

FY 2024
Comprehensive
Annual Performance
and Evaluation
Report (CAPER)

Morris
County, NJ

September 2025

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

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

This report covers the 12-month period from July 1, 2024 through June 30, 2025, and reflects the completion of the fifth and final year of the 2020-2024 Consolidated Plan. Morris County allocated CDBG, HOME, and ESG funding to address high priority goals and objectives to meet the priority needs identified in the Five-Year Consolidated Plan. The activities implemented during FY 2024 expended a total of \$2,360,402.37 in CDBG funding, \$779,911.73 in HOME funding, and 145,283.85 in ESG funding to benefit low- and moderate-income persons in the community. A summary of the activities implemented during FY 2024 is provided below:

Housing- A total of \$738,046.66 in CDBG funds were expended to increase access to affordable housing for low- and moderate-income households through housing rehabilitation for homeowner and rental units.

Public Facilities- A total of \$1,182,970.21 in CDBG funds was expended for activities to improve public infrastructure and facilities, including the completion of multiple improvement projects including: two (2) center improvements, four (4) neighborhood facility improvements, three (3) park and recreational facility improvements, and two (2) water/sewer improvements. There are an additional eight (8) projects underway.

Public Services- A total of \$297,592.92 in CDBG funds was expended on a variety of public services activities, including \$60,540.99 for youth services, \$22,869.00 for programs that benefit victims of domestic violence, \$103,492.92 for childcare scholarships for children residing in homeless or transitional shelters and families exiting homelessness, \$70,656.00 for case management support for children in foster care, and \$17,040.00 for community outreach and case management for families to ensure a continuum of services.

Planning and Administration- CDBG funding in the amount of \$164,786.59 and HOME funds in the amount of \$68,279.19 supported the administration of these programs for operational expenses

Homelessness Services- Approximately \$145,283.85 in ESG program funds were utilized to provide services to persons experiencing homelessness, and those at risk of homelessness, through various activities including street outreach, emergency shelter, homelessness prevention, and rapid re-housing. ESG funds also support the administrative costs associated with oversight and implementation of these programs.

Table 1 provides a description of the progress made towards meeting the goals and objectives of the 2020-2024 Consolidated Plan and reflects completed activities during the 2024 program year.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: \$ / HOME: \$ / ESG: \$12567	Other	Other	5	1	20.00%	3	0	0.00%
Creation and preservation of homeownership opp.	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	30	0	0.00%	3	0	0.00%
Creation and preservation of homeownership opp.	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	300	25	8.33%	5	1	20.00%
Creation and preservation of homeownership opp.	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other	0	0				
Creation and preservation of rental housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	40	4	10.00%			

Creation and preservation of rental housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	100	20	20.00%			
Creation and preservation of rental housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	184		0	184	
Creation and preservation of rental housing	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		59	0	0.00%
Housing for Persons who are Homeless	Homeless	CDBG: \$181997 / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	70	61	87.14%	27	10	37.04%
Housing for Persons who are Homeless	Homeless	CDBG: \$181997 / HOME: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	600	86	14.33%	62	0	0.00%
Housing for Persons who are Homeless	Homeless	CDBG: \$181997 / HOME: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	0	0		10	0	0.00%
Improve and expand Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	140000	79735	56.95%	5115	8900	174.00%

Improve and expand Infrastructure	Non-Housing Community Development	CDBG: \$	Other	Other	0	0				
Improve and expand public facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30000	56320	187.73%	38001	40680	107.05%
Non-homeless Special Needs Housing	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Non-homeless Special Needs Housing	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	6	8	133.33%	0	4	
Non-homeless Special Needs Housing	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	5	8	160.00%	101	4	3.96%
Non-homeless Special Needs Housing	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	9		0	9	
Non-homeless Special Needs Housing	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	300	0	0.00%			

Non-homeless Special Needs Housing	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Non-homeless Special Needs Housing	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Public Service	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Public Service	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2100	2280	108.57%	1781	870	48.85%
Public Service	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

Morris County allocated CDBG, HOME and ESG funding to address high priority goals and objectives as outlined in the Five-Year Consolidated

Plan. For FY 2020-2024, Morris County has identified the following goals and outcomes:

