

NJ DEPARTMENT OF COMMUNITY AFFAIRS DRAFT FY 2024 CAPER



**State of New Jersey
Phil Murphy, Governor**

**Department of Community Affairs
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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 Federal Fiscal Year 2024 (State Fiscal Year 2025) and discusses the activities that occurred between July 1, 2024 to June 30, 2025. During this period, the State of New Jersey received \$23.3 million in HUD funding through six programs: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA), the National Housing Trust Fund (HTF) and the Recovery Housing Program (RHP). All activities funded through these various programs prioritized the housing and community development goals identified in the State of New Jersey's Consolidated Plan which include providing decent housing, creating suitable living environments, and expanding economic opportunities for low-to-moderate income households.

- Programmatic outcomes during Federal Fiscal Year 2024 included:
- 10,048 individuals received overnight emergency shelter, homelessness prevention, or rapid re-housing
- 22 municipalities and counties were awarded CDBG grant funds for 15 infrastructure projects and 7 housing rehabilitation and accessibility upgrades
- 20,754 persons received infrastructure improvements to public facilities and 81 households with housing rehabilitation through CDBG
- 456 extremely low-income and low-income households received rental assistance through HOME
- 35 rental units were created with HOME and HTF funds. Of these, 25 units were created through new construction and 10 were rehabilitated
- 66 persons with HIV/AIDS received HOPWA Tenant Based Rental Assistance
- 2 Recovery Homes became operational
- 3 Recovery Homes were acquired
- 48 Direct projects for emergency business assistance were completed with CDBG CV funds

This CAPER will also provide information on progress towards meeting stated goals and objectives for the CDBG-CV CARES Act funding which was originally on the State of New Jersey's 2019 One-Year Action Plan but is being reported in this CAPER per guidance from HUD.

The NJ Department of Health (NJDOH) contracted with Hyacinth AIDS Foundation through a competitive RFP at the end of FFY2023. Hyacinth AIDS Foundation was selected due to its

capacity, expertise, and demonstrated success in facilitating housing programs for low-income, HIV+ individuals. In FFY 2024, Hyacinth provided Tenant Based Rental Assistance (TBRA) to over 80 newly enrolled individuals. Of these households, 66 were enrolled in the formula federally funded HOPWA program, and 27 were enrolled in the competitive federally funded HOPWA program. In addition to TBRA, 82% of these households received Permanent Housing Support in the form of security deposits, further enhancing their ability to secure stable housing.

DCA did not receive any applications for business assistance via CDBG; therefore, funding was focused on homeowner housing rehabilitation and infrastructure/public facilities projects. Both of those categories exceeded their annual outcome goal and far exceeded the five-year consolidated plan goal.

The first transitional sober living residences for the Recovery Housing program opened this year, creating ten new beds for low-income, homeless individuals in recovery from a substance use disorder.

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
Improve community infrastructure and facilities	Non-Housing Community Development	CDBG: \$5,251,818.01	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	105,000	193,602	184%	15,351	20754	135%
Increase supply of affordable rental & owner units	Affordable Housing	HOME: \$ 1,830,602 HTF: \$493,873	Rental units constructed	Household Housing Unit	78	99	127%	12	25 Total HOME- 11 HTF- 14	208%
Increase supply of affordable rental & owner units	Affordable Housing	HOME: \$162,360/ HTF: \$4,874,047	Rental units rehabilitated	Household Housing Unit	200	55	28%	20	10 Total HOME: 0 HTF: 10	50%
Increase supply of affordable rental & owner units	Affordable Housing	HOME: \$0 / HTF: \$0	Homeowner Housing Added	Household Housing Unit	25	6	24%	2	0 Total HOME: 0 HTF: 0	0%
Preserve existing affordable housing	Affordable Housing	CDBG: \$855,760.80	Homeowner Housing Rehabilitated	Household Housing Unit	150	412	275%	50	81	162%

Support community & economic development programs	Non-Housing Community Development	CDBG: \$0	Businesses assisted	Businesses Assisted	20	0	0%	1	0	0%
Support rental housing & services for homeless	Affordable Housing Homeless	HOPWA: \$0 / HOME: \$4,528,765.93/ ESG: \$2,148,136.39 / RHP: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2,200	2,494	113%	653	864 Total 408 ESG 456 HOME	132%
Support rental housing & services for homeless	Affordable Housing Homeless	HOPWA: \$0 / HOME: \$0.00 / ESG: \$2,036,739.09 / RHP: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	36	212	589%	5	0	0%
Support rental housing & services for homeless	Affordable Housing Homeless	HOPWA: \$0 / HOME: \$0.00 / ESG: \$610,012.49/ RHP: \$0	Homelessness Prevention	Households Assisted	722	643	89%	144	172	119%
Support rental housing & services for homeless	Affordable Housing Homeless	HOPWA: \$1,534,470 / HOME: \$0.00 / ESG: \$0 / RHP: \$0	Housing for People with HIV/AIDS added	Household Housing Unit	150	149	99%	61	66	108%
Support rental housing & services for homeless	Affordable Housing Homeless	HOPWA: \$ / HOME: \$0.00 / ESG: \$0 / RHP: \$1,941,658.36	Other	Other	7	6	85%	1	3	300%

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.

State CDBG applications are scored on a competitive basis. The lowest income communities are given extra points. All applicants must provide their community development and housing needs statement, and their proposed project must address an identified need and one of the State CDBG Program objectives. The most common state objectives include: • Support housing rehabilitation programs that maintain the supply of safe, decent, and affordable housing. • Improve the availability and adequacy of essential public facilities, remedy serious deficiencies in areas that principally serve low-income people. • Support community development programs of urgency where existing conditions pose a serious and immediate threat to the health or welfare of the community and where other financial resources are unavailable.

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	HTF	HOPWA
White	61	157	13	21
Black or African American	16	286	10	3
Asian	2	4	1	0
American Indian or American Native	1	2	0	0
Native Hawaiian or Other Pacific Islander	0	2	0	0
Other	1	16	0	42
Total	81	467	24	66
Hispanic	5	76	6	9
Not Hispanic	76	391	18	57

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

	HESG
American Indian, Alaska Native, or Indigenous	74
Asian or Asian American	58
Black, African American, or African	6020
Hispanic/Latina/e/o	1201
Middle Eastern or North African	25
Native Hawaiian or Pacific Islander	13
White	1391
Multiracial	1146
Client doesn't know	12
Client prefers not to answer	12
Data not collected	96
Total	10,048

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

Narrative

Racial and ethnic data for the CDBG program show that 75% of recipients identified as White, followed by 20% Black, African American, or African, 1% Other, and 6% Hispanic. For the HOME program, 61% of the program participants identify as Black, African American, or African, 34% identify as White, 16% identify as Hispanic and 3% Other. The HTF program participants identified as 54% as White, 42% Black, African American, or African, 25% Hispanic, 4% Asian and 0% Other. The program participants for HOPWA were 64% Other, 32% White, 14% Hispanic and 5% Asian. The HOPWA program has a large number of participants that identify as various multi-race options, this data was entered into the “Other” category. Racial and ethnic data for the Emergency Solutions Grant Program show that 60% of recipients identified as Black, African American, or African, followed by 14% White, 11% Multi-racial, and 12% Hispanic.

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	\$6,730,317.00	\$6,107,578.81
HOME	public - federal	\$5,342,992.95	\$4,691,125.93
HOPWA	public - federal	\$1,916,375.00	\$1,534,470.00
ESG	public - federal	\$3,398,884.00	\$4,794,887.97
HTF	public - federal	\$5,367,920.02	\$5,367,920.00
Other RHP	public - federal	\$1,026,646.00	\$1,941,658.36

Table 3 - Resources Made Available**Narrative**

The funding listed under “Resources Made Available” reflects the FFY 2024 federal funding award amounts provided to NJDCA in the program year. However, the “Amount Expended During Program Year” are for all funds expended during the reporting period which includes prior FFY funding due to the grant cycle terms.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG - Non-Entitlement Communities	100	100	
State of New Jersey	100	100	

Table 4 – Identify the geographic distribution and location of investments**Narrative**

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.

