

CONSOLIDATED PLAN - ANNUAL PERFORMANCE REPORT 2010

The Consolidated Plan was originally developed in 1995 to provide a comprehensive approach for the use of HUD Entitlement funds. This is the City's fourth 5-year consolidated plan. This report reflects accomplishments for year two (2) of the 2010-2014 Consolidated Plan. Many of the goals of the individual programs are met through a collaborative effort.

The Annual Application prepared by the City of Jersey City for 2010 entitlement funds established priorities for the use of Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Housing Opportunities for Persons With AIDS (HOPWA) and Emergency Shelter Grant (ESG) funds. Each year, the City, through its Division of Community Development, reviews the goals established in the Five Year Plan and establishes priorities for the next year. Following is a review of the five year goals, the one year priorities and the accomplishments of the four entitlement funding programs. It should be noted that community development is an ongoing process and the review of activities for a specific time period only indicates a snap shot of the success of the program, many of which are reported in the various IDIS reports. This narrative will also report on the results that cannot be measured by numbers. The assessment for the five year goals will address the items required in the narrative for the overall review as well as other actions required by the Consolidated Plan.

ASSESSMENT OF FIVE YEAR GOALS AND OBJECTIVES

The five-year priorities, strategies and objectives were established through a series of meetings and public hearings. Each year the priorities, strategies and objectives are reviewed and updated. As a result of current activities, successes and community needs, individual priorities are established for the upcoming year. Highlights and accomplishments from the City's five year plan are listed below. While some of these priorities are similar to previous years, some changes have been made as a result of changing needs, community input and input from professionals in Jersey City and Hudson County. A brief description of the priorities and the resultant project/program is presented to indicate progress made by the City of Jersey City.

CDBG ENTITLEMENT FUNDS

Social Service / Public Facilities Priorities

Social Service projects were prioritized in the following order:

- **Youth Services (up to age 18):** After School Academic Enrichment; Counseling (Conflict Resolution and Substance Abuse); Guidance or Mentoring; Structured Recreation and Educational Workshops.
- **Immigrants:** Information and Referral and Translation Services.
- **Senior Citizens:** General Social Services; Health Services and Basic Needs (Housing, Health Care and Food).
- **Disabled Persons:** Basic Needs (Housing, Health Care, and Food), Educational Training and Skills Development.
- **Formerly Incarcerated Persons:** Employment Training geared for available jobs; Counseling (Mental Health Care, Substance Abuse); Basic Needs (Housing, Health Care and Food) and Parenting Skills. Agencies that have documented success in placing clients will be viewed more favorably.

- **Adults (Working Poor/ Low Income):** Basic Needs (Housing, Health Care and Food); Skills Training /Literacy; Counseling (substance abuse and conflict resolution) and Child Care Services.
- **Homeless / Special Needs Population:** Services tied to new supportive housing units for homeless and special needs populations.

Public Facility / Infrastructure Improvements were prioritized as follows:

- Street and Sidewalk Improvements
- Existing Parks and Recreational Facility Improvements
- Creation of Parking Facilities
- Street Light Improvements
- Water and Sewer Improvements
- Creation of New Community Centers
- Creation of New Parks and Recreational Facilities

SOCIAL SERVICE / PUBLIC FACILITIES ACCOMPLISHMENTS

The City continued to fund many on-going social services that provide critical services to City residents. These services address priorities established in the Plan. Examples include: **Educational / Youth Services** –ASPIRA, Boy’s and Girl’s Club of Hudson County, Kennedy Dancers, Girl Scout Council of Greater Essex and Hudson Counties, Helping Mold Leaders, Youth Music Group and Jersey City Housing Authority Tenant Affairs Board and various baseball and little leagues; **Basic Needs** – CAUSE, Let’s Celebrate and Salvation Army; **Child Care** – United Cerebral Palsy and Hudson Cradle; **General Social Services** –Building An Empire, C-Line Community Outreach Services and Urban League of Hudson County; **Mental Health** – Puerto Rican Family Institute; **Violence Prevention** – Hudson County Child Abuse Prevention Center and WomenRising (formerly the YWCA) Battered Women Project; **Formerly Incarcerated Persons** – Friends of the Lifers; **Senior Services** - Visiting Homemakers Service of Hudson County and St. Anne’s Home. These services provide assistance on a continual basis and it would cause additional program gaps if the programs were not funded.

The following highlights some of the Public Service accomplishments for FY2010-2011:

- 85 students improved behavior, academic skills and maintained a passing grade point average which would lead to a G.E.D. or a high school diploma.
- 115 students were able to maintain a passing grade point average, increase academic performance, reduce involvement with criminal justice system and have an overall improvement in emotional and social development.
- 88 youth improved academic performance, increased social skills, reduced involvement with gangs by participating in before and after-school activities.
- 70 participants received services that helped them avoid eviction and further homelessness (56 participants received emergency mortgage assistance and 14 participants received emergency rental assistance).
- 141 participants received case management services to address barriers to self-sufficiency, such as drug abuse and mental health issues. As a result, 97 persons participated in

substance abuse workshops and 72 received individual counseling.

- 2,040 homeless persons received food and other necessities to alleviate hunger.
- 607 youth participated in school based violence prevention workshops and gained practical skills to assist them in resolving conflicts and improve their academic and social behavior in school.
- 15 formerly incarcerated persons received mental health counseling and supportive services which enabled them to seek employment in the community.
- 77 pre-teen and teenage females from various Jersey City public housing developments participated in the Girl Scouts programs. They were able to learn practical skills which included critical thinking, conflict resolution, community awareness and team building.
- 3,911 youth participated in little league baseball and achieved awards for attendance. Of which 227 were able to reduce their involvement in a criminal justice system and gain more important athletic and life skills and 895 youth increased their athletic skills while learning such skills as teamwork, cooperation, and respect for the rules.
- 20 students participated in a mentoring program where they were encouraged to develop critical thinking and gain practical knowledge in the use of film and production of practical applications.
- 470 parents and professionals received training in the detection and prevention of the various forms of child abuse in order to reduce future incidences of child abuse.
- 166 volunteers became court appointed representatives for foster children in the New Jersey Court System. These volunteers assisted the youth in obtaining needed services and benefits while helping them find a safe, nurturing home.
- 9 infants were provided full nurturing residential care which enhanced their parents' ability to provide needed care. It has reduced the cost of bordering babies and saved them from early placement in foster care.
- 77 gay, lesbian, bisexual, and transgender participants received positive support, mental health services and other services to assist them in their social and emotional development.
- 1,343 students, including the disabled, were exposed to art and learned how it can bridge the gaps between people and encourage cultural literacy.
- 204 children from public housing developments received tutoring services, participated in activities such as arts and crafts and were involved in recreational events in a safe environment.
- 110 senior citizens participated in a dance and exercise program which assisted in the delay of premature institutionalization.
- 279 homeless persons were able to receive health screenings and other services which assisted them in securing placement in shelters and other housing facilities.
- 15 youth were able to improve their grades and receive academic and athletic awards as a result of learning the principles of Tae Kwon Do.
- 49 seniors were able to delay institutionalization by becoming more aware of healthy lifestyles which reduced feelings of isolation and loss.
- 10 individuals who displayed signs of mental illness received treatment by a professional psychiatrist.
- 70 youth participated in an after-school and summer program where they received homework assistance/tutoring and participated in recreational activities.

- 121 senior citizens diagnosed with Alzheimer's Disease and dementia were able to receive services which assisted the reduction of use of psychotropic drugs and a relief for their caregivers.
- 76 visually impaired toddlers received sensibility and mobility training to teach them how to cope with their disabilities on a day-to-day basis.
- 134 substance abusers were provided with outpatient treatment which assisted them in remaining sober.
- 179 homeless persons were able to obtain basic needs including food, clothing and furniture.
- 302 youth were provided year round structured activities in a safe environment. As a result they were able to improve their academic performance, learned how to resolve conflict through participation in athletics, and received awards for their participation.
- 103 children, some of which are disabled, received day care services which allowed their parents to seek and obtain employment.
- 1,186 individuals received referral services to obtain food and nutrition, mental health services, and other basic needs.
- 27 youth and young adults learned important computer skills and were given access to computers in their community. As a result, they were able to complete homework assignments and research housing and employment opportunities.
- 34 at-risk children were able to remain at home through the services of a trained domestic violence homemaker who provided in-house services to families in conflict.
- 114 senior citizens were provided certified nursing and homemaker care services which assisted in daily chores and prevented premature institutionalization.
- 3,525 persons gained a better understanding of domestic violence issues, of which 900 battered and abused women received housing placement, counseling and legal assistance which assisted in ending current abuse.
- 70 Low / moderate income women who lacked certain job skills were provided academic assistance, job readiness skills and case management along with work experience. As a result, they were able to pursue more educational and training program upon graduation.
- 71 Low / moderate income single mothers were assisted in completing their high school education with classroom instruction and day care services
- 63 homeless children who lived in a transitional housing facility with their mothers were able to participate in recreational and summer activities/programs.
- 350 teenage girls were provided art instruction and social life skills as a result of their participation in recreational activities.
- 27 students were exposed to classical music and the processing of classical music for production on the radio.