- Improve and expand Infrastructure: Infrastructure in the low-income areas of the county must be improved or expanded to improve the quality of life for lower-income residents.
- Improve and expand public facilities: Improve public facilities serving low-income residents including parks, libraries, and social service agencies require capital improvements including handicap accessibility.
- Public Service: Expand and continue non-housing community development supportive services.
- Creation and preservation of rental housing: Creation and preservation of affordable rental housing through use of HOME and CDBG funding.
- Creation and preservation of homeownership opportunity: Creation and preservation of affordable homeownership housing opportunities including housing rehabilitation assistance and creation of new homeownership units.
- Housing for Persons who are Homeless: Preservation of short- and long-term homeless facilities and housing including the provision of Tenant Based Rental Assistance (TBRA) to end homelessness.
- Non-homeless Special Needs Housing: Creation and preservation of special needs facilities and accessible housing.
- Administration: Program oversight, public engagement, and on-going management of the federal grant programs.

FY 2024 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. As June 30, 2025, there were activities in progress that had not been completed but will continue in FY 2025, including eight (8) CDBG funded infrastructure and facility improvements activities underway, eleven (11) CDBG funded housing projects underway, and six (6) CDBG funded public service projects underway. The County also utilized the Emergency Solutions Grant program to provide shelter, outreach and rapid rehousing to homeless families and individuals.

CDBG-CV and ESG CV funding were allocated to prevent, prepare for, and respond to coronavirus. The County provided several rounds of requests for proposals to meet the needs of the community through public service organizations. As the needs of the community evolved, many changes were made. Some activities were added, and others dropped. The County received \$3,876,340 in CDBG CV funding, and \$1,133,590.86 has been expended through June 30, 2025.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	22,209	21
Black or African American	576	17
Asian	4,482	0
American Indian or American Native	6	0
Native Hawaiian or Other Pacific Islander	0	0
Total	27,273	38
Hispanic	276	5
Not Hispanic	26,997	33

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

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	8
Black, African American, or African	89
Hispanic/Latina/e/o	74
Middle Eastern or North African	2
Native Hawaiian or Pacific Islander	1
White	132
Multiracial	35
Client doesn't know	0
Client prefers not to answer	7
Data not collected	90
Total	438

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Table 2 provides information on the race and ethnicity of persons assisted with CDBG, HOME, and ESG funds, for activities where data is collected from beneficiaries. These numbers do not include information on persons that reported being of multiple races, and an additional 247 individuals benefitted from CDBG funded activities when this demographic is added. For housing activities, the number of households served per the PR23 Accomplishment Summary report adds 102 households to these totals, of which 2 households reported being of Hispanic ethnicity.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,897,964	2,383,333
HOME	public - federal	918,678	779,912
ESG	public - federal	167,565	145,284

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide	100	100	Urban County jurisdiction

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG: Resources made available for FY 2024 include the FY 2024 grant of \$1,897,964 and program income received of \$28,116. The 2024 PR 26 shows that there was a total of \$2,360,402.37 expended for CDBG during FY 2024 leaving \$2,723,983.08 funds unexpended for the program year.

HOME: Resources made available consists of the FY 2024 grant of \$918,678. There were no additional program income funds receipted or expended during the 2024 program year. During the period of FY 2024, from July 1, 2024 through June 30, 2025, Morris County expended a total of \$779,911.73 and incurred a match liability (25% of funds expended other than Admin) of \$112,729.06. (Match liability is not based on the County's program year but on the federal program year – which ended September 30, 2024)

ESG: Resources made available for FY 2024 consist of the grant of \$167,565. During FY 2024, a total of \$145,283.85 was expended, which includes both 2023 and 2024 funds available. There is a 24 month (2-year) expenditure deadline on ESG funding, and the remaining 2024 funds will be expended and reported in the 2025 CAPER.

Leveraging

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

Typically, other resources made available to meet the needs identified in the Consolidated Plan include state and municipal funds, County grant-in-aid, weatherization funds, private foundations, private donations, volunteer labor and private loans from lending institutions.

The HOME and ESG program require a local matching funds based upon the amount of entitlement funds expended during the program year. The HOME match requirement is 25% of the grant funds received. The match liability for Morris County for FY 2024 was \$112,729.06 as reported on the IDIS report PR33. No additional match contribution funds are being reported for the 2024 program year, as projects anticipated to contribute match are still underway. The excess match carried forward from FY 2023 is enough to cover the match liability for the year.