New Jersey leveraged federal CDBG, ESG, HOME, HTF and HOPWA funds with other State funds to address housing and community development needs. The Community Development Block Grant Program requires the State of New Jersey to match administration funds after the first \$100,000 on a one-to-one basis. The match for CDBG was the State's Affordable Housing Trust Fund. The Emergency Solutions Grant Program requires a one-to-one match. The match for ESG is provided by the State's General Fund and the State's Homelessness Prevention Program. The HOME Program requires a 25% match. The match for HOME is the Affordable Housing Trust Fund. The Housing Trust Fund (HTF), The Recovery Housing Program (RHP), and the HOPWA Program do not require a local match. It should be noted that DCA leveraged over \$19 million in Affordable Housing Trust funds last Fiscal Year for housing production.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$54,908,308.68
2. Match contributed during the current Federal fiscal year	\$18,500,000.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$73,408,308.68
4. Match liability for current Federal fiscal year	\$467,226.52
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$72,941,082.16

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
3839	6/30/2025	\$1,628,000	0	0	0	0	0	\$1,628,000
4151	6/30/2025	\$12,117,500	0	0	0	0	0	\$12,117,500
4219	6/30/2025	\$4,754,500	0	0	0	0	0	\$4,754,000

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning 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 \$
\$65,235.10	\$203,707.88	\$65,177.77	\$65,177.77	\$73,295.01

Table 7 – Program Income

HOME MBE/WBE report 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	\$2,161,134	0	0	0	0	\$2,161,134
Number	1	0	0	0	0	1

Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	Women Business Enterprises	Male
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Contracts			
Dollar Amount	\$2,161,134	0	\$2,161,134
Number	1	0	1

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	1	0	0	0	0	1
Dollar Amount		0	0	0	0	\$2,279,931

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

	Number	Cost
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	419	415
Number of Non-Homeless households to be provided affordable housing units	144	172
Number of Special-Needs households to be provided affordable housing units	168	66
Total	732	653

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	239	456
Number of households supported through The Production of New Units	34	35
Number of households supported through Rehab of Existing Units	60	81
Number of households supported through Acquisition of Existing Units	0	0
Total	333	572

Table 12 – Number of Households Supported

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

The State exceeded the goals in most categories except for the HOPWA program which is serving the special needs population. The HOPWA program intended to assist 168 households

in its first year of NJDOH administration but was able to assist 66 new households as they on boarded their new agency.

The HOME Production program did not receive any qualifying applications for homeownership projects which resulted in the projected goal not being met. The HOME program did not meet its rental rehabilitation unit goal due to the lack of submitted applications from developers. Many developers pursued the less restrictive State Affordable Housing Trust Fund to develop their housing projects. The NJDCA expects this trend to change as the State AHTF funding is limited.

The ESG Rapid Re-housing program was just short of the annual goal of 414 households by serving 408 households. However, the overall goal of tenant based rental assistance and rapid re-housing was exceeded with the HOME funds for this year, and the 5-year goal was exceeded. As for the ESG Homelessness Prevention program, the annual goal of 144 was exceeded, 172 households were assisted this year. However, the five-year goal was 89% which can be attributed to the COVID pandemic and the housing moratorium in New Jersey that lasted from March 1, 2020 to December 31, 2021.

The ESG Shelter Support program created 54 beds in the prior reporting period and sub-recipients have started program activities using FFY2024 funds to create another 28 beds which will be counted in the next reporting period. No beds were counted in this reporting period due to timing, but the five-year goal has been far exceeded.

The Recovery Housing program had the first two new transitional sober living facilities become operational, which created 10 new beds for low-income, homeless individuals in recovery from a substance use disorder. The program acquires and rehabilitates residential homes, and each resident has sole occupancy of a room. The Recovery Housing program had a goal of 1 new unit created for FFY 2024 and 7 units over the course of five years. During the program year three new locations were acquired and the FFY 2024 was awarded to two grantees who are in the process of acquiring new homes. Once these properties are secured in the next program year, there will be 8 new sober living homes created, exceeding the goal of 7 new units.

Discuss how these outcomes will impact future annual action plans.

The State will take into consideration organizational capacity in completing construction and rehabilitation when projecting outcomes. The State will also increase the outreach and social media blasts to increase the number of applications submitted for the HOME program.

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	HTF Actual
Extremely Low-income	0	430	24
Low-income	34	31	0
Moderate-income	47	6	0
Total	81	467	24

Table 13 – Number of Households Served

Narrative Information

The HOME program primarily benefited extremely low-income households while the CDBG program assisted more low-income and moderate-income households. The HTF program exclusively benefited extremely low-income households.

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

New Jersey continued its Continuum of Care approach to identify and address the needs of the homeless. This included programs and services addressing each stage of the homeless continuum: homeless prevention, rapid re-housing, emergency shelter, temporary housing assistance, and permanent supportive housing programs. Emergency Solutions Grant: The State of New Jersey continued to provide rapid re-housing assistance through the Homelessness Prevention and Rapid Re-Housing Program (HPRP) to extremely low-income households by providing security deposits, up to 12 months of subsidized rental assistance and moving fees. All program participants are provided with monthly case management services to address their individual needs and provide referrals to local resources. Rapid re-housing assistance includes financial assistance, case management, housing search and placement, credit repair, money management, and budgeting. All emergency shelters funded with ESG funding must offer case management services to residents and have established linkages in the community to address individual resident needs.

To meet a service gap identified by providers, the DCA has implemented the Document Assistance and Support for Housing (DASH) program which connects voucher holders with the supportive services necessary to overcome barriers to tenancy and accelerate permanent housing outcomes by collaborating with municipal, county, and Continuum of Care partners.

The Office of Homelessness Prevention (OHP) worked with State and local government as well as private organizations to improve the coordination of services for those people either experiencing homelessness or facing imminent risk of homelessness. The OHP has been compiling data to get a more accurate understanding of homelessness in New Jersey.

The Integrated Homelessness Prevention Services (IHPS) was established to provide stabilization services that help individuals and families who are living on the streets, in places not intended for human habitation, or in emergency shelters, secure permanent housing. The program operates in Burlington, Camden, Hudson, Monmouth, and Union counties. It provides security deposits, rental assistance subsidy for up to three months, arrears up to six months, diversion assistance, and street outreach which includes case management, engagement, and low-barrier prevention services.

Additionally, the Office has deployed its Rural and Suburban Outreach program, which provides additional Street Outreach capacity for non-profit partners in the eight (8) most rural counties in New Jersey to facilitate direct unsheltered outreach and mobile case management assistance to persons living in encampments and other unsheltered conditions throughout the state. The case managers have resources to assist homeless individuals obtain their basic identification documents, food, and work to establish trust in the encampments by helping to link homeless individuals to services. Stronger connections among the Rural and Suburban Outreach and rapid rehousing programs remain a goal to move more households from unsheltered homelessness into permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The State continued to provide funds to maintain shelter facilities through the ESG Program. The program provided funding to do the following:

- Address life and safety issues in emergency shelters and transitional housing facilities
- Purchase equipment and furnishings that will provide direct benefits to the shelter's residents
- Create new emergency shelter beds when needed

DCA and the State Parole Board continued the Another Chance program. The program expands housing resources available to inmates released from prison without a stable living arrangement. The program provided temporary housing assistance (up to 6 months) to offenders being released from designated Department of Corrections' facilities that do not have an approved residence of record. The program is currently operating in Camden, New Brunswick, and Trenton. The State has continued to implement the Recovery Housing Program where non-profits are provided funds to acquire and rehabilitate residential homes to create new transitional housing beds for individuals in recovery from a substance use disorder. Residents of the transitional sober living residents are homeless and low-income individuals. This multi-year project has opened its first locations with more in the pipeline.