(CDBG) Public Facilities / Economic Development

Public Facilities

- **Team Walker – 373-375-377 Communipaw Avenue**
 Acquisition of this property was achieved on January 20, 2011 for the construction of a children’s learning center focusing on after-school academic enrichment and creative arts programs. The project is scheduled to begin construction July, 2011 with a completion date of July, 2012. The grand opening is anticipated for September 2012. Team Walker will be able to serve 150 youth between the ages of 8 and 18.
- **Hudson Community Enterprises – 780 Montgomery Street**
 This facility houses an employment training center for individuals with various disabilities. During this program year, renovations were made to stress safety and overall accessibility. Several offices and a vocational assessment area were constructed which will be used for workforce preparation services. This past year, 394 individuals participated at the facility based employment center.
- **Hudson Community Enterprises – 68-70 Tuers Avenue**
 This facility houses a program for high school students with disabilities from the Jersey City Public Schools. A total of 192 students participate in a Transition Program where they acquire the skills needed to enter the job market, post secondary education or training upon graduation.

As a result of CDBG funding received from the City of Jersey City, Hudson Community Enterprises was able to make major renovations to its Tuers Avenue facility which resulted in a safer and more accessible work environment. The roof was replaced, rooms were modified, its sidewalk and parking lot were re-paved, and portions of its flooring were replaced.
- **Concordia Learning Center – 761 Summit Avenue (St. Joseph’s School for the Blind)**
 Last year, the school provided educational, residential and therapeutic support services for 124 infants and children who are blind and/or visually impaired. The residential program offers students a curriculum that enables them to learn self help, daily living socialization skills and prepares them to be as independent for their lives after Concordia Learning Center. The school population is 81% L/M income headed by forty (40) female headed households. The scope of improvements in this funding period included a new fire suppression system, an up-graded technical equipment server room and modification to the exterior boiler exhaust system.
- **St. Paul’s Center of Caring, Inc. – 440-448 Hoboken Avenue**
 Continued renovations were made to the parish house which included a roof, entry doors, and expansion for additional office space to address social service needs for organizations such as:
 1) the Sharing Place Food Pantry where 372 families comprising of 885 family members receive a distribution twice a month; 2) CASA, which provides advocacy and supervisory services for 153 abused/neglected children, it facilitated twenty-five (25) permanent foster placements, eight (8) reunifications with families, three (3) adoptions and one (1) placement with a legal guardian; 3) Alcoholics Anonymous and Narcotics Anonymous with four (4) weekly meetings with an average attendance of 122 individuals.
- **Grace Van Vorst Community Services – 39 Erie Street**
 This facility operates two (2) separate programs. On the weekends, it operates “Breakfast Plus”, serving hot meals to a primarily homeless population. On a daily basis, the “Grace Center for Healthy Living” offers health/wellness, educational and recreational programs such as art and dance for individuals over the age of 60. The facility supports the needs of 415 low / moderate income individuals. This rehabilitation project involved the installation of two (2) windows in the program area and the installment of a security system.

Hudson Milestones, Inc. – 365-381 Clendenny Avenue

This agency provides services which assist special needs individuals who are developmentally challenged. Many come from mental institutions. Their focus is to help them achieve integration into the community through vocational training. The curriculum includes sheltered workshops, crafts, the performing arts and other meaningful and productive activities. This year's funding enabled the agency to reconfigure 1,300 square feet of space for additional classrooms and included walls, flooring, plumbing, electrical and HVAC work. Ninety-one (91) extremely low-income clients benefitted from these renovations with the potential now to increase the number of clients by 20 to 25 more special needs individuals.

- **J.C. Episcopal CDC – 70 Beacon Avenue (Corpus Christi Ministries Housing)**

This project is considered supportive housing for nineteen (19) individuals and their families who were formerly homeless and living with HIV/AIDS. It is also a goal to provide the best possible medical care and treatment. J.C. Episcopal enjoys a close working relationship with other social service programs enabling them to quickly make referrals to meet identified needs.

Work included the rehabilitation of the basement which can now be used as meeting space for residents, a laundry room and creation of a recreational / group area for the families while also providing access to the backyard as additional safe space for children to play. Plumbing, electrical, masonry and carpentry work were included as part of the renovations.

- **WomenRising – 270 Fairmount Avenue**

The project serves the needs of disadvantaged women, children, teens and families in a multi-service center which provides family counseling and crisis intervention (Family Advocacy Program), a child abuse prevention program (Healthy Families), as well as domestic violence services. Over 17,000 individuals and their families have benefitted from their services in the past funding year. This number includes "walk in" clients who are triaged and might use some other services, thus resulting in some duplications. Also, approximately 25% of clients served in 2010-11 attended community education sessions off-site.

The scope of work for this rehabilitation project includes: removal and upgrade of outdated common area ventilation system; completion of classroom/community space on ground level; necessary plumbing, HVAC, electrical work; upgrading of enunciator panel in entrance hall. Bidding process has been completed and a selection made; engineering and architectural preparations completed and awaiting approval from adjacent property owner to mount HVAC in common space.

- **Cusack Care Center – 537 Pavonia Avenue**

The center is a 139-bed skilled nursing facility providing short and long term care to the elderly. Exercise, arts/crafts and outside activities (for those who are physically able) are provided to simulate an "at home" living environment as closely as possible. The scope of work this funding year focused on the installation of a Wander Guard Security System for the benefit of those residents who suffer from dementia including Alzheimer's disease.

- **York Street Project – 240 Washington Street (St. Mary's Residence)**

This 44-bed facility serves as affordable housing for single females who are employed but cannot afford market value rents. It has a New Jersey State classification as a rooming house, but is transitional housing facility in the sense that many of the residents do not stay past two (2) years.

Wall repairs and painting of two (2) corridors and the front stair tower were performed as well as replacement of a domestic water booster pump system. Once permits are issued, a new double backflow preventer will be installed to bring the residence into compliance with State and local regulations. Pointing of façade work will repair masonry damage due to years of

exposure to the elements.

- **Rebuilding Together Jersey City – Citywide**
Rebuilding Day 2011 used CDBG funds to purchase materials to rehabilitate housing for low / moderate income homeowners citywide and targeted non-profit agencies. Nine (9) households and five (5) not-for-profit agencies benefitted from services provided by volunteers.
 - **J.C. Redevelopment Agency (JCRA) – 445-447-449 Ocean Avenue**
This activity is temporarily on hold due to a contamination issue at 445 Ocean Avenue. More information is needed in this area before acquisition of all three properties can be completed. The 445 Ocean Avenue structure may need to be condemned. Existing structures will be demolished to pave the way for a future affordable housing project. Genesis Partners will develop a Low Income Housing Tax Credit project to consist of sixty (60) affordable rental housing units.
 - **J.C. Redevelopment Agency (JCRA) – 52-54-56-58 Orient Avenue (Jackson Estates)**
52-54-56 Orient Avenue has already been acquired and demolished. A contract to acquire 58 Orient Avenue should be executed by mid June 2011. JCRA has partnered with Brandywine to develop the project which is targeted for a 2013 construction start date. The total number of units is yet to be determined since all funding sources have not yet been fully identified. Rentals will range from low to market rate and sales units ranging from 30% to 110% of median income.
- J.C. Redevelopment Agency (JCRA) – 291-293, 295.5 and 297 Halladay Street**
JCRA is assembling these properties in preparation for transferring them to J.C. Episcopal Community Development Corp. for the construction of eight (8) for affordable sale units up to 70% of median income. JCRA should be able to make this transfer within 60 to 90 days, or by August 2011.
- **J.C. Incinerator Authority (JCIA) – 504 Route 440**
The JCIA performed graffiti removal from fifty-five (55) commercial sites in this area benefit activity. The selected locations averaged 64.3% total low / moderate income areas where graffiti removal took place.
 - **Boys & Girls Club of Hudson County – One Canal Street**
This facility offers daily access to a broad range of programs in five (5) core areas, which include educational and career development; character and leadership development; health and life skills; arts and sports; and fitness and recreation. Of the population served in the funding year 2010-2011, 419 were female heads of households of which 98% were low / moderate income individuals. This year's CDBG rehabilitation project funded masonry work for the building, protective fencing and surrounding pavements.

Economic Development

The following are the reported accomplishments from Hudson Community Enterprises and Rising Tide Capital for Economic Development projects:

- **Hudson Community Enterprises**
 - 25 disabled persons participated and completed an employment training program
 - 8 full time jobs were created
 - 16 part time jobs were created

- **Rising Tide Capital**
 - 97 persons graduated from a program where they received entrepreneurial management and planning. Of which, 40 persons started a new business, 19 expanded an existing business and 43 strengthened an existing business
 - 228 persons received business consultation and technical assistance
 - 29 full time equivalence (FTE) jobs were created
 - 42 full time equivalence (FTE) jobs were retained

Rehabilitation Projects

Homeowner Rehabilitation Program (HORP) - During the report period, April 1, 2010 through March 31, 2011, \$379,081.00 in grant funds were provided to homeowners who corrected code violations, improved weatherization or eliminated other health or safety hazards such as plumbing, electrical, roofing, etc. The program benefited twenty six (26) units in seventeen (17) homes.