ESG match is 100% and is provided by individual non-profit agencies that receive the funds. The ESG CAPER report generated from the SAGE system provides information on the match provided by partner agencies that implemented these programs.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	13,203,878
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	13,203,878
4. Match liability for current Federal fiscal year	112,729
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	13,091,149

Table 5 – Fiscal Year Summary - HOME Match Report

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

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
50,000	0	0	0	50,000

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	27	12
Number of Non-Homeless households to be provided affordable housing units	72	141
Number of Special-Needs households to be provided affordable housing units	101	4
Total	200	157

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	37	51
Number of households supported through The Production of New Units	3	4
Number of households supported through Rehab of Existing Units	160	102
Number of households supported through Acquisition of Existing Units	0	0
Total	200	157

Table 12 – Number of Households Supported

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

The County allocated funds to multiple affordable housing activities in the 2024 Annual Action Plan and Table 12 reflects the progress in meeting those goals, with the actual count of accomplishments including prior year allocations which were completed during the 2024 program year. Due to the length of time to implement an affordable housing activity, projects are expected to take multiple years to develop within the programmatic requirements for CDBG and HOME. The actual counts in Table 12 include homelessness prevention and rapid re-housing funding through ESG which supported 51

households with rental assistance, a new group home facility which houses 4 special needs households, and single family and rental rehabilitation activities which provided affordable housing to 102 households by increasing housing quality.

Discuss how these outcomes will impact future annual action plans.

The progress made in meeting the affordable housing goals will not impact planning for future annual action plans, as the need for quality affordable continues to outpace available units. Morris County has a total of ten (10) CDBG funded affordable housing projects in progress, including single family and multi-family rehabilitation, as well as planned projects to develop affordable units using available HOME funds.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	6	4
Low-income	74	0
Moderate-income	5	0
Total	85	4

Table 13 – Number of Households Served

Narrative Information

The figures in Table 13 include data the income level on homeowner and renter households that benefitted from CDBG and HOME rehabilitation or new housing activities.

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

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

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

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 immediate services or housing. For callers who require referral for prevention or diversion from shelter a referral is made to appropriate service providers. A list of priority 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 person 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:

- Nurish NJ
- 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
- EDGE NJ formerly 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 is conducted by Visions and Pathways. Roots and Wings provides shelter and transitional housing to youth. The COC is exploring ways of better understanding the scope of the homeless youth population and their needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

According to the 2024 Point in Time (PIT) count for Morris County, conducted on January 23, 2024, there were a total of 474 households experiencing homelessness. Of that total, 318 (67.09%) of households counted were in emergency shelters, 70 (14.77%) of homeless households were in transitional housing, and 86 (18.14%) of homeless households were living unsheltered on the night of the count. In comparison to the 2023 this is a 42% increase in the incidence of homelessness over the prior year.

Morris County has an active and coordinated Continuum of Care system to address the needs of the County's homeless and "at risk" populations. 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 Service. Although a wide variety of housing resources and programs are offered to meet the needs of various homeless sub-populations, continued integration of resources and programming and the development of additional housing accommodations are needed.

The CoC conducts the Point-in-Time count annually to reassess the need for services for persons residing in emergency shelters, transitional housing facilities, and places not meant for human habitation. This information is used to understand the emergency needs of homeless persons so that they can be addressed adequately and efficiently. The County utilizes ESG funds to address the housing and services needs for persons experiencing homelessness, and funds street outreach activities in an effort to engage the unsheltered population and connect to services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The County's homeless services providers continue to move toward rapid rehousing and Housing First as an effective means of shortening a household's time experiencing homelessness and/or in an emergency shelter. 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.

1. Family Promise has implemented the following initiatives that have impacted the length of homelessness and stability in housing:

A. The Community Support Program provides in-home case management services to stabilize participants in housing.

B. The Landlord/Tenant Program provides incentives to landlords to serve those experiencing homelessness.

C. 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.

Increasing the inventory of permanent housing with supportive services is a priority for the County. A majority of chronically homeless persons have severe mental illness and/or substance abuse issues. They require long-term, affordable housing options with supportive services to make the transition to residential stability. Outreach for homeless youth - Roots and Wings provides shelter and transitional housing to youth while Visions and Pathways conducts street outreach.