The State released an RFP to develop new Non-Congregate Shelters (NCS) through the HOME-ARP NCS program; two grants were awarded. These facilities will increase bed capacity and provide residents with more private and dignified living accommodations, including access to a private bathroom within each unit. Prior to the COVID-19 pandemic, most shelters operated using a congregate model, where multiple individuals and families shared sleeping and bathroom facilities. The public health emergency necessitated a shift to non-congregate shelter formats to reduce health risks and transmission of disease. Experience during this period demonstrated that individuals experiencing homelessness are more likely to seek shelter in environments that offer greater privacy and safety.

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 State continued to apply for HUD Continuum of Care grants to provide rental assistance to homeless persons with disabilities, in collaboration with local social service providers. Funds for this program have been granted in Atlantic, Burlington, Cape May, Essex, Gloucester, Morris, and Passaic counties.

In addition, the State, through the Homelessness Prevention and Rapid Re-Housing Program, continued to provide rapid re-housing assistance to households with annual incomes up to 30% of the AMI. The Homelessness Prevention and Rapid Re-Housing program exclusively serves extremely-low-income households by helping households at risk of eviction by providing arrears assistance to avoid becoming homeless. Last year 172 households received arrears assistance, up from 83 households assisted in FY 2023, and were successful in retaining their housing.

Rental assistance continued to be provided to people who are homeless and working towards self-sufficiency through the Housing Choice Voucher (HCV), State Rental Assistance Program (SRAP), Veterans Administration Supportive Housing (VASH), and the HOME Tenant-Based Rental Assistance programs.

DCA administered 1,315 Veterans Administration Supportive Housing (VASH) vouchers and 273 project-based Housing Choice Vouchers for homeless and at-risk veterans. Additionally, the State has committed to functionally ending veteran homelessness by leveraging additional State SRAP vouchers, and HOME-ARP vouchers with funding to help accelerate housing outcomes of veterans experiencing homelessness in the state. DCA implemented a new preference for United States Armed Forces veterans and their spouses so that they will receive priority placement on the waiting list.

In 2025, DCA and the Department of Military and Veterans Affairs (DMVA) created the Bringing Veterans Home initiative which is a plan to reduce veteran homelessness in New Jersey to functional zero by July 1, 2026. That means not only housing all currently homeless veterans but also creating a system where any veteran who becomes homeless can be placed in stable housing within 30 days. The goal is to house 300 veterans in the first 180 days of the program, and more than 1,000 overall. More than \$30 million in state and federal funding has been

allocated to support housing placements, rental assistance, transitional housing, and supportive services like VASH vouchers and the SSVF program.

DCA also committed rental assistance to the Keeping Families Together Initiative with the Department of Children and Families (DCF). This program targets rental assistance and supportive services to extremely vulnerable families who are homeless or live-in unstable housing, and who are involved with the child welfare system. The goal is to ensure that children are not removed from their families, or that families can reunify, with stable housing and services designed to support their tenancy. DCA committed a total of 600 vouchers to this program. Additionally, the State is in the process of creating a new grant opportunity that integrates state-funded prevention of homelessness funds that target low- to moderate-income families with flexible funding to create more robust assistance options.

The NJDCA created 35 new affordable rental units through the HTF and HOME programs which is providing additional housing stock for low-income households throughout the state. Through the state Affordable Housing Trust Fund (AHTF) 15 homeownership units were completed, 60 rental units for a total of 75 units. The DCA partnered with the New Jersey Department of Human Services – Division of Medical Assistance and Health Services (DMAHS) to create the New Jersey Healthy Homes Initiative (NJHHI) for the acquisition, construction and/or rehabilitation of 200 affordable rental units. The NJHHI program provides capital and operating cost assistance to deed-restricted affordable housing units that are set-aside for Medicaid members making less than 30% of Area Median Income (AMI) and are at risk of homelessness or institutionalization. This initiative was funded by the American Rescue Plan Act (ARPA) Section 9817, also known as New Jersey’s Home and Community Based Services (HCBS) Spend Plan.

In 2025, DCA and the Department of Human Services announced over \$10.7 million in grant funding for 43 nonprofit organizations through the NJ FamilyCare HSPRP. This initiative focused on helping NJ FamilyCare members who are facing homelessness or housing instability get the support they need with the goal of not just identifying housing but also sustaining it. This program works to connect healthcare and housing services to improve overall quality of life. The grants help community organizations prepare to offer services by covering staff hiring, training, tech systems, and enrolling constituents in Medicaid. The agencies will then have the capacity to help Medicaid recipients with housing applications, move-in costs, support for keeping stable housing, and home modifications to make homes safer and free from environmental barriers.

The State of New Jersey has continued to fund the Comprehensive Eviction Defense and Diversion (CEDD) Initiative, a wraparound support system designed to prevent eviction and

stabilize low-income households at risk of displacement. The initiative offers legal assistance, rental and emergency financial aid, mediation, crisis intervention, and case management at the courthouses.

To further support households at risk of displacement, the State has been developing the New Jersey Eviction Guide, a first of its kind interactive, self-guided tool designed to help tenants at risk of homelessness navigate the eviction process and connect with available resources which will launch in Summer or Fall 2025. The Eviction Guide will provide clear, comprehensive, step-by-step information on court procedures, tenant rights, and general guidance to households facing or threatened with eviction. By helping users identify their stage in the eviction process through plain-language explanation of court procedures and tenant rights while linking them to local service providers such as legal aid, case management, and rental assistance, the Guide serves as a critical resource for promoting housing stability and preventing avoidable evictions.

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.

DCA committed 100 vouchers for homeless and at-risk youth and 25 project-based vouchers for households referred by DCF that need housing to maintain their children or for family reunification.

In 2025, DCA and the Department of Human Services announced over \$10.7 million in grant funding for 43 nonprofit organizations through the NJ FamilyCare Housing Supports Provider Readiness Program (HSPRP). This initiative focused on helping NJ FamilyCare members who are facing homelessness or housing instability get the support they need with the goal of not just identifying housing but also sustaining it. This program works to connect healthcare and housing services to improve overall quality of life using Medicaid funding with State match dollars for eligible members.

The NJ Healthy Homes Initiative (NJHHI) was created for the acquisition, construction and/or rehabilitation of 200 new deed-restricted affordable housing rental units that are set-aside for Medicaid members making less than 30% of Area Median Income (AMI) and are at risk of homelessness or institutionalization.

The Office of Homelessness Prevention continued to expand Bringing Veterans Home (BVH), New Jersey's statewide initiative to end veteran homelessness. BVH integrates local housing providers, VA Medical Centers, Supportive Services for Veteran Families (SSVF) programs, and municipal housing authorities into a single coordination framework. The program ensures every veteran at risk of or experiencing homelessness is quickly identified, connected to supportive services, and offered a permanent housing solution.

In the reporting period BVH housed 1,202 distinct veterans, with the majority placed directly into permanent housing. The initiative has also strengthened real-time data sharing and case conferencing across federal, state, and community partners, reducing duplication and accelerating placements. BVH is a cornerstone of New Jersey's "Functional Zero" strategy for veteran homelessness, demonstrating that with focused coordination, adequate housing resources, and strong partnerships, veteran homelessness can be rare, brief, and non-recurring.

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

Actions taken to address the needs of public housing

The State continued to provide professional development training to public housing authority managers. The program provides courses in areas such as ethics and resident initiatives. The resident initiative course encourages housing authority managers to allow public housing residents to become more involved in management and participate in homeownership.

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

DCA continued to promote the following programs to Housing Choice Voucher Program participants. DCA hired a director to develop new strategies to engage more households to participate in programs. The Section 8 Homeownership Program allows families who are receiving Section 8 rental assistance to use that assistance to help pay the mortgage on a home they buy. To qualify the family must:

- Be a first-time homebuyer
- Be employed full time for at least one year with a minimum earned income of \$25,000 (except elderly and disabled for whom the minimum income requirement is 12 times the monthly SSI/SSD amount); and
- Have a credit score of at least 670 and successfully complete homebuyer housing counseling

During FFY 2024: three new program participants became homeowners, and 18 households successfully completed homeownership counseling and were issued a voucher, and 3 had pending closings. During the fiscal year 97 households received homeownership assistance.