Senior Homeowner Rehabilitation Program (SHRP) – During the report period, April 1, 2010 through March 31, 2011, \$104,457.00 were expended for seniors (62+) and disabled persons (55 and over). Nine (9) homeowners for a total of thirteen (13) units were assisted with targeted repairs such as water/sewer lines, heating, roofs and structural items (steps, porches, retaining walls, etc.).

HOME ENTITLEMENT FUNDS

As the City enters its 21st year of the HOME program, a substantial portion of staff time is spent monitoring units and income certifying tenants of existing occupied units. The City inspects all HOME two-family units and reviews a sample of units in multi-family buildings. Most units continue to meet Section 8 housing quality standards. The appropriate notice is given when corrective action is necessary.

The HOME program has provided the City with an opportunity to meet some of its housing goals; however, much work needs to be done to adequately address affordable housing needs in the Jersey City community.

The City of Jersey City continues to modify its First Time Homebuyers Program (FTHB). Participants are provided a maximum subsidy of \$40,000 to be utilized for down payment and closing costs. This program is instrumental in expanding homeownership opportunities for low income households.

AFFORDABLE HOUSING

Housing projects were prioritized in the following order:

- New construction of rental housing in areas most affected by foreclosures
- Substantial rehabilitation of rental housing in areas most affected by foreclosures

Targeting the following populations:

- Large families
- Low Wage Earners (Working Poor)
- Senior Citizens
- Disabled Individuals

One of our strategies under the HGRP/SHRP programs is to upgrade living units to Housing Quality Standards based on available funding. The HGRP program provides grants of up to \$24,900.00 per residential unit to owner occupied homes to eliminate code violations and health and safety hazards, including, but not limited to plumbing, electrical, porch and sidewalk repairs. The SHRP program is more of an emergency type of program geared to a maximum of two targeted repairs. Both programs target low-moderate income households. As a result of these programs, homeowners were able to make critical repairs which they would not have otherwise been able to afford, thus maintaining stability and preserving housing stock affordable to low / moderate income households. We continue to make the abatement of lead a priority in all of our housing projects. The City performs risk assessments and insures that appropriate measures are taken to address lead issues in assisted housing.

Although the City used 2010 entitlement funds to assist with the rehabilitation and/or upgrading of unoccupied units, the City is still a long way from meeting the actual affordable housing needs of the residents. As the City develops new strategies to provide decent affordable housing, rehabilitation will likely remain a high priority in future years. Progress continues to be made; however, the demand for affordable housing far outweighs the supply. The City will continue with its commitment to providing decent affordable housing, maintaining existing units, and increasing home ownership opportunities.

During fiscal year 2010, eleven (11) Section 504 units were created by two (2) HOME assisted projects. Ten (10) units were created for individuals with mobility impairments and one (1) unit was created for individuals with sensory impairments.

During fiscal year 2010, the following affordable / mixed income housing projects were completed:

DEVELOPER	PROJECT	ADDRESS	No. of Units
City Line Properties	Summit Heights	1201-1217 Summit Avenue	45
JC Episcopal CDC	167 Monticello Avenue	167 Monticello Avenue	7
JC Episcopal CDC	52 Jewett Avenue	52 Jewett Avenue	2
JC Episcopal CDC	133 Clerk Street	133 Clerk Street	2
Summit Avenue Homes	Summit Avenue Homes	Lafayette Scattered Sites Condominiums	1
Habitat for Humanity of Hudson County	476-478 Ocean Avenue	476-478 Ocean Avenue	2
Fairmount Housing CDC	Fairmount Housing	268 Fairmount Av	7
TOTAL UNITS COMPLETED: 36 AFFORDABLE UNITS / 30 MARKET RATE UNITS			

The following affordable / mixed income housing projects are under construction:

DEVELOPER	PROJECT	ADDRESS	No. of Units
311-315 MLK Dr, LLC	311-315 MLK Drive	311-315 Martin Luther King Drive	10
RAV Group	450 Ocean Avenue	450 Ocean Avenue	14
LAN Realty	522 Ocean Avenue	522 Ocean Avenue	6
Duncan Properties, LLC	Mary Norton Manor	23-25 Duncan Avenue	24
Whitlock Mills	Whitlock Mills	170 Lafayette Street	330
Van Brunt Homes	Van Brunt Homes	Van Nostrand between Ocean and Garfield Avenue and Oak Street between Martin Luther King Drive and Ocean Avenue	10
227 Clinton Avenue	227 Clinton Avenue	227 Clinton Avenue	6
108 Storms Avenue 299 Bergen Avenue	108 Storms Avenue 229 Bergen Avenue	108 Storms Avenue 299 Bergen Avenue	13
Capital Development Realty Group, LLC	302-306 Communipaw Avenue	302-306 Communipaw Avenue	15
Community Asset Preservation Alliance of J.C.	117-119 Bostwick Avenue	117-119 Bostwick Avenue	13
Jersey City Episcopal CDC	Houses of Hope	242 Bergen Avenue	13
Morris Canal CDC	317-319 Pacific Avenue	317-319 Pacific Avenue	8
TOTAL UNITS UNDER CONSTRUCTION: 320 AFFORDABLE UNITS / 142 MARKET RATE UNITS			

The following affordable housing / mixed income projects are in planning:

DEVELOPER	PROJECT	ADDRESS	No. of Units
Genesis Ocean Avenue Partners	Genesis Ocean Avenue	441-443 & 451-457 Ocean Avenue	60
The Doe Fund Inc	The Doe Fund	136 and 140-142 Summit Avenue and 55 Clifton Place	60
Jersey City Episcopal CDC	JCE Scattered Sites	111 Arlington Ave and 291-297 Halladay Street	5
Community Outreach Team	Bay Bay Senior Housing	9-11 Martin Luther King Dr and 29 Warner Av	62
J.C. Housing Authority	Montgomery Senior	Montgomery Street	68
J.C. Housing Authority	Glennview East and West	Grand Street and Johnston Avenue	64
J.C. Housing Authority	A. Harry Moore Phase IV	320 Duncan Avenue	56
TOTAL UNITS IN PLANNING: 361 AFFORDABLE UNITS / 14 MARKET RATE UNITS			

HOMELESS / SPECIAL NEEDS ASSESSMENT

The City of Jersey City continues to partner with Hudson County in working with non-profits in preparing the Continuum of Care Super Notice of Funding Availability (NOFA) application. In fiscal year 2011, the Jersey City / Hudson County Continuum secured \$5,043,388 in funding for the following projects. There were two (2) new projects and eleven (11) renewals.

New Projects:

1) West New York Housing Authority – Homes for Heroes

The West New York Housing Authority in cooperation with the North Hudson Community Action Corporation is proposing to implement Homes for Heroes, which will provide permanent, affordable and supportive housing for eighteen (18) homeless veterans including both individuals and families in Hudson County, NJ.

2) Jersey City Housing Authority – JCECDC Home at Last

The Jersey City Housing Authority in cooperation with the Jersey City Episcopal Community Development Corporation (JCECDC) is proposing to implement the JCECDC Home at Last, which will provide permanent, affordable and supportive housing for twelve homeless individuals in Hudson County, NJ.

Renewal Projects:

1) St. Joseph's Home (Renewal Project)

Transitional housing for women and children. Clients are provided with access to other services through the larger York Street project. Services include secondary education courses and matriculation along with a day care program. The project consists of sixty-three (63) transitional housing beds.

2) J.C. Episcopal Community Development Corporation – Hudson CASA (Renewal Project)

Hudson CASA provides scattered site permanent housing vouchers and case management for homeless individuals.

3) Catholic Charities of the Archdiocese of Newark – St. Lucy's Shelter (Renewal Project)

An eighty (80) bed homeless shelter for single men and women which operates 365 days per year. Clients are provided with supportive services that include outreach, case management, life skills, alcohol and drug abuse services and mental health counseling.

4) Catholic Charities of the Archdiocese of Newark – St. Jude's Oasis (Renewal Project)

A five 5-unit transitional housing project for homeless families. Clients are provided with supportive services to attain self-sufficiency.

5) North Hudson Community Action Program (Renewal project)

Transitional housing for six (6) families who are receiving public assistance. The project is a collaboration between North Hudson Community Action Program (NHCAP) and the State Department of Community Affairs (DCA).

6) North Hudson Community Action Program (Renewal Project)

Provides transitional housing for eleven (11) working poor families with children. Participation is restricted to those not receiving any form of public assistance.

7) WomenRising, Inc. – Project Home (Renewal Project)

This collaboration of three (3) agencies, WomenRising, Catholic Charities of the Archdiocese of Newark and Lutheran Social Ministries provides transitional housing for eighteen (18) homeless women and their children for up to eighteen (18) months. The project consists of fifty-four (54) transitional housing beds.