The County will continue to prioritize the use of its ESG funds for support services for the homeless through various programs. HOME dollars will continue to be utilized for the creation of new affordable units while ESG funds will be used for rental and financial assistance to rapidly rehouse the homeless, effectively shortening the time spent experiencing homelessness. In addition, ESG dollars will be used for homeless prevention activities aimed at ensuring the at-risk of homelessness remain stably housed and preventing recidivism among those rapidly rehoused.

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

The County prioritizes its ESG dollars for homelessness prevention activities such as rental assistance and utility arrearage payments, as well as support the existing agencies that provide such resources. Further, creation of new affordable units will aid in preventing instances of

homelessness for those exiting institutions or the criminal justice system by providing available units upon discharge and appropriate wraparound services to prevent recurring episodes of homelessness/institutionalization. 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. In addition, 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.

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.

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. Members of the COC 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. Outreach providers in the County, such as the Street Outreach Team of Visions & Pathways, are identifying homeless youth earlier in the process and connecting them with services to prevent them from becoming homeless on the street.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

CDBG funds are used to address housing repair needs for the Madison Housing Authority and the Morris County Housing Authority, and funds are made available on an annual basis through a competitive application process. The CDBG funds may be used for eligible projects to increase the availability of quality affordable housing in the County.

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

The MCHA has a Resident Advisory Board which provides input to its annual plan. Senior Citizen groups are active at each of the elderly developments. MCHA also has a Family Self-sufficiency program that currently works with households to become economically independent and look forward to homeownership goals. Select households also participate in the MCHA homeownership program.

Actions taken to provide assistance to troubled PHAs

Not applicable: The Morris County Housing Authority is not designated as troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

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

Through the Fair Share Housing Act and the Mount Laurel Doctrines, the State of New Jersey mandates that municipalities in the state provide their fair share of affordable housing. Many of the Morris County communities have approved fair share plans that dictate the number and type of affordable housing to be created in their community, given the constraints of adequate land and utilities. In 2024, the New Jersey legislature amended the NJ Fair Housing Act, requiring that half of all affordable units built must be reserved for low-income families; of these, at least 13% must be for very low-income households, and the remainder for low- to moderate-income households. Even with support from the state and local government, the following specific barriers to affordable housing remain in the County:

- Insufficient federal and state resources for affordable housing initiatives, such as programs and resources to build housing, rental assistance, and tax credits for homebuyers.
- As New Jersey is a home-rule state, the county controls the construction of affordable housing with townships and villages having little say over what happens.
- Many areas of the County do not have adequate infrastructure to keep up with the demands of the growing population.
- Several stakeholders reported a lack of accessible housing near transportation options for reaching jobs and services, particularly for senior citizens, individuals with physical disabilities and mental health issues, low-income families, and any other residents without reliable access to their own automobiles.
- New Jersey's property taxes are the highest in the nation by the per capita measure and 2nd highest as a percentage of income.
- Stakeholders identified expensive childcare as a barrier to affordable housing for families. Various service providers offer programs that provide childcare subsidies to assist qualifying families. However, there are often barriers to obtaining these subsidies. Identified barriers include work requirements for families and long waiting lists. When families are not eligible for subsidies, they may qualify for a sliding scale fee. Even the sliding scale fee is unaffordable for some families.
- 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 the 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.

The County prepared a strategy to overcome impediments to fair housing choice in 2016 and plans to update the Analysis as part of the current consolidated planning process.

Actions Taken- Continued

The County prepared a strategy to overcome impediments to fair housing choice in 2016 and plans to update the Analysis as part of the current consolidated planning process. Specific recommendations related to affordable housing actions taken by the County include:â€¢ Provide technical assistance for developers interested in using federal or state funds for affordable housing development.â€¢ Morris County will work with the Housing Alliance to monitor the database of expiring affordable housing units, assess when any units could be lost due to expiring contracts, and determine what actions the County can take to preserve these units.â€¢ Use HOME funds to support rehabilitation, mixed use, or redevelopment with the explicit goal of increasing local affordable housing inventory.â€¢

Continue and expand existing housing rehabilitation programs.â€¢ Provide pre-development funding to non-profit developers operating in higher opportunity neighborhoods, to help underwrite high upfront affordable housing development costs.