The Family Self-Sufficiency Program (FSS) assists low-income tenants to build assets and increase their earnings so that they can better meet their families' needs and become independent of welfare assistance. As part of the program, DCA establishes an interest-bearing FSS escrow account for each participating family. An escrow credit, based on increases in earned income of the family, is credited to this account during the five-year term of the FSS contract. In FFY 2024, DCA had 56 active FSS participants. DCA is currently working on expanding the Family Self-Sufficiency Program and Homeownership Program in the Housing Choice Voucher Program and changing the regulations in the State Rental Assistance Program to allow program participants to be able to participate in both.

Actions taken to provide assistance to troubled PHAs.

DCA continued to work in conjunction with the HUD-Newark office to address the needs of

struggling public housing authorities throughout the State.

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)

On March 30, 2024, Governor Murphy signed landmark affordable housing legislation to support towns in meeting their affordable housing obligations. The legislation developed a new system for municipalities to meet their Mount Laurel affordable housing obligations, replacing the prior process that existed entirely in the courts. In 2025 the New Jersey Department of Community Affairs published non-binding calculations of affordable housing obligations for all 564 municipalities, fulfilling its mandate under P.L. 2024, c.2. In the following FFY, the NJDCA will review and approve these plans as well start the monitoring process.

The State continued to collaborate with HUD, various state departments and agencies such as the New Jersey Housing and Mortgage Finance Agency, New Jersey Redevelopment Authority, and New Jersey Economic Development Agency to sponsor training and technical assistance for local officials to increase knowledge of and access to available state and federal programs and resources.

The State continued to use CDBG, ESG, HOME, HTF, RHP, and HOPWA funds to address the affordable housing need, and continued to coordinate the use of all available resources such as the Low-Income Housing Tax Credit, and HMFA's Multi-Family Rental Housing Program to develop new affordable housing.

Through DCA's Division of Local Planning Services, the State provides technical planning assistance to help municipalities modernize their master plans and land use ordinances.

In 2025, New Jersey implemented the NJ Stay tax relief program for seniors to help reduce the cost of property taxes, so they are more likely able to age in place.

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

The DCA has partnered with the New Jersey Department of Human Services – Division of Medical Assistance and Health Services (DMAHS) via a Memorandum of Agreement (MOA) to create the New Jersey Healthy Homes Initiative (NJHHI) for the acquisition, construction and/or rehabilitation of affordable rental units for the State's Medicaid members. This initiative is being funded by the American Rescue Plan Act (ARPA) Section 9817, also known as New Jersey's Home and Community Based Services (HCBS) Spend Plan.

On July 8, 2024, the Department of Housing and Urban Development (HUD) awarded the DCA a \$60,000 grant to create a Housing Mobility-Related Services Plan (HMRP). The plan is currently under development and will meet HUD requirements to include identified opportunity areas, outlined mobility-related services, recommended administrative policy changes, and funding resources for implementation.

The AHTF has also provided support to other housing production programs, such as the Special Needs Housing Trust Fund and the Affordable Housing Production Fund (AHPF), managed by HMFA, and the Affordable Housing Support Initiative (AHSI), which is managed by NJRA. These programs provide varying flexibility in financing. The State continued to administer the state Housing Choice Voucher (HCV) program and the State Rental Assistance Program (SRAP) to provide rental assistance to make housing affordable to low-income participants. Each of these programs contains a project-based voucher component to assist in the creation of new affordable housing.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The State has allocated \$180 million in American Rescue Plan Act (ARPA) funds to remediate and/or abate lead-based paint (LBP) hazards in approximately 7,000 residential units built prior to 1978. In addition, DCA will continue to administer the following two (2) lead programs: 1. Lead-Safe Home Remediation Grant Program which has a goal to provide lead-safe remediation to 596 residential units. 2. Single-Family Home Remediation Grant Program with a goal to provide lead remediation and abatement to 299 residential units. 3. The DCA created a Lead Abatement and Remediation Capacity Building Initiative through a partnership with ISLES to provide training nonprofits and local government agencies that were interested in expanding their services to include lead abatement and remediation.

New Jersey passed P.L. 2021, c.182, the law imposed an obligation on municipalities to perform or hire a certified lead evaluation contractor to perform inspections of certain single-family, two-family, and multiple rental dwellings built prior to 1978 for lead-based paint hazards every three years or upon tenant turnover where there is no valid lead-safe certification.

Municipalities were required to report on all units tested by July 22, 2025. To help facilitate the transfer of data, the NJDCA created an online Municipal Lead Reporting Portal.

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

The State continued to address the problem of poverty by providing emergency assistance. Such actions will include the following:

- Provide shelter, food, clothing, and social services to families in crisis
- Support the development of permanent, transitional, affordable housing, and shelter facilities
- Provide health care to homeless people
- Aid homeless runaway youth
- Assist individuals who are mentally or physically impaired
- Help victims of domestic violence
- Provide low-income energy services
- Administer rental assistance programs
- Provide job training to low-income and homeless individuals
- Provide funding for literacy education

The State also continued to support housing first/rapid-re-housing programs that move homeless households from shelters into permanent supportive housing with a level of services commensurate with their needs.

In addition, in order to align the minimum wage with increases in the cost of living, Governor Murphy signed legislation to gradually increase the minimum wage from \$8.85 in 2018 to \$15.49 for most workers by January 2025.

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

DCA continued to address the needs identified in the Consolidated Plan through collaboration with other state agencies, and activities implemented by program partners, including units of local government, public housing agencies, nonprofit, and for-profit organizations. DCA continued its efforts to network with organizations that serve low-income and vulnerable populations through the Continuum of Care. DCA continued to coordinate initiatives such as SRAP and Keeping Families Together, that bring together public and private resources and social services. In addition, the Office of Homelessness implemented comprehensive policies to reduce homelessness and expand access to the continuum of housing options. The OHP also coordinated collaboration between public and private stakeholders. The NJDCA has invested in data quality efforts and capacity building for subrecipients interested in billing for services under the Medicaid 1115 Wavier.

NJDCA launched a competitive opportunity for municipalities called NJHOMES which provides technical assistance, mentorship, and funding to support staffing capacity and pre-development to implement affordable housing planning and projects.

The NJDCA launched the DCA Data Hub, an online portal offering easy access to DCA's public information, such as data on local government, fire safety, housing, amusement rides, licenses and registrations, and disaster recovery. The new Hub, for the first time, enables users to find

relevant datasets and resources by entering a search term. Users can also browse for datasets by categories, such as housing, economic development, tax.

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

The State continued to work with federal, state, regional and local agencies, and with the private and nonprofit sectors to serve the needs of low-income residents. The State has funded programs that have dedicated housing navigators who has been connecting social services agencies with private housing landlords and increasing the landlord connections. The State program staff and social service agencies encourage landlords to list affordable housing units on the HMFA New Jersey Housing Resource Center website to increase better access and visibility. Government agencies and for-profit and nonprofit organizations all play a part in the provision of affordable housing, community development, and economic development.

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

See Attachment 1 in the Administration section.

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

The State monitors its grantees in accordance with its policies and procedures to ensure compliance with all federal and state program regulations and requirements. Each grantee receiving federal funds from DCA will be monitored in the following manner:

- Receive at least one field visit during the duration of the contract. During the field visit, staff will review the grantees' files to ensure that statutory and regulatory requirements are being adhered to; conduct a physical inspection of the site, if applicable; and meet with staff members.
- Any deficiencies identified will be addressed and corrected immediately. Additional monitoring visits will be scheduled if needed. In addition to monitoring the progress of grantees, DCA has devised internal controls that ensure adherence to the goals, objectives, and regulations applicable to each program. These controls include monthly reporting that is directly linked to the goals and objectives of the program, development and tracking of work plans that provide timelines for completion of program act.

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.

Pursuant to 24 CFR Part 91, citizen participation requirements for States, the State provides adequate notice at the opening of the comment period. The Draft CAPER was posted on the Division of Housing and Community Resources Website <http://www.nj.gov/dca/divisions/dhcr/> for 15 days (September 10th through September 25th) and an in-person public hearing will occur on September 15th, 2025. TBD: (comments received). A public notice was also published in the regional newspaper throughout the state.