8) Let's Celebrate, Inc. – Preventer Program (Renewal Project)

The Preventer Program is an 18 to 24 month transitional housing program for single parents who are currently homeless. The program provides a stable living environment while participants address their emotional, financial and educational needs. Participants are required to meet weekly with a licensed social worker, participate in financial planning and management classes and attend school and/or find gainful employment. At the completion of the program, recommendation letters are provided to the Jersey City Housing Authority for Section 8 Vouchers or suitable, permanent affordable housing is identified. Let's Celebrate staff will follow up with clients at the regular three (3) month intervals to assess housing and provide additional assistance as needed.

9) The House of Faith, Inc. (Renewal Project)

The House of Faith provides an eight (8) bed facility that can accommodate single homeless adults in four (4) two-bedroom apartments for eighteen (18) months.

10) N.J. Housing and Mortgage Finance Agency (Homeless Management Information System – HMIS)

A collaboration of agencies throughout the State that will ensure implementation of a database program designed to track the usage of mainstream resources by homeless persons. The system also provides other essential information about homeless clients.

11) United Way of Hudson County – Collaborative Solutions (Renewal Project)

Collaborative Solutions Project is permanent Housing for 26 homeless persons with Disabilities. The goals for this SHP are to help program participants to obtain and remain in permanent housing, increase their skills and or income and to achieve greater self determination. The 26 participants are in scattered sites located in Hudson County.

ADDITIONAL STRATEGIC PLAN GOALS

In addition to focusing on those items detailed in the strategic plan, the City continues to work on enhancing coordination between City divisions. Much of this is done through the Division of Community Development.

The Division has the responsibility to coordinate the development of housing, public service activities, public facilities and community based economic development activities. This is accomplished through administering HUD entitlement grants, State grants, various stimulus grants and Affordable Housing Trust Funds (AHTF). Additionally, the Division is responsible for administering the relocation program, Homeowner Rehabilitation Program (HORP), Senior Home Rehabilitation Program (SHRP) and Golden Neighborhoods Homeownership Program (GNHP).

Staff of the Division of Community Development will continue to provide technical assistance to non-profits in the areas that we are responsible for administering.

Summary

The City of Jersey City met a variety of community needs through programs funded by the FY2009 HUD entitlement funds. While the need remains great, the City has provided services, developed housing and created programs that benefit many of its residents. However, additional work must be done. American Recovery and Reinvestment Act (ARRA) funds were targeted to demolish hazardous structures. State funding sources, City Affordable Housing Trust Funds and Urban Enterprise Zone (UEZ) funds were used with the entitlement grant to continue comprehensive housing and economic development efforts. Rehabilitation of owner occupied housing and community facilities also received substantial funding.

AFFIRMATIVELY FURTHERING FAIR HOUSING

In February 1997, the City of Jersey City submitted "An Analysis of Impediments to Fair Housing Choice" (AI) as required by the U.S. Department of Housing and Urban Development's Division of Fair Housing and Equal Opportunity as part of its Consolidated Planning process. The City entered into contract with Mullin & Lonergan Associates to serve as consultants in the preparation of an updated Analysis of Impediments (AI) to Fair Housing Plan. The updated analysis will be finalized and sent to HUD by the end of July 2011.

As a result of the analysis, recommendations were made to improve the overall effectiveness of affirmatively furthering fair housing in the City of Jersey City in order to provide the residents of protected classes every opportunity of housing choice. The most profound observations made in the analysis were:

- The need for increased language accommodations to ensure that all residents can access city programs and services.
- Members of the protected classes are under-represented on city boards and commissions that address housing issues.
- There is an inadequate supply of affordable rental housing that is accessible to disabled city residents.
- Black and Hispanic households have greater difficulty becoming and remaining homeowners because of lower incomes.
- The supply of decent, affordable housing remains inadequate.
- Relative absence of fair housing organizations that provide training, education, outreach and enforcement on a regular basis.

Several recommendations were made to assist with improving the conditions to continue to affirmatively further fair housing and they are:

1. Increase meaningful access to persons with Limited English Proficiency (LEP) through an analysis to determine the extent to which the translation of vital documents is necessary; prepare a Language Access Plan (LAP) if necessary.
2. Insure that members of the protected classes are represented equitably on select appointed boards and commissions. This can be accomplished through scheduled recruitment periods to accept applications from members of the protected classes to fill vacancies and the appointment of members of the protected classes to fill vacancies.
3. Increase the supply of accessible housing units that are affordable to people with disabilities, especially residents of public and assisted housing communities by working with advocacy organizations to sponsor workshops for housing planners, realtors, developers, architects, builders; require that Hudson Community Enterprises be listed as the contact organization on

all affirmative marketing plans for CDBG and HOME projects; continue to finance the development of new affordable accessible rental units in non-impacted areas and engage an advocacy organization for persons with disabilities to “test-run” new housing units for accessibility compliance.

4. Increase home ownership rates among minority households by continuing to offer financial incentives toward new ownership opportunities with CDBG and HOME funds, targeting minority households. Fund homeownership counseling and financial management education for lower income/minority households. Currently, this is being done through the City’s Golden Neighborhood Homeownership Program (GNHP). The City is modifying the program to better reflect current economic times. The City is currently reviewing whether a deeper subsidy will be required to make homeownership opportunities more attainable for lower income/minority households. The City has contracted with New Jersey Citizen Action (NJCA) to provide pre and post purchase homebuyer training. The new program roll out is scheduled for the second half of 2011.
5. Increase the supply of housing units that are affordable to LMI households by continuing the CDBG funding of rehab activities to improve the quality of the existing housing stock where feasible. These activities are carried out thru the city’s Homeowner Rehabilitation Program (HORP) and the Senior Home Rehabilitation Program (SHRP). Continue the City’s systematic code enforcement policy to improve and preserve the City’s housing stock. The Division of Community Development is working with Housing Code Enforcement to create an integrated unified municipal database and to address other matters related to vacant buildings. Give higher preference for new affordable housing projects that include 3+ bedrooms; increase the HOME per-unit subsidy, if necessary, for larger units. The City when evaluating potential projects gives a higher rating to projects with larger units.
6. Increase fair housing education, outreach, training and enforcement by possibly contracting with a Fair Housing Initiatives Program (FHIP) to provide training, produce and distribute fair housing awareness literature and develop and distribute a Fair Housing Guide for Jersey City.

The City of Jersey City has developed policies affecting the provision, maintenance and improvement of affordable housing. Legislation and regulations have been developed which directly affect affordable housing (i.e., The 1990 National Affordable Housing Act and the New Jersey Fair Housing Act of 1985). Most of the City’s policies on affording housing are required by the state and federal laws regulating municipal government. The City of Jersey City aims to achieve a range of housing choices for individuals of various income levels and in housing market areas, regardless of their race, creed, color, religion, sex, national origin, disability, familial status, gender identity or expression, marital status or civil union status, affectional or sexual orientation, actual or perceived physical or mental disability, ancestry / nationality, domestic partner status and source of lawful income or source of lawful rent or mortgage payment.

The City of Jersey City continues to support fair housing. Each year the City sponsors a Fair Housing Symposium. The most recent symposium took place on January 20, 2011. During this symposium, the community is able to participate in a discussion with panelists from various local, state and federal agencies. The main purpose of the symposium is to: "Inform the general public of the Fair Housing Act, NJ Discrimination Law, Community Reinvestment Act, and Homeowner Purchasing and Repair Programs. Some of the topics covered by panelist include: Mortgage Financing, Tenants Rights, Predatory Lending, Community Reinvestment Act, Americans with Disabilities Act (ADA), Homeowner Rehabilitation Program (HORP), Senior Homeowner Rehabilitation Program (SHRP) and Civil Rights. Panelists make available to the community various brochures, pamphlets and flyers with pertinent information on fair housing, discriminatory laws, tenant / landlord rights, Section 8 and predatory lenders. The J.C. Division of Community Development actively participates in these annual symposiums.

The main concerns expressed by the community include:

1. Lack of affordable rental / owner housing
2. Availability of Section 8 Vouchers / Housing
3. Housing for persons with disabilities
4. Displacement of Low income persons
5. Lack of knowledge concerning tenants' rights
6. Homeowner rights during foreclosure process

All of these areas are being addressed by various agencies and departments within the City. In addition to the above, the City continues to take action to expand fair housing choice for residents. When evaluating requests from developers to create affordable housing, extra points are granted to developers proposing to create affordable housing units in non-impacted areas. Also, the City allows for deeper subsidies for affordable housing units in non-impacted areas.

The Division of Community Development continues to address housing issues of Jersey City. Addressing the housing needs for persons who are below 30% of Area Median Income continues to present monumental challenges. Deep subsidies are required to house extremely low-income (30% or below) households. We continue to evaluate various options for addressing this segment of the population.

Many households in the 30% to 50% Area Median Income range benefit from subsidized multi-family rental projects. Households in this category are not eligible to participate in the City's first time homebuyer program due to hardship created by insufficient income to properly support a mortgage.