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

The primary impediment to the County's ability to meet underserved needs is the limited amount of funding to address identified priorities. The County will continue to seek public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs. 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 taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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

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 income growth for families living in poverty. The varied activities help create job opportunities, reduce burdens (e.g., housing cost burden), and educationally/economically empower County residents, all of which will prevent or alleviate poverty in the community.

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

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 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 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.

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

Public and non-profit agencies that are critical to the institutional structure must work cooperatively, and agency staff have the ability and expertise to deliver services efficiently and effectively, often with years of expertise in their respective fields. The County will also continue to coordinate its housing efforts with a variety of development entities. Housing rehabilitation is provided in-house by the County. 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.

The County will continue to strengthen its working relationships with local social service agencies, through participation in efforts 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 County anticipates continued coordination of human service funding with other social service agencies and charitable organizations to better target the limited amount of human service dollars available in the community.

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

Morris County completed their 2021-2025 Analysis of Impediments in 2021. The 2021-2025 Analysis of Impediments to Fair Housing Choice for Morris County and the Township of Parsippany Troy-Hills identified impediments and action steps, as well as actions taken to address them:

Impediment: A lack of affordable housing throughout Morris County disproportionately affects members of the protected classes.

- Recommended actions steps included more oversight and technical assistance to local governments as they implement their COAH goals and continued funding of affordable housing projects. The County continued to provide such assistance through the Planning Department and funding through the Human Services Division's use of CDBG and HOME funds.

Impediment: Racially concentrated areas of poverty are found in several census tracts in Morris County. These areas may be indicative of constrained housing choice for members of the protected classes.

The County continued to fund projects that improved overall living conditions in racially concentrated areas of poverty while expanding affordable housing options in higher opportunity areas. HOME projects funded in 2023 included:

- Tenant Based Rental Assistance,
- Rental housing rehabilitation
- Development of new affordable housing for homeownership

Actions to Overcome- Continued

Fair Housing Impediment: Members of the protected classes are more likely to have lower incomes, higher unemployment rates, and higher poverty rates. This limits housing choice, restricting access to community assets for members of the protected classes. The action steps recommended were to negotiate non-discrimination on the basis of income in affordable housing, which is already a state law, and to link transportation to jobs centers with RCAPs. The latter is a long-term goal. Impediment: Morris County and Parsippany's public transportation systems are fragmented and could more adequately provide access to jobs and services for members of the protected classes. These action steps are also long term in that improving the transportation network is a slow-moving process. The Planning Department continues to work with New Jersey Transportation Planning Agency (NJTPA) to promote expanded service, and with municipalities to capitalize on areas that have service by increasing density. Impediment: Members of the protected classes are disproportionately denied mortgages in the private sector. The recommended action step of providing homebuyer assistance has not yet been implemented. HOME funds have been directed to several homebuyer activities, notably Habitat for Humanity, which provide affordable homeownership. The Housing Partnership provides homebuyer education classes for prospective homeowners. Impediment: Morris County's monitoring and evaluation procedures do not properly track fair housing expenditures. Other policy components related to fair housing require revision. The Community Development office has enhanced procedures for

tracking fair housing expenditures, such as mapping the past five years of affordable housing development and charting this progress on a spreadsheet. The monitoring tools have been re-designed to include fair housing outreach efforts and the use of the fair housing logo by subrecipients who develop new housing. Impediment: Fair housing education and outreach efforts may not satisfy need. The Fair Housing Task Force planned a Fair Housing education program but was shut down by COVID. Impediment: Morris County's subrecipients may not be aware of their obligation to affirmatively further fair housing. Subrecipients zoning ordinances and/or attitudes towards affordable housing development may be restricting housing choice for members of the protected classes in higher opportunity areas of the County. The County will continue to provide technical assistance to municipalities on their zoning and land use issues.

CR-40 - Monitoring 91.220 and 91.230

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

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.

Site visits were not made to social service providers in 2022 due to COVID. By conducting desk monitoring rather than on-site, program activity and fiscal and regulatory compliance was assessed. Activity files are maintained with the necessary documentation.

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

Desk monitoring delayed due to Covid in 2022 have since resumed for 2023. A list of all the properties due for monitoring in 2023 are provided in section CR-50.

All subrecipients 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.

To ensure that the County is addressing the long-terms goals for the program, it matches activities to the goals in the award process for selecting projects for the fiscal year.

