation Materials

[to be inserted upon completion of 15-day public comment period and public hearing]

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