The insufficient supply of affordable housing units that can accommodate larger families continues to present a challenge. In an effort to address the need for larger apartments, we have implemented a policy that gives funding priority to projects that will contain affordable units with at least two (2) bedrooms. Special consideration is given to those projects that contain three (3) or more bedroom units. In spite of this, developers are often reluctant to incorporate many large units into developments.

The City increased the maximum subsidy for the Golden Neighborhoods Homeownership Program to better accommodate households in the 51% to 80% Area Median Income range. This has made it possible for a greater number of families to realize the American dream.

Home Ownership Opportunity and Related Impediments

Some of the impediments to homeownership which limit fair housing choice include but are not limited to: the complexity of the home loan process. Certain minority groups don't take advantage of home ownership programs. The City of Jersey City through the Division of Community Development will continue strengthening and promoting its pre-purchase counseling component of the first time homebuyer program. The City has contracted with New Jersey Citizen Action (NJCA) to provide pre and post purchase training. The program has been on hold for the past year and a half due to ACORN Housing Corporation closing its local office and turmoil in the banking industry. The City will resume a modified program in the second half of 2011.

The following chart provides a comparison of wards where first time homebuyers have purchased units:

**GOLDEN NEIGHBORHOODS HOMEOWNERSHIP PROGRAM
UNITS PURCHASED BY WARDS
As of March 31, 2011**

	A	B	C	D	E*	F	Total
2011+	0	0	0	0	0	0	0
2010+	1	0	1	0	0	1	3
2009	2	1	1	0	0	3	7
2008	5	3	2	2	0	4	16
2007	2	1	0	0	1	6	10
2006	2	1	1	0	0	4	8
2005	4	1	1	0	0	6	12
2004	2	3	0	1	0	5	11
2003	0	0	1	0	0	5	6
2002	1	1	1	0	0	3	6
2001	1	1	0	0	1	2	5
2000	4	6	3	3	0	2	18
1999	7	6	3	3	0	2	21
1998	2	2	1	5	1	1	12
1997	3	0	0	1	0	1	5
1996	6	5	1	2	0	4	18
1995	1	1	1	4	0	3	10
Total	43	32	17	21	3	52	168
%	25	19	10	13	2	31	100

*Ward E is composed of mainly luxury rental units, condos and commercial space.

+Program placed on hold pending modification of program and contracting with new counseling agency.

GOLDEN NEIGHBORHOODS HOMEOWNERSHIP PROGRAM – (GNHP)

One mechanism used by the city for reducing the concentration of low income persons in specific neighborhoods is its first time homebuyers program. Consisting of financial assistance, counseling and pre-purchase training, the Golden Neighborhoods Homeownership Program (GNHP) enables low income persons to purchase a home in practically every neighborhood in Jersey City.

The City of Jersey City implemented its first time homebuyer program in 1995. Since 1995, when income qualified participants were simply given a grant, GNHP has evolved into a comprehensive vehicle for remedying some of the societal ills placed upon low income families. Homeownership provides a sense of belonging and homeowners have a vested interest in their community.

The program is continually being modified to reduce the time frame from application to closing. Greater emphasis has been placed on qualifying applicants who are income and credit ready to receive training.

Post-Purchase Workshop

The Division of Community Development with a HUD certified counseling agency inaugurated a post-purchase training workshop in 2006. The training workshop focuses on landlord/tenant rights, budgeting, home maintenance and predatory lending. Although workshops have not been conducted

over the last two years, they will be resumed in 2011.

The success of the GNHP can be seen in the distribution of closings throughout the City of Jersey City. The chart on the previous page shows the number of closings by Ward since 1995. The prices of homes in Jersey City continued to escalate between 2005-2008; however, with the banking/real estate market meltdown in 2009 prices declined slightly. Banks tightened their underwriting requirements, thus making it very difficult for low / moderate applicants to qualify for a mortgage. Homes that are affordable to our participants can be found mainly in Wards A & F. Twenty four (24) of the thirty six (36) closings (or 67%) during this five year period occurred in these two (2) Wards. The Division of Community Development (DCD) increased the grant award level to \$40,000 to match the increase in home sales prices in Jersey City. For the five year period (04/01/06-03/31/11), there were thirty six (36) closings on properties having a total value of \$10,035,042. The average purchase price was \$278,751 and the average grant award totaled \$32,550.

GOLDEN NEIGHBORHOODS HOMEOWNERSHIP PROGRAM ACTIVITY
April 1, 2006 through March 31, 2011

WARD	% CLOSINGS	# CLOSINGS	TOTAL PURCHASE PRICE	TOTAL AWARD	AVERAGE PURCHASE PRICE	AVERAGE AWARD
A	28	10	\$2,930,602	\$344,040	\$293,060	\$34,404
B	14	5	1,582,000	178,966	316,400	35,793
C	11	4	964,000	127,022	241,000	31,755
D	5	2	646,948	79,716	323,474	39,858
E	3	1	295,000	25,000	295,000	25,000
F	39	14	3,616,492	417,043	258,321	29,789
TOTAL	100%	36	\$10,035,042	\$1,171,787	\$278,751	\$32,550

Rental Opportunity

All projects currently funded by the City primarily target persons at or below 60% of Area Medium Income for initial rentals.

Continuum of Care

The following is a description of the Jersey City / Hudson County Continuum of Care Strategies:

Lead Agency

The Jersey City Division of Community Development and the Hudson County Division of Housing and Community Development continue to serve as the lead agencies for the continuum of care planning process in the Hudson County Alliance to End Homelessness (HCAEH). As a result, the HCAEH has maintained an ongoing dialogue regarding homelessness and especially chronic homelessness throughout the entire County of Hudson. In addition to regularly scheduled monthly meetings, and interim communication and outreach to the various constituencies, the HCAEH has benefited from cooperation between state, county and city governments working together on projects that are crucial to the goal of the HCAEH to end chronic homelessness in the next ten (10) years.

This initiative began with support from all sectors of the community, and chairs included Hudson County Executive Thomas A. DeGise; Mayor of Jersey City Jerramiah Healy; President of the Ministerial Alliance Bishop Thomas Robinson; Bishop Thomas Donato of the Archdiocese of Newark; and Daniel Altilio, President of the United Way of Hudson County. Community support and participation continued to grow throughout the planning process. This plan was adopted through Resolution by the Hudson County Board of Chosen Freeholders in October of 2007, followed by resolutions endorsing the plan from each of the twelve Hudson County municipalities. In an effort to recognize the larger vision of the Ten Year Plan, and the expanded planning group the Jersey City Hudson County Continuum of Care (JCHCoC) changed its name to the Hudson County Alliance to End Homelessness (HCAEH). Under this name the planning group continues to implement the Ten Year Plan, and continue its annual task of completing the Continuum of Care application.

The HCAEH is cognizant that the intensity of need for homeless services varies from municipality to municipality. As a result we have tried to tailor the focus of services, where possible, to reflect those differences, rather than making blanket assessments, or using band-aid methodology. Additionally, the underlying issues that cause homelessness whether economic, loss of job, abusive relationship, unanticipated disaster, landlord tenant issues, eviction, foreclosure, mental or physical illness – have given rise to the necessity of adjusting our programs to meet the needs on a variety of levels, including the issue of the chronically homeless. Regardless of the intervention, the lead agencies are mindful of the fact that homelessness is a traumatic and frightening experience that requires sensitivity and empathy while addressing those areas that will begin to return stability to their lives.

Several providers vital to this process currently serve the homeless and are members of the HCAEH including:

- Jersey City Department of Community Development
- Hudson County Division of Housing and Community Development
- Hudson County Department of Health and Human Services
- Hudson County Division of Welfare
- Hudson County Comprehensive Emergency Assistance System (CEAS) Committee
- Food and Shelter Coalition
- Let's Celebrate
- Medical and Social Services for the Homeless
- Catholic Charities of the Archdiocese of Newark
- Palisades Emergency Resources Corporation
- St. Joseph's Home
- Jersey City Episcopal Community Development Corporation
- North Hudson Community Action Corporation

- WomenRising
- Building an Empire
- Urban League of Hudson County
- United Way of Hudson County
- Hoboken Shelter
- St. Lucy's Shelter
- Hudson County Housing Resource Center
- Public Housing Authorities in Hudson County
- New Bridge/SEED Corporation
- York Street Project
- Hudson County Reintegration
- Department of Veteran Affairs
- Hudson County HIV/AIDS Planning Council
- Homeless Advocates

The above organizations have been, and continue to be, instrumental forces in providing primary outreach, emergency shelter services, housing services, and emergency food through their network of soup kitchens, food pantries, and meals on wheels programs; and they provide the necessary services for homeless individuals and families progressing through the Continuum of Care system. The collaboration between Hudson County and Jersey City for the Continuum of Care process and planning, for the development of the Ten Year Plan to End Chronic Homelessness, and to oversee the implementation of that plan, will continue to assist Hudson County in better addressing the needs of the homeless.

The Hudson County Comprehensive Emergency Assistance System (CEAS) Committee and the HCAEH work closely together to address the issue of homelessness and the chronically homeless. These very same organizations that are mentioned above are part of both planning processes, providing input, and researching methods on how to improve housing and supportive service to the homeless in Hudson County. As the lead agencies of the HCAEH, the Hudson County Division of Housing and Community Development and the Jersey City Division of Community Development attend all CEAS meetings and provide updates on the Continuum of Care to CEAS members.