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 were no changes to the program objectives.

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

No

[BEDI grantee] 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.

During FFY2024, 218 HOME assisted units across 14 projects were inspected by DCA Bureau of Housing Inspection and DCA Bureau of Rooming and Boarding House Standards. There are 20 projects that are overdue for physical inspection which include the following IDIS activities: #475, #754, #928, #1299, #1734, #1740, #1768, #2022, #2087, #2105, #2125, #2492, #2869, #2870, #2894, #3007#, #3033, #3273, #3421, #3763. DCA staff have developed a schedule to inspect the projects that are overdue.

In June 2025, the New Jersey Department of Community Affairs (NJDCa) notified all HOME projects of the effective 2025 HOME Rents, 2025 Income Limits, and Utility Allowances. This notification initiated the annual compliance review cycle required under the HOME Investment Partnerships Program.

As part of this cycle, NJDCa required all subrecipients to submit their annual compliance documentation within sixty (60) days of notification. This documentation includes, but is not limited to, tenant income certifications, rent rolls, utility allowance schedules, and supporting records necessary to verify program compliance.

NJDCa staff are actively reviewing the submitted documentation to ensure compliance with HOME regulations and program requirements. The review process includes verification of tenant eligibility, rent and utility allowance accuracy, and adherence to property standards.

In cases where deficiencies are identified, NJDCa will initiate corrective action procedures. Affected units will be subject to reinspection within twelve (12) months to verify that the deficiencies have been corrected or abated. Alternatively, subrecipients may submit sufficient documentation to demonstrate that the deficiencies are non-hazardous and do not compromise compliance with HOME program requirements.

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

To ensure that minority households have an opportunity to obtain decent and affordable housing, DCA requires that all HOME units utilize affirmative marketing strategies. In addition,

the State continued to utilize the New Jersey Housing Resource Center, the nonprofit community, and the DCA website in order to notify residents about affordable housing programs. The State has found nonprofits to be a valuable resource in identifying those households least likely to apply for the State's programs. The State believes that its affirmative marketing strategy is working effectively.

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

NA

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)

The Department of Community Affairs (which administers the AHTF, HOME, and HTF programs) and the NJ Housing and Mortgage Finance Agency (which administers the Low-Income Housing Tax Credit (LIHTC) , Multi-Family Rental Housing programs, the Special Needs Housing Subsidy Loan Program, the Section 811 Project Rental Assistance, and the Money Follows the Person Housing Partnership Program (MFPHP)) develop new affordable housing.

DCA partnered with the New Jersey Department of Human Services – Division of Medical Assistance and Health Services (DMAHS) via a Memorandum of Agreement (MOA) to create the New Jersey Healthy Homes Initiative (NJHHI) for the acquisition, construction, and/or rehabilitation of affordable rental units for the State's Medicaid members. This initiative is being funded with \$95,000,000 from the American Rescue Plan Act (ARPA) Section 9817, also known as New Jersey's Home and Community Based Services (HCBS) Spend Plan.

The New Jersey Healthy Homes Initiative has been able to provide additional gap financing for several LIHTC deals – helping developers address the extremely low-income/supportive housing set-aside, as required by the Qualified Allocation Plan. The State continued to administer the state Housing Choice Voucher program and the State Rental Assistance Program (SRAP) to provide rental assistance to make housing affordable to low-income participants. Each of these programs contains a project-based voucher component to assist in the creation of new affordable housing.

In addition to the HOPWA program, the New Jersey Department of Health's Division of HIV, STD & TB Services (DHSTS) allocates over 4 million dollars in grant funds to agencies to offer various housing support services to individuals affected by HIV/AIDS. These services are funded through state and federal Ryan White Part B allocations. Among the services provided is an emergency

housing hotline, which offers immediate assistance to those in need of housing support and facilitates emergency housing placements, providing temporary accommodations in hotels or motels. Additionally, two transitional homes offer a supportive environment for individuals as they transition to permanent housing. A housing collaborative that provides education, networking opportunities, and extensive support to HIV service agencies is in place. Legal services are made available to address landlord-tenant matters, including evictions. Emergency short-term funding assistance is made available for individuals with arrears.

CR-55 - HOPWA 91.520(e)**Identify the number of individuals assisted and the types of assistance provided**

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0	0
Tenant-based rental assistance	61	66
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0
Total	61	66

Table 14 – HOPWA Number of Households Served

Narrative

In FFY 2024, Hyacinth provided Tenant Based Rental Assistance (TBRA) to over 80 newly enrolled individuals. Of these households, 66 were enrolled in the formula federally funded HOPWA program, and 27 were enrolled in the competitive federally funded HOPWA program. In addition to TBRA, 82% of these households received Permanent Housing Support in the form of security deposits, further enhancing their ability to secure stable housing.

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	12	0	0	0	0	12
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

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	0	0	0	0	0
Total Labor Hours	0	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

Table 15 – 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	0	0	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	10	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	1	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0

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.	0	0	0	0	0
Assisted residents with finding childcare.	0	0	0	0	0
Assisted residents to apply for or attend community college or a four-year educational institution.	0	0	0	0	0
Assisted residents to apply for or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	0	0	0	0	0

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

The State mandates that all grantees incorporate outreach efforts to promote contracting opportunities, with the intent of increasing access for Section 3 businesses and Section 3 workers. However, all developments reported during this reporting year indicated zero participation or outcomes related to these categories.

Ten ESG agencies proactively reached out to Minority and/or Women Business Enterprises (M/WBE) encouraging them to bid on the projects. Of the 79 bids received, 18 were from M/WBE and none from Section 3 businesses. One agency received partial funding for a four-million-dollar project but received no Section 3 or M/WBE bids. To ensure compliance, they wrote in the contract that the contractor had to follow Section 3 regulations and a minimum of 20% of subcontractors would be from M/WBEs. In total, 9 Minority and/or Women owned businesses were contracted for work totaling \$1,076,941.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	NEW JERSEY
Organizational DUNS Number	806418075
UEI	
EIN/TIN Number	216000928
Identify the Field Office	NEWARK
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Ms.
First Name	Sheri
Middle Name	
Last Name	Malnak
Suffix	
Title	Assistant Division Director

ESG Contact Address

Street Address 1	101 S. Broad Street
Street Address 2	
City	Trenton
State	NJ
ZIP Code	-
Phone Number	6099301846
Extension	
Fax Number	6092929653
Email Address	sher.malnak@dca.nj.gov

ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	

Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2024
Program Year End Date	06/30/2025

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	275
Children	160
Don't Know/Refused/Other	0
Missing Information	0
Total	435

Table 17 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	638
Children	429
Don't Know/Refused/Other	0
Missing Information	2
Total	1,069

Table 18 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	6,503
Children	2,019
Don't Know/Refused/Other	4
Missing Information	18
Total	8,544

Table 19 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	7,416
Children	2,608
Don't Know/Refused/Other	4
Missing Information	20
Total	10,048

Table 21 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	5420
Female	4560
Transgender	49
Don't Know/Refused/Other	19
Missing Information	0
Total	10,048

Table 22 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	2,608
18-24	1,051
25 and over	6,365
Don't Know/Refused/Other	3
Missing Information	21
Total	10,048

Table 23 – Age Information

7. Special Populations Served—Complete for All Activities Special needs data

Number of Persons in Households				
Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	144	2	11	131
Victims of Domestic Violence	1,121	18	55	1,048
Elderly	425	8	27	390
HIV/AIDS	101	0	4	97
Chronically Homeless	2,887	277	645	1,965
Persons with Disabilities:				
Severely Mentally Ill	1,840	12	104	1,724
Chronic Substance Abuse	218	0	1	217
Other Disability	1675	28	149	1,498
Total (unduplicated if possible)				

Table 24 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

8. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	788,633
Total Number of bed - nights provided	636,158
Capacity Utilization	81%

Table 25 – Shelter Capacity

9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s):