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

Describe the efforts to provide citizens with reasonable notice and an opportunity to

comment on performance reports.

The CAPER document was made available for public review and comment for a 15-day public comment period from September 10, 2025, to September 25, 2025.

Copies of the notice of the CAPER were distributed as follows:

- County website:
- *The Daily Record* Newspaper
- Morris County Housing Authority – P.O.B. 900, Morristown, NJ 07963-0900
- Morris Habitat for Humanity- 240 South Salem Street, Suite 100, Randolph, NJ 07869
- Cornerstone Family Services - 62 Elm Street, Morristown 07960
- Interfaith Food Pantry - 2 Executive Drive, Morris Plains 07950
- Jersey Battered Women's Service (JBWS) - P.O. Box 1437, Morristown 07962
- Morris County Division on Aging, Disabilities and Veterans - POB 900, Morristown, NJ 07963-0900
- Continuum of Care agencies (blast email)

Additionally, a public hearing on the draft CAPER was held on September 24, 2025 to solicit comments from the public on the performance of the CDBG, HOME, and ESG programs. There were no members of the public in attendance at the public hearing and no comments received through the 15-day public comment period.

CR-45 - CDBG 91.520(c)

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

There are no changes anticipated in the program as a result of the experiences from implementation of the 2024 planned activities.

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

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

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

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

The following table describes the properties inspected during the 2023 program year. Additional inspections did not take place during FY 2024, and inspections will take place during the 2025 program year.

HOME-Program Year 2023 Through 2024 Rental Property Monitoring		
Non-Profit Agency/Development	Status	Date Monitored & Type
Chatham Family Apartments – New Construction of Affordable Housing 522 Southern BLVD, Chatham.	Completed	May 21, 2024-On-Going Construction Monitoring
Madison Family Apartments- New Construction of Affordable Housing 28 Walnut Street, Madison.	Completed	June 12, 2024- Initial Construction Monitoring, On-going monitoring to be continued.
Nouvelle-New Construction of SRO Home-344 Hillside Avenue, Chatham.	Completed	June 19, 2024- Initial Construction Monitoring On-going monitoring to be continued.
Housing Authority of Morris County-TBRA 99 Ketch Road Morristown.	Completed	June 26, 2024-Desk Monitoring Conducted On-Site
Homeless Solutions Inc.- RDD-Unlisted Address, 1 & 3 Jean Street Morristown.	Completed	July 1, 2024-On-Site Monitoring and Desk Monitoring
Homeless Solutions Inc.- 37 Harrison Street, 23, 38-42 Abbett Avenue and 24 Walnut Street Morristown.	Completed	July 2, 2024-On-Site Monitoring and Desk Monitoring
Pillar Care Continuum- 19 Thomas Street GH, Wharton.	Completed	July 9, 2024-Initial Onsite-Monitoring and Desk Monitoring
The ARC- 10 Entin Road GH, Parsippany.	Underway	July 18, 2024-Onsite and Desk Monitoring to be conducted
Community Home- 5 Cambridge Avenue and 69-71 Ford Avenue, Wharton.	Underway	July 22, 2024-Onsite and Desk Monitoring to be conducted.

HOME Inspection List

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

There were no new HOME projects with more than 5 units completed requiring an Affirmative Marketing Plan in the past year. During monitoring, compliance with the Affirmative Marketing Plan is checked.

The County agreement includes requirements for affirmative marketing for all units. Outreach is required to those least likely to apply for housing.

There were also 2 households that were assisted with Tenant Based Rental Assistance. Various COC agencies sponsor units and beneficiaries for this program.

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

There was \$50,000 in program income receipted during FY 2023, for funds returned for the HOME ARP program. These funds are earmarked for HOME-ARP activities and were not expended during the 2024 program year.

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

During FY 2024, the County undertook a number of programs that foster and maintain affordable housing:

- County's Homeowner Rehab Program
- Collaborated with Morris County Housing Authority on the TBRA Program
- Provided technical assistance to prospective subgrantees on the subject of acquiring, rehabilitating, or constructing affordable housing
- Participated in the Housing Alliance of Morris County, the Fair Housing Committee and CAS
- Funded HOME construction and rehabilitation activities
- ESG And COC funding provided rental support to homeless families to move to affordable housing

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

There were no projects completed during FY 2024 which met the threshold to require Section 3 reporting of hours worked.