Additionally, the Ten Year Plan to End Chronic Homelessness recommended improving coordination between CEAS and HCAEH, to avoid duplication of services and funding to agencies throughout the County. Specifically, the Ten Year Plan called for the hiring of a 'Homeless Planning Coordinator' that would act as a liaison between CEAS and the HCAEH, allowing for better coordination of the resources that each planning group is responsible for allocating. The coordinating agent would assure that any proposed new services or housing for the homeless or low income will be linked to, and in line with, the goals established within the ten year plan to end chronic homelessness. They would also coordinate with existing coordinators regarding currently existing and proposed strategies for the reduction of homelessness.

September 27, 2010 the Homeless Coordinator Position was filled by a former Hudson County emergency shelter Executive Director. The addition of the appointed coordinator is an asset and it strengthens the existing partnership between the Hudson County Division of Housing and Community Development and the Hudson County Department of Health and Human Services, helping both Departments to more effectively serve the homeless and at-risk in Hudson County.

Planning Process

According to the 2011 Hudson County point-in-time homeless count conducted by the Jersey City Division of Community Development and the Hudson County Division of Housing and Community Development, seven hundred eighty-one (781) homeless individuals were living on the streets or in

shelters or transitional housing on January 26, 2011. The results of this year's count were inaccurate due to inclement weather which prohibited providers and volunteers to conduct the night count. As of May 18, 2011 the results were re-evaluated. The results are detailed in the attachment section of this report.

As a result of the homeless crisis, during the past several years, the Jersey City Division of Community Development and the Hudson County Division of Housing and Community Development have increasingly worked closely to develop a continuum of care plan for the Jersey City Hudson Continuum of Care (JCHCOC). The HCAEH provides initiatives and a platform to address the issues of homeless citizens, while at the same time looking at solutions on what needs to be done to prevent others from falling into the pattern of chronic homelessness. In addition, through its planning process with various organizations throughout the County and Jersey City, the HCAEH provides homeless individuals and families with essential housing and support services by constructing, renovating, maintaining, and operating emergency, transitional and permanent supportive housing.

The collaborative work of the HCAEH and Continuum of Care planning process has helped to expand many of its service programs and has provided even more comprehensive interventions, which includes the addition of more transitional and permanent supportive housing units. The HCAEH has also been careful to monitor the impact of its programs on the homeless population, getting feedback, as well as input from organizations and community groups, often providing technical assistance to programs that may be experiencing problems with construction efforts and support services.

The HCAEH planning process has also benefited from the cooperation of multiple levels of governmental entities, non-profits and businesses working together on projects that have a direct impact on the homeless clients and the relevant communities from which they come. Consequently, the HCAEH has identified the following needs in both Hudson County and Jersey City:

1. To increase the number of permanent supportive housing units for the homeless and chronically homeless.
2. To expand the provision supportive services and facilities for the homeless and at-risk population.

In an effort to help improve its planning process and develop a more comprehensive 2011 CoC application, the HCAEH solicited the assistance of the New Jersey Office of the Corporation for Supportive Housing (CSH) and the New Jersey Housing and Mortgage Finance Agency (HMFA), Division of Supportive Housing and Special Needs. Staff and committee members attended numerous training sessions provided by the Corporation for Supportive Housing as well as the New Jersey Homeless Policy Academy, which is coordinated by NJHMFA.

In addition, the HCAEH is one of twenty (20) participating CoC's in the statewide HMIS collaborative. The New Jersey Statewide HMIS Collaborative is a dedicated Homeless Management Information System Collaborative project that has been implemented and is administered by the New Jersey Housing and Mortgage Finance Agency (NJHMFA). The purpose of the Collaborative is to collect system-wide information over time on the characteristics and service needs of men, women and children experiencing homelessness. Consequently, HMIS will help to improve planning and collaboration between grantees and members of the HCAEH. HMIS information will be collected and reported at the state, regional and local CoC levels. Currently, there are nine organizations that are on-line with HMIS and are reporting on homeless and chronically homeless information.

The HCAEH continues to rely on the work of its subcommittees, which include:

- | | |
|-----------------------------------|-------------------------|
| 1. Permanent Housing | 4. Monitoring |
| 2. PIT/Project Homeless Connect | 5. Mainstream Resources |
| 3. Community Awareness & Outreach | 6. Discharge Planning |

Over the entire year, these subcommittees have been instrumental in planning, preparation and completion of this year's Continuum of Care application. In addition, the subcommittees serve as a dynamic mechanism for engaging the stakeholders throughout the County, such as, the Hudson County Correction Department and hospital and mental health representatives. To insure inclusion of all stakeholders, HCAEH and subcommittee meetings are held at various locations throughout the County. This also allows committee members to conduct site visits and provide for better coordination and communication in the HCAEH planning process.

The HCAEH held regular scheduled monthly planning meetings, and conducted interim communication and outreach to various organizations. In addition, the HCAEH has benefited from cooperation from multiple levels of governmental entities and non-profits working together on projects that are mutually important to our homeless clients and the relevant communities from which they come. For instance, the HCAEH works with the Hudson County Comprehensive Emergency Assistance System (CEAS) Committee, which serves as a forum for organizations that work with local government, welfare, shelters, and housing systems for the homeless throughout Hudson County. The CEAS Committee, a subcommittee of the County Human Services Advisory Council, regularly conducts six meetings a year. Jersey City and other municipalities throughout Hudson County coordinate much of their assistance for homeless families through CEAS. The council's membership includes the Director of the County Welfare Agency, a County Welfare designee with expertise in homelessness; a representative of the mentally ill, the homeless, consumers of emergency food and shelter services, a representative of a consumer advocacy organization and faith based organizations. In addition, representatives of the State Departments of Human Services including the Division of Mental Health Services and the Division of Youth and Family Services and the Department Community Affairs and the County of Hudson and the City of Jersey City are members.

The primary focus of CEAS is upon those individuals who are homeless, especially the chronically homeless, within our County. For example, CEAS is currently working with the HCAEH to develop strategies to address issues of the chronically homeless. Many of the members of the CEAS Committee participate in the HCAEH planning process and played an important role in the development of the 2010 Continuum of Care plan. Subsequently, the CEAS meetings have helped to inform and engage non-profits organizations about the HCAEH's chronic homeless strategies and goals.

A subcommittee of the CEAS, the Food and Shelter Coalition, which meets eleven times out of the year, has also played an intricate part of the HCAEH planning process, providing pertinent information and assisting with the implementation of support services to Hudson County's and Jersey City's homeless population.

Throughout the year, the Jersey City Division of Community Development and the Hudson County Division of Housing and Community Development coordinate and organize all of the meetings and provide technical assistance to the HCAEH. The Jersey City Division of Community Development and the Hudson County Division of Housing and Community Development are in the developmental stages of changing the HCAEH to a governing body as directed under the HEARTH Act. Once HUD provides official guidance on HEARTH regulations the City and the County will convene with the HCAEH to begin the implementation process.

**Continuum of Care (CoC) 10-Year Plan,
Objectives, and Action Steps Chart**

Continuum of Care (CoC) Housing Inventory Chart

**Continuum of Care (CoC)
Services Inventory Chart**

Emergency Shelter and HOPWA Grants

The Emergency Shelter Grant (ESG) is used primarily to support existing homeless shelters in the city. Housing Opportunities for Persons With AIDS (HOPWA) funds are primarily used to provide permanent and transitional housing for persons with HIV/AIDS. Rental and utility subsidies are also provided as a critical component to preventing homelessness for persons with HIV/AIDS.

SuperNOFA Continuum of Care and other State funds are used to provide permanent supportive housing case management, substance abuse programs and transitional housing assistance. All of the above funding will continue to be instrumental in filling gaps in the Jersey City / Hudson County Continuum of Care system.

LEVERAGING RESOURCES

Once again, the City's use of CDBG and HOME funds helped to secure millions of dollars in non-federal funds. The following projects received CDBG and / or HOME funding and the funds were used to leverage non-federal funds:

Rebuilding Together Jersey City

In addition to their \$35,000 CDBG allocation, Rebuilding Together Jersey City received \$65,000 through a Provident Bank donation.

Jersey City Incinerator Authority (JCIA)

JCIA received \$75,000 in CDBG grant money to remove graffiti from buildings in low / moderate income areas. This amount was complimented by \$109,188 in JCIA operating funds.

Jersey City Housing Authority (JCHA) – A. Harry Moore Phase III

This \$23,414,262 project consists of sixty (60) mixed income rental units. Fifty-four (54) units are affordable. HOME funds in the amount of \$400,000 were used to leverage \$3,500,000 in Public Housing Capital Assistance, \$11,404,323 in Low Income Housing Tax Credit (LIHTC) equity, \$4,856,378 in NJHMFA T-CAP funding, \$2,239,561 in HMFA loan funds and \$735,000 in Federal Home Loan Bank funds.