- A minimum of 40 households will be assisted. **Outcome:** The Rapid Re-housing program assisted 408 households.
- A minimum of 28 households will be moved from emergency shelter to permanent housing in less than 90 days. **Outcome:** There were 17 households who moved from emergency shelter into permanent housing within 90 days which is lower than the expected outcome. However, the difference is attributed to a new diversion program which finds street homeless households and places them temporarily in a motel/hotel, effectively diverting them from the emergency shelter, while searching for permanent housing. There were 25 households who successfully transitioned from the emergency housing in a hotel/motel to permanent housing in this program for a total of 42 households placed in permanent housing within 90 days.
- A minimum of 12 households at risk of becoming homeless will have their housing stabilized. **Outcome:** The Homelessness Prevention program assisted 172 households.
- All participants will receive a minimum of 2 case management visits; at least one hour every 3 months. **Outcome:** All participants are required to attend monthly case management as part of the program.
- All participants will receive a minimum of 2 credit and budgeting sessions; at least one hour every 3 months. **Outcome:** All participants are required to do budgeting and credit as part of the case management services. The participants are pulling their credit reports for review and guidance.
- At least 25 persons will receive emergency housing during the grant- **Outcome:** 8,544 persons received emergency housing during the grant which exceeds the goal of 25 persons.
- At least 75% of the beds in the shelter or transitional housing facility will be utilized per month. **Outcome:** The bed utilization rate was 81% for shelters and transitional housing facilities.
- A van purchased with Shelter Support funds will be utilized at least 3 times per week transporting clients to medical appointments, employment opportunities, laundromat, grocery store, daycare, etc. **Outcome:** one van was purchased during the performance period and is being utilized to transport residents at least three times a week as described above.
- The average length of stay in an emergency shelter will be no more than 6 months. **Outcome:** the average length of stay at an emergency shelter is 95 days which is under the 6-month goal.

- The average length of stay in a transitional housing facility will not be less than 6 months. **Outcome:** The average length of stay in a transitional housing facility is over 6 months; of the 29 residents, 11 stayed between 6 months to a year and 8 stayed between 1-2 years.

CR-75 – Expenditures

9. Expenditures

9a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance	\$265,818.27	\$238,687.56	\$0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$3,517.98	\$0	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$56,027.24	\$45,961.44	\$0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	\$0
Subtotal Homelessness Prevention	\$325,363.49	\$284,649.00	\$0

Table 26 – ESG Expenditures for Homelessness Prevention

9b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance	\$485,289.41	\$514,126.63	\$0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$239,652.88	\$367,394.07	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$207,365.10	\$334,308.30	\$0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	\$0
Subtotal Rapid Re-Housing	\$932,307.39	\$1,215,829.00	\$0

Table 27 – ESG Expenditures for Rapid Re-Housing

9c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Essential Services	\$0	\$0	\$0
Operations	\$200,282.75	\$1,136,574.81	\$0
Renovation	\$524,575.85	\$175,305.68	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$0	\$0
Subtotal	\$724,858.60	\$1,311,880.49	\$0

Table 28 – ESG Expenditures for Emergency Shelter

9d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Street Outreach	\$0	\$0	\$0
HMIS	\$90,949.24	\$12,850	\$0
Administration	\$178,836.09	\$201,457.09	\$91,661.53

Table 29 - Other Grant Expenditures

9e. Total ESG Grant Funds

Total ESG Funds Expended	2022	2023	2024
	\$2,252,314.81	\$3,026,665.58	\$91,661.53

Table 30 - Total ESG Funds Expended

9f. Match Source

	2022	2023	2024
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			\$2,300,000
Local Government			
Private Funds			
Other	\$318,818.51	\$294,845.73	
Fees			
Program Income			
Total Match Amount	\$318,818.51	\$294,845.73	\$2,300,000

Table 31 - Other Funds Expended on Eligible ESG Activities

9g. Total

Total Amount of Funds Expended on ESG Activities	2022	2023	2024
	\$2,571,133.32	\$3,221,511.31	\$2,391,661.53

Table 32 - Total Amount of Funds Expended on ESG Activities

Actions Taken

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

Impediment # 1: Declining housing affordability, particularly for low-income households, with a rising proportion of low-income households experiencing inadequate or cost-burdened housing.

- On March 30, 2024, Governor Murphy signed landmark legislation (A4/S50) that reshaped New Jersey's approach to affordable housing under the Mount Laurel Doctrine. The new law transferred oversight from the courts to the Department of Community Affairs (DCA), establishing a streamlined system for determining and enforcing municipal affordable housing obligations. It requires municipalities to submit updated housing plans by setting deadlines and introduces bonus credits for qualifying affordable units, creating new incentives for development.
- DCA continued to actively support municipal efforts to expand affordable housing by providing technical assistance through the NJHOMES program which includes ordinance writing, zoning strategies and planning for accessory dwelling units.
- DCA continued to commit funds received through the National Housing Trust Fund (NHTF) to special needs households that are extremely low income (less than 30% of Area Median Income).
- The New Jersey Healthy Homes Initiative (NJHHI) Capital Fund Repair and Replacement Reserve is a collaboration with the New Jersey Department of Human Services (DHS) to provide \$95 million in capital costs to create 200 deed-restricted affordable housing units that are set-aside for Medicaid members making less than 30% of Area Median Income (AMI) and are at-risk of homelessness or institutionalization.
- The New Jersey Housing and Mortgage Finance Agency (NJHMFA) administers a Down Payment Assistance Program (DPA), which provides \$15,000 for qualified first-time homebuyers to use as down payment and closing cost assistance when purchasing a home in New Jersey. The DPA dollar amount varies by county, and it is an interest-free, forgivable second loan with no monthly payment.

- NJHMFA administered the First Generation Downpayment Assistance Program for qualified first-time homebuyers who are also first-generation homebuyers. The program provides \$7,000 in downpayment and closing cost assistance. This is offered in addition to the NJHMFA DPA award for first-time homebuyers and provides total assistance of \$17,000-\$22,000. The assistance is provided as an interest-free, forgivable second loan with no monthly payment.
- The Affordable Housing Trust Fund provided financial assistance to developers to create small affordable rental and homeownership projects consisting of 25 or fewer units.
- The NJ Stay program, launched by Governor Murphy, offers property tax relief to eligible New Jersey homeowners aged 65 and older by reimbursing their property taxes by up to \$6,500 starting in 2024. This initiative complements the ANCHOR program, introduced in 2022, which provides financial relief to both homeowners and renters whose primary residence is in New Jersey. Together, these programs aim to make living in New Jersey more affordable and sustainable for residents.
- DCA continues to administer a range of rental assistance programs to support housing stability across the state. These include long-term programs such as the Non-Elderly Disabled (NED) program, State Rental Assistance Program (SRAP), Housing Choice Voucher Program, and the Veterans Affairs Supportive Housing Program (VASH), as well as short-term voucher initiatives like HOME Tenant-Based Rental Assistance, HOME-ARP (American Rescue Plan) Tenant-Based Rental Assistance, Homelessness Prevention and Rapid Re-Housing, and the Homelessness Prevention Program.

Impediment #2: A rising proportion of people with Limited English Proficiency (LEP), fueled by strong levels of immigration, implying more difficulty in accessing housing and understanding the home rental or purchase process.

- In 2024, Governor Murphy signed legislation mandating that executive branch state agencies providing direct public services must translate vital documents and information into at least the seven most spoken non-English languages among individuals with limited English proficiency in New Jersey. This includes public-facing materials such as forms and instructions used by program participants, beneficiaries, or applicants. Language selection is based on data from the U.S. Census Bureau's American Community Survey and tailored to the services offered by each agency.