Jersey City Community Housing Corporation (JCCHC) – 299 Bergen Avenue and 108 Storms Avenue

This thirteen (13) unit rental project leveraged HOME funds with \$975,000 in NJ Balanced Housing funds, \$280,000 in Affordable Housing Trust Funds and \$140,000 in Bayonne Community Bank financing.

Parkview Manor, LLC – Parkview Manor

This developer leveraged \$525,000 in HOME funds with \$100,000 in Affordable Housing Trust Funds, \$1,146,000 in NJHMFA CHOICE funds, and \$4,731,000 in private financing to fund a sixteen (16) unit mixed income homeownership project.

Jersey City Episcopal CDC – 242 Bergen Avenue

This twelve (12) unit affordable housing rental project leveraged \$1,540,000 in HOME funds with \$400,000 in NJHMFA Special Needs financing and \$342,000 in NJHMFA Small Rental Housing funds.

Mobility Consulting and Contracting, Inc. – 227 Clinton Avenue

This six (6) unit condominium project leveraged \$494,104 in HOME financing with \$425,000 in private financing and \$390,968 in developer's pledge.

Morris Canal Redevelopment Area CDC – 317-319 Pacific Avenue

This eight (8) unit affordable rental project leveraged \$550,000 in HOME funds with \$381,176 in Affordable Housing Trust Funds, \$785,039 in NJ Balanced Housing funds, \$120,000 in Federal Home Loan Bank financing and \$335,000 in private financing.

The City invested \$4,484,104 in HOME Investment Partnerships Program funding which leveraged an additional \$32,311,445 in other public or private financing during the past fiscal year.

As of September 30, 2010, the City of Jersey City has excess match carryover totaling \$18,124,994.07 (see attached HOME Match Report) to be used as HOME match dollars. Matching funds come from a variety of sources including Regional Contribution Agreement funds, City Linkage Funds, Affordable Housing Trust Funds, value of city land conveyed to developers for the development of affordable housing and value of tax abatements for affordable housing developments.

ESG matching dollars were contributed by the following sources for FY2010:

- Catholic Charities of Archdiocese of Newark (\$196,532 - St. Lucy's Shelter)
Specific sources include: HUD, Continuum of Care (\$50,000), Hudson County CEAS (\$136,532) and Bayonne CDBG (\$10,000)
- Catholic Charities of Archdiocese of Newark (\$85,452 - Hope House)
Specific sources include: Bayonne CDBG (\$10,000), Hudson County Welfare (\$30,000) and Agency Cost Sharing (\$45,452)
- Jersey City Medical Center – In-Kind: (\$5,000 - Medical and Social Services for the Homeless)

Total match contributions were \$286,984.

CITIZEN COMMENTS / PUBLIC PARTICIPATION

The City provided the Consolidated Annual Performance and Evaluation Report (CAPER) for public comment on June 14, 2011. The Citizen Participation Plan provides for a fifteen (15) day comment period. The Plan was available in the Office of the City Clerk, the Public Library and at the Division of Community Development. Additionally, an abbreviated version of the CAPER was made available on the City's website at jerseycitynj.gov. The City did not receive any written or verbal comments during the comment period. On Tuesday, June 21, 2011, a Public Hearing was held in the Division of Community Development office (4th Floor Conference Room) located at 30 Montgomery Street, Jersey City, NJ. There were no attendees and no written or verbal comments were submitted.

SELF-EVALUATION

Staff from the Division of Community Development (DCD) provided input on pertinent aspects of the CAPER. Various persons were requested to comment on progress made and results achieved during the past fiscal year. Many concerns raised in the past have been met; however, there are still outstanding issues which could result in a more effective program. Items considered are as follows:

PERFORMANCE MEASUREMENT SYSTEM

During the past two years, the DCD has been working with subgrantees in preparation for implementing a performance measurement system. This is an on-going process that involves a shift in how accomplishments are measured. Previously, subgrantees reported on units of service and outcomes in some cases.

Progress has been made in this area during the past year. All subgrantees are required to identify outcomes in their Subgrantee Agreements. Actual activities and outcomes are reported on a quarterly basis through the electronic submission of the quarterly activity report. Also, the Division of Community Development continues to provide training on performance based contracting as part of our annual technical assistance meetings.

A performance measurement system has been incorporated in the five year Consolidated Plan. Criteria identified in Appendix C - Checklist in Notice: CPD-03-09 will continue to be implemented during the 2011-2012 fiscal year.

INTEGRATED DISBURSEMENT & INFORMATION SYSTEM - IDIS

IDIS System – The City continues to monitor changes in IDIS and maintains data as accurately as possible. Clean up notices and HOME performance reports are reviewed and corrections are entered in IDIS. The City continues to work on improving our overall efficiency with IDIS data entry and maintenance.

AUDIT FINDINGS

The Division has worked diligently to clear outstanding audit findings. All previous findings have been cleared. The staff will continue to monitor activities to ensure that projects are adhering to funding requirements.

Technical Assistance to Non-Profits

The Division of Community Development has provided technical assistance to non-profits in the following areas:

- Social Services - Assisted non-profits in developing forms to gather client information. Also, helps non-profits to complete and understand required paperwork and where feasible, to develop better programs. During monitoring site visit, DCD staff also provides Subgrantees with training to better document how clients are benefitting from services.
- Affordable Housing - Assisted non-profit and for profit housing developers in most facets of the housing construction process to ensure that projects are successfully executed. Also, the City continues to explore ways to increase the capacity of local Community Development Corporations (CDCs).
- Rehabilitation - Assisted non-profits in various facets of executing rehabilitation projects.
- Homeless Services – Participated and Collaborated in the January 2011 Point - in – Time / Project Homeless Connect with the Hudson County Alliance to End Homelessness. Also, the Division of Community Development, Hudson County Community Development in conjunction with Monarch Housing Associates facilitates and monitors the SuperNOFA process where Hudson County Community Development is currently the lead agency. The Division of Community Development consistently plays a role in all CoC related activities thus strengthening the collaborative works between City and County.

While City staff provides some assistance to non-profits, there is a need to provide additional assistance to grassroots organizations. It continues to be very difficult to provide the level of assistance needed because of insufficient staff. Non-profit social service providers and housing developers would greatly benefit from additional technical assistance to build capacity. This will be instrumental in helping organizations to build stronger programs and better projects.

The City has taken steps to provide some grassroots organizations with assistance, by contracting with the Local Initiatives Support Corporation (LISC). LISC has been instrumental in providing training for local Community Development Corporations (CDCs). As a result of the City's contract with LISC, a couple of local CDCs have benefitted from capacity building grants and pre-development loans. Also, LISC has contracted with a consultant to work with the Morris Canal Redevelopment Area CDC [a certified Community Housing Development Organization (CHDO)]. The purpose of this contact is to increase the capacity of this local CDC.

- Social Service Providers – Grassroots organizations are in need of technical assistance with grant writing, board development fundraising and financial management. The Division of Community Development has provided board development training to some local non-profits and we will explore opportunities to provide board training to all organizations during the next fiscal year.
- CHDOs – CHDOs are in need of technical assistance in many areas including property and financial management and board development.

COLLABORATIONS

The Division of Community Development meets with various groups to get input on the City's Consolidated Plan. These forums provide opportunities for the City to receive and share information relevant to funded activities and City initiatives. The Division of Community Development is an active participant in the following local committees/coalitions:

- Hudson County HIV/AIDS Planning Council – This council consist of HIV/AIDS funders, providers and consumers.
- Quality of Life Task Force – Consist of various city departments and divisions that come together to address code violations and possible eminent hazard conditions.
- Food and Shelter Coalition – Consist of providers of housing and supportive services that target homeless individuals and families.
- CEAS Committee – Consist of local, county and state department representatives. This committee meets to discuss and address issues of homelessness.
- Housing/Community Development Revitalization Committee – Consist of City officials, for profit and non-profit housing developers, lenders and a consultant. The group meets to discuss affordable housing development and other topics relevant to community development.
- Hudson County Alliance to End Homelessness – Consist of providers of housing and supportive services for homeless individuals and families, City and County representatives, and state department representatives and a representative of a statewide advocacy group for the homeless. This group comes together to plan and prepare competitive grant applications to address homeless issues.
- Alliance for the Homeless – Consist of local providers and various other stakeholders. This group focuses on creating and implementing the plan for addressing chronic homelessness.

The Jersey City Division of Community Development also works collaboratively with many other organizations to improve the quality of housing and services for Jersey City residents.

ECONOMIC DEVELOPMENT ACTIVITIES

The City of Jersey City has four (4) open Section 108 loans. The following details the status of these loans:

MLK HUB Development

The City of Jersey City (City) took possession of the MLK HUB Plaza (Plaza) as a remedy upon the default of Martin Luther King Drive Urban Renewal Joint Venture Partnership (JVP) in its obligations to the City on City loans to JVP, including the Section 108 Loan. The City appointed the Jersey City Redevelopment Agency (JCRA) as its Receiver to operate the Plaza. JCRA defaulted JVP under terms of the Ground Lease, and took possession of Plaza improvements on the property.