- DCA developed a comprehensive Language Access Plan that includes: a Language Bank of interpreters and translators; “I Speak” cards to help LEP individuals identify their language needs; translation of housing-related materials and websites and public hearings and comment periods conducted with multilingual support.
- DCA continued to maintain a dedicated language line to provide interpretation services and routinely updates its internal volunteer language bank to ensure timely assistance in residents' preferred languages. Whenever feasible, DCA strives to hire bilingual staff across departments, with each participating in the language bank to enhance multilingual support. Additionally, the DCA website integrates Google Translate, offering access to information in more than 90 languages to better serve individuals with Limited English Proficiency.
- The state published a Housing Resource Guide for Immigrant Populations, outlining eligibility for programs like Section 8, NJHOMES, and emergency rental assistance. The guide includes information for Green Card holders, refugees, DACA recipients, and undocumented individuals, ensuring broader access regardless of immigration status.
- The NJ Division on Civil Rights enforces anti-discrimination laws and offers free translation and interpretation services to help LEP individuals file housing complaints.

Impediment #3: A concentration of subsidized housing in neighborhoods with relatively high levels of poverty.

New Jersey continued to reduce the concentration of subsidized housing in high-poverty neighborhoods by promoting equitable development, regional housing balance, and access to opportunity through the following:

- The recent A4 legislation encourages geographically dispersed development across suburban and rural areas. Urban Aid Communities are exempt from future-growth obligations under the A4 legislation, which helps to reduce the concentration of subsidized housing in these areas.
- The State continued to promote affordable housing near transit hubs which are often located in higher opportunity areas with better access to jobs, schools and services.
- DCA continued to encourage housing voucher holders to relocate to areas of high opportunity away from areas with concentrations of poverty. On July 8, 2024, the US

Department of Housing and Urban Development (HUD) awarded the DCA a \$60,000 grant to develop a Housing Mobility-Related Services Plan (HMRP). Over the course of the program year, the DCA has been working to design the plan in alignment with HUD requirements. The HMRP will include identification of opportunity areas; a comprehensive outline of mobility-related services; recommended changes to administrative policies; and a strategy for securing funding to support implementation

- The Affordable Housing Trust Fund, HOME, and National Housing Trust Fund programs promote equity in the development of housing units within high-opportunity areas. These efforts play a critical role in supporting municipalities, particularly suburban communities, in meeting their fair share of affordable housing obligations.
- In its Housing Choice Voucher program, the DCA continued to use the HUD Small Area Fair Market Rents (SAFMR) in the mandated counties. In zip codes of lower poverty, the SAFMRs allow for higher payment standards to allow families to access housing in areas of higher opportunity.
- The State continued to maintain the New Jersey Housing Resource Center (NJHRC). NJHRC is a searchable online platform where residents can find affordable housing options across New Jersey. This helps voucher holders and low-income families explore housing outside of high-poverty zones.

Impediment # 4: Lack of public information about fair housing law rights and responsibilities and lack of dialogue among groups with similar interest in access to fair housing and fair housing protections

- DCA expanded its Access to Counsel and Homelessness Diversion Pilot and launched the Comprehensive Eviction Defense and Diversion (CEDD) Initiative, a wraparound support system designed to prevent eviction and stabilize low-income households at risk of displacement. In this initiative, nonprofit legal service providers partner with community-based caseworkers to offer legal assistance, rental and emergency financial aid, mediation, crisis intervention, and case management. By offering these coordinated supports both at the courthouse and in pre-court settings, CEDD ensures timely, effective interventions that promote housing stability and prevent homelessness.
- DCA developed the New Jersey Eviction Guide, a first-of-its-kind interactive, self-guided tool designed to help tenants at risk of homelessness navigate the eviction process and

connect with available resources. The Eviction Guide provides clear, comprehensive, step-by-step information on court procedures, tenant rights, and general guidance for households facing or threatened with eviction.

- DCA continued to update the Fair Housing website in English and Spanish to serve as a “One Stop Shop” to provide the public with information about housing discrimination law, and where to find information and assistance about mortgage, lending, rentals, home sales, homeowners insurance, and individual counseling. A link to the site is prominently featured on the Department's website.
- The New Jersey Housing and Mortgage Finance Agency continued its collaboration with the New Jersey Division on Civil Rights to enhance public awareness of housing rights and protections for residents and homeowners under the New Jersey Law Against Discrimination and the Fair Chance in Housing Act. As part of this effort, NJHMFA integrated relevant information into its housing search platforms to ensure greater visibility and accessibility for users.
- The New Jersey Division on Civil Rights (DCR) continued to offer free public training on key housing laws, including the Law Against Discrimination and the Fair Chance in Housing Act. These sessions help residents, landlords, and housing providers understand their rights and obligations under state law. DCR also continued to provide translation services and materials in multiple languages to ensure that non-English speakers can access fair housing information and file complaints

Impediment # 5: The continuation of land use and zoning barriers to the production of housing or low-income households in some localities.

- The Office of Local Planning Services (LPS) within DCA provided no-cost, expert planning support to municipalities to help address zoning and land use barriers that limit low-income housing development. LPS assisted with drafting and revising Master Plans, Redevelopment Plans, Economic Development Plans, land use ordinances, GIS mapping, and conducting market and demographic analyses. These services continued to equip municipalities with the tools to modernize local zoning practices, promote economic development, implement special projects, and encourage more inclusive land use strategies. Where appropriate, LPS continued to advocate for inclusionary zoning at higher densities as a key tool to expand access to affordable housing across New Jersey.

- In March 2024, Governor Phil Murphy signed landmark affordable housing legislation to support towns in meeting their affordable housing obligations. The legislation established a statewide framework for calculating and enforcing municipal affordable housing obligations and removes the need for court involvement, streamlining the process and reducing delays caused by litigation. In addition, the legislation aims to dismantle land use barriers by encouraging municipalities to adopt inclusive zoning practices that support the development of low-income housing. Where existing zoning regulations hinder implementation, municipalities are required to revise those regulations or establish redevelopment plans to enable the construction of affordable housing units.
- New Jersey continued to support revitalization initiatives such as the Neighborhood Preservation Program and Transit Village Initiative, which encourage municipalities to adopt more inclusive land use strategies and promote residential and economic development. These initiatives often complement local Payment-In-Lieu-Of-Taxes agreements that help overcome financial and regulatory barriers to affordable housing production in targeted, replicable ways.

Impediment # 6: The need for housing for special needs populations, including the disabled, veterans, and the homeless.

- The Recovery Housing Program provided funding to create stable, temporary housing for individuals in recovery from a substance use disorder by acquiring and undertaking minor rehabilitation to develop new transitional sober living residences. The RHP aims to support individuals in recovery on a path to self-sufficiency and independent living.
- DCA continued to administer the Non-Elderly Disabled Program which provides rental assistance to enable permanently disabled individuals between the ages of 18 to 61 transition out of a nursing home setting to an apartment. The state continues to prioritize community-based housing over institutional settings, in line with the Olmstead decision, ensuring people with disabilities can live independently with dignity.
- DCA continued to administer the Continuum of Care (CoC) grants which provide rental assistance and support services to chronically homeless, disabled and individuals with substance use disorder.
- DCA, in partnership with the New Jersey Department of Human Services (DHS), continued to administer a SRAP voucher program for households transitioning from the

Division of Family Development demonstration housing programs. This voucher program served individuals with permanent disabilities who receive Supplemental Security Income (SSI), as well as those enrolled in Temporary Assistance for Needy Families or General Assistance and who face a heightened risk of homelessness without this housing subsidy.

- DCA, in partnership with DHS, administered a voucher program called the Supportive Housing Connection (SHC). SHC provides housing assistance to approximately 12,000 special needs households.
- DCA, in partnership with the NJ Department of Children and Families (DCF), continued to administer the Keeping Families Together (KFT) voucher program for families that are involved with the child welfare system and are homeless or unstably housed.
- The DCA administered Veterans Administration Supportive Housing (VASH) vouchers and project-based Housing Choice Vouchers for homeless and at-risk veterans.
- In 2025, DCA and the Department of Military and Veterans Affairs (DMVA) launched the Bringing Veterans Home initiative which is a plan to reduce veteran homelessness in New Jersey to functional zero by July 1, 2026. This statewide initiative includes: \$30 million in funding; relaxed eligibility for rental assistance; expedited benefit processing; six regional housing hubs to streamline access; and direct outreach to unhoused veterans.
- Governor Murphy has committed over \$30 million through the VASH and Supportive Services for Veterans and Families (SSVF) programs to combat veteran homelessness in New Jersey. These funds support targeted services and interventions aimed at placing more than 1,000 homeless veterans into stable, permanent housing.
- DCA staff continued to meet with the executive directors of the Supportive Housing Association of NJ and the Housing & Community Development Network of NJ, to discuss the housing needs of special needs households. DCA staff also attended SHA's regular membership meetings and presented updates on DCA's activities, as well as answering questions from members.
- DCA continued to respond to relevant notices of funding available to increase the State's voucher portfolio.

Impediment # 7: Racial and Ethnic Housing Concentration

- The State continues to maintain the New Jersey Housing Resource Center, an online database that serves as a clearinghouse for available affordable rental properties across New Jersey. The search tool provides detailed information about rental properties in both English and Spanish, enabling individuals and families looking for housing to locate a unit that best fits their needs. The site also provides a tool for rent calculations, moving costs, a budget worksheet, and rental checklists.
- DCA continued to use the HUD Small Area Fair Market Rents (SAFMR) in the counties mandated. In zip codes of lower poverty, the SAFMRs allow for higher payment standards to allow families to access housing in areas of higher opportunity.
- On July 8, 2024, the US Department of Housing and Urban Development (HUD) awarded the DCA a \$60,000 grant to develop a Housing Mobility-Related Services Plan (HMRP). Over the course of the program year, the DCA has been working to design the plan in alignment with HUD requirements. The HMRP will include identification of opportunity areas; a comprehensive outline of mobility-related services; recommended changes to administrative policies; and a strategy for securing funding to support implementation.

2024 Home Monitoring Spreadsheet

Properties Inspected PY 2024											
IDIS #	Project Name	Address	City	County	Project Owner	HOME Units	Inspector	BHI Registration #	Inspection	Reinspection	Issues Noted
2520	Creed II	315 Chester Avenue	Moorestown	Burlington	MEND	8	DCA BHI	322008434	8/21/2024	1/30/2025	General Maintenance & Repairs
3433	Wellwood manor	606 West Maple Avenue	Merchantville	Camden	Citadel Wellwood	7	DCA BHI	424003720	11/21/2024	N/A	None
2728	Haven House @ St. John	676 Town Bank Road	Lower	Cape May	Diocesan Hsg of Camden	75	DCA BHI	505012086	8/14/2024	5/7/2025	General Maintenance & Repairs, Needs Annual Inspection
3432	Kelli Copeland	400 South Jefferson Street	Orange	Essex	HANDS	3	DCA BHI	717042731	10/19/2023	1/22/2025	General Maintenance & Repairs
3066	55 Glenridge	55 Glenridge Avenue	Montclair	Essex	HOME Corp.	4	DCA BHI	713025619	11/24/2023	11/15/2024	General Maintenance & Repairs
2489	Lincoln Housing 517 Communipaw	513-517 Communipaw Avenue	Jersey City	Hudson	Bellagio Property Mgt	3	DCA BHI	906042893	7/12/2023	11/8/2024	General Maintenance & Repairs
3683	Project Home XV	208 Sullivan Way	Ewing	Mercer	Homes by TLC, Inc	11	DCA BHI	1102040337	4/5/2024	9/3/2024	General Maintenance & Repairs
2124	Carver Hotel Apts	312 Myrtle Avenue	Neptune	Monmouth	Monmouth Housing Alliance	9	DCA BHI	1334024240	7/30/2024	2/4/2025	General Maintenance & Repairs
850	314 Main Street	314 Main Street	Lakewood	Ocean	314 Main Street L.L.C.	6	DCA BHI	1514025124	6/26/2023	7/12/2024	General Maintenance & Repairs

1511	Straight and Narrow	360-384 Straight Street	Paterson	Passaic	Straight and Narrow	50	DCA BHI	1608027091	3/25/2025	6/10/2025	General Maintenance & Repairs, Needs Annual Inspection
3390	622-624 East Jersey St	622 East Jersey Street	Elizabeth	Union	MAR Acquisition	8	DCA BHI	2004003270	5/10/2023	11/1/2024	General Maintenance & Repairs
1242	Broadway Apts. 136 1st Street	136-142 First Street	Elizabeth	Union	Broadway Apartments LP	7	DCA BHI	2004023981	5/11/2023	4/23/2025	General Maintenance & Repairs
2124	Carver Hotel Apts	312 Myrtle Avenue	Neptune	Monmouth	Monmouth Housing Alliance	9	DCA BHI	1334024240	7/30/2024	2/4/2025	General Maintenance & Repairs
1717	Chance II	30-35 Somerset Street	Somerville	Somerset	VOADV-Property, Inc.	18	DCA BRBH	1818-0002	11/2/2024	12/4/2024	General Maintenance & Repairs

Properties Due for Inspection PY 2024-Not Inspected

IDIS #	Project Name	Address	City	County	Project Owner	HOME Units	Inspector	BHI Registration #	Last Inspection	Last Reinspection	Issues Noted
3033	St. Mary's Senior Residence	280 Washington Avenue	Dumont	Bergen	Domus Corp	41	DCA HPU	N/A			Needs annual physical inspection based on # HOME units.
1768	Carpenters Square	430 South Broadway	Gloucester City	Camden	Michaels Development Co.	100	DCA BHI/HPU	414010560	10/22/2019		Needs annual physical inspection based on # HOME units.
2492	Lily Mae Apartments	148 West Spicer Avenue	Wildwood	Cape May	Cape Counseling Services	11	DCA HPU	N/A			

3421	Independent living	24 Walnut Place	Montclair	Essex	Covenant House	4	DCA BHI	713026952	10/17/2019		
2870	Vailsburg Commons	386 Kerrigan Boulevard	Newark	Essex	Unified Vailsburg Service	7	DCA HPU	N/A			
1299	Corinthian Homes I	595 South 11th Street	Newark	Essex	Corinthian Housing Development Corp.	45	DCA HPU	N/A			Needs annual physical inspection based on # HOME units.
928	Astor Place	19 Astor Place	Jersey City	Hudson	2-family project	6	DCA HPU	N/A			
475	Affordable @ Bayview	571 Garfield Avenue	Jersey City	Hudson	2-family project	2	DCA HPU	N/A			
3763	Project Home XVI Lynwood Av		Hamilton	Mercer	Homes by TLC	11	DCA HPU	N/A			
3007	Academy Court II	315 Academy Street	Trenton	Mercer	ISLES	1	DCA HPU	N/A			
2125	Millstone House	25 Burnt Tavern Road	Millstone	Monmouth	Monmouth Housing Alliance	11	DCA HPU	N/A			
1740	The Viking	326 Magnolia Street	Keansburg	Monmouth	Affordable Housing Alliance	13	DCA HPU	N/A			
2894	Boonton SRO	110 South Terrace	Boonton	Morris	New Bridge	9	DCA HPU	N/A			
2022	NCR Jefferson Senior Hsg	5782 Berkshire Valley Road	Jefferson	Morris	National Church Residences	49	DCA BHI/HPU	1414033109	2/17/2022		Needs annual physical inspection based on # HOME units.
754	Cheshire Home III	305 Greenwood Avenue	Florham Park	Morris	Cheshire Home III, Inc.	8	DCA HPU	N/A			
2105	Ocean Supportive Housing	Jay Street?	Lakewood	Ocean	O.C.E.A.N., Inc.	10	DCA HPU	N/A			
3273	Warren Project	6 Lindbergh Avenue, Building 4	Warren	Somerset	Cooperative Housing Corp.	9	DCA BHI	1820036058			

2087	Rocky Hill Group Home	7 Young Drive	Rocky Hill	Somerset	The Arc of Somerset County	3	DCA HPU	N/A			
2869	80-82 Morris Ave.	80 Morris Lake Road	Sparta	Sussex	SCARC	10	DCA HPU	N/A			
1734	Belvidere Square	400 Prospect Street	Belvidere	Warren	ADTI Housing Corp	50	DCA BHI/HPU	2103015844	7/19/2022	2/22/2023	Needs annual physical inspection based on # HOME units.