JCRA engaged Brandywine Real Estate Corporation (BREC) to manage the Plaza. A local management presence was established with full-time, site-based staff. Private security services were secured. Janitorial and landscaping services were secured. Existing leases were analyzed and lease enforcement was brought to bear in cases of non-compliance. Fully documented Account Receivables were established for each tenant and collection initiatives were employed.

The operation of the MLK HUB Plaza has been stabilized. Debt service on the Section 108 Loan continues to present challenges due to insufficient cash flow. All operating expenses have been paid on a current basis. The physical conditions of the Plaza have improved dramatically. At the time of the transition to JCRA ownership, utility services (including common area electric) to the Plaza had been interrupted sporadically; the parking lot and other common areas were consistently strewn with trash. The fountain in the public plaza was in disrepair, and had not been in use for years. It is currently operational, however, it continues to be a work in progress.

Eviction proceedings have been initiated against non-compliant tenants. Vacant spaces have been leased to responsible tenants providing goods and services required by residents of the community. Income to the property has increased by more than 30%. The former fast-food tenant has been evicted, and McDonalds is currently occupying the space. McDonalds invested approximately \$2,000,000 in improvements to the property to retrofit the existing restaurant space. JCRA and BREC are also in negotiations with the grocery store tenant for a restructured lease (currently a sub-tenant of a tenant in default), which will result in a significant increase in revenue that helps to adequately maintain the MLK HUB shopping center.

Additional parcels immediately surrounding the MLK Hub previously owned by the MLK JVP has been recaptured which are currently being planned for future redevelopment projects with JCRA, Brandywine and HUB Partners.

Mack-Cali-Hyatt Hotel

Mack-Cali in partnership with Hyatt Hotel received funding for the construction of a full service hotel. The hotel opened in late 2001 and it contains approximately 343 rooms and 6,000 square feet of meeting / catering space. The Hyatt anticipated creating 286 permanent jobs. As of December 2002, the Hyatt Hotel has created 238 permanent jobs. The City is continuing to service this loan which is in good standing.

Tranz Hotel at Liberty Harbor North

The City was approved to receive \$1.9 million in BEDI funds for the Tranz Hotel. These funds have been instrumental in cleaning up this site which is contaminated with PCBs, buried asbestos and various other contaminants including semi-volatiles. In addition, the City's request for a \$8 million Section 108 Loan was approved. As a result of these approvals, a 248,000 sq. ft. Hilton brand luxury hotel will be developed at Liberty Harbor North. The hotel will contain approximately 300 rooms, meeting space, restaurants, retail shops and a fitness facility with pool. A 51,000 square foot parking garage will be attached. Approximately 300 permanent full time equivalent jobs targeted primarily to low-moderate income City residents will be created. Approximately 250 construction jobs will be

generated as well. Environmental clean-up has been completed and the owners are awaiting Department of Environmental Protection Agency approval. Vertical construction of the hotel will begin in late fall or early 2012.

Daily News

The City is continuing to service this Section 108 Loan which is in good standing.

Job Creation

While most many seasonal jobs were created as a result of development activities that took place throughout the year, many permanent jobs were created as a result of training programs carried out by two (2) local non-profits. **Rising Tide Capital**, an economic development activity, provided training to assist primarily low/moderate income persons to launch their own businesses. Thanks to Rising Tide Capital, many low / moderate income individuals have pursued their dream of owning their own business. The following is a description of accomplishments during the past fiscal year:

- 97 persons graduated from a program where they received entrepreneurial management and planning. Of which, 40 persons started a new business, 19 expanded an existing business and 43 strengthened an existing business
- 228 persons received business consultation and technical assistance
- 29 full time equivalence (FTE) jobs were created
- 42 full time equivalence (FTE) jobs were retained

Hudson Community Enterprises established social enterprises (Metro-Scanning and Shredding Businesses) to create jobs for disabled adults. The following details accomplishments for the past fiscal year:

- 25 disabled persons participated and completed an employment training program
- 8 full time jobs were created
- 16 part time jobs were created

Davis-Bacon Projects for FY2010 are as follows:

- Hudson Community Enterprises (68-70 Tuers Avenue)
- Hudson Milestones (365 Clendenny Avenue)
- 117-119 Bostwick Avenue
- Cusack Care Center (569 Pavonia Avenue)
- Boys & Girls Club (1 Canal Street)
- J.C. Dept. of Engineering (575 Route 440)
- J.C. Dept. of Public Works (575 Route 440)
- Starlight Inc. (3487 J.F. Kennedy Boulevard)
- Tramz Hotel – Liberty Harbor North (Marin Boulevard)

Timeliness

The City continues to analyze projects for timely expenditure of funds. This area requires regular monitoring to ensure that timeliness does not become an area of concern. Staff will continue to monitor project drawdowns to verify that funds are being expended in a timely manner.

ACCOMPLISHING GOALS AND OBJECTIVES

A review of the goals and objectives for 2010 was compared to the funding decisions made. This review can be broken down into two sections-Public Service, which includes CDBG, ESG and HOPWA

and Construction Activity, which includes CDBG, HOME and HOPWA. Many of the public service activities are funded each year for the same organizations. These organizations meet continuing needs and they rely on these funds to provide the services. It would be very difficult for the City terminate funding to many of the organizations without adversely impacting the community.

The City introduced performance based contracting to its Subgrantees a few years ago. Documents have been revised to generate outcome based information. Technical assistance has been provided to organizations to assist in this area. In previously years, a one-day intensive logic model training was given to assist Subgrantees with the transition of quantitative outcomes to qualitative (performance based) outcomes. A majority of Subgrantees have become better at reporting on outcomes while a small few require additional assistance. As a result, we have observed a vast improvement in reports submitted by Subgrantees.

The difficulty encountered with meeting needs for construction projects is the time delay for development projects. Many projects rely on other funding sources, with their own funding cycles. The time needed for development projects is often more than two years. Therefore, it often takes a couple of years to report on actual accomplishments for construction projects.

The City continues to seek feedback from provider organizations as a way of assessing how we are meeting stated goals. The Division of Community Development is aware of many of the concerns the public has with the implementation of the HUD entitlement programs. Throughout the year, the Division continues to work with its providers to meet the goals and objectives established for the Consolidated Plan.

NATIONAL OBJECTIVES

The City continued to meet the national objectives of the elimination of slums and blight and the provision of services to low and moderate income households. The City continues to earmark in excess of 70% of CDBG funds, annually, for projects benefitting primarily low and moderate income households.

DISPLACEMENT, TENANT ASSISTANCE AND RELOCATION

Community Development Block Grant funds were expended by the City of Jersey City during the program year 4/1/10 to 3/31/11, twenty-eight families sought relocation assistance from displacement by code or fire. Of those interviewed and assessed the Division of Community Development paid for relocation moving expenses for twenty (20) low to moderate residential households permanently displaced as a result of project activities: thirteen (13) households displaced due to code enforcement activity; seven (7) households displaced because of fire damage.

To mitigate the adverse effects of displacement, the City, to the extent possible, assisted the affected households with re-housing referral assistance services; provided appropriate social services referrals to other public agencies as needed. The financial hardship caused by the displacement and re-housing cost was minimized by the prompt processing and payment of moving and related claims in accordance with the provisions of the Federal Uniform Relocation Act (URA) and the related statutes and regulations pursuant the State of New Jersey's Relocation Assistance Law and Act (N.J.A.C. 5:40-1 et seq.).

Similarly, the City acted to minimize the hardship of the thirteen (13) tenants displaced as a result to the City's ongoing program of building and housing code enforcement with the cooperation of the City of Jersey's Mayoral Task Force, which consists of the following departments and divisions: Jersey City Police Department, Jersey City Fire Officials Office, Department of Health and Human Services, Division of Housing Code Enforcement, Division on Zoning, Division of Commerce, Neighborhood Improvement Department, Construction Code Office, United Water, PSE & G, Jersey City Housing

Authority, Mayor's Office, Incinerator Authority and the Relocation Assistant from the Division of Community Development. The number of displacees would have been greater, however the ongoing efforts of the task force with some involvement from the Municipal Court has made property owners accountable for their actions. As a continuing effort to provide optimal relocation services, several property owners have provided relocation assistance to individual(s) and/or families displaced for zoning, code, fire, violations due to the owner's neglect. The displaced families were provided with re-housing referrals, housing counseling and social service referrals on a case by case basis. Promptly processing and paying relocation moving expenses and related payments, in accordance with State relocation regulations, eased the financial burden.

The seven (7) individuals/families homeless by fire received assistance with CDBG funds to cover reasonable moving expenses for emergency housing, allowable relocation costs, salvageable furniture and other possessions from fire damaged buildings pursuant to the State of New Jersey's relocation regulations.

During FY 2010-2011 grant year, \$20,230.19 was dispersed to the twenty (20) households displaced; a majority had a household income of < 30 % the area median income. The lack of substantial income and the abundance of housing unattainable by these constituents created more of an unstable living environment. Coordination with Jersey City Board of Education Service Brokers and county funded agencies assisted with the level of services available to eligible households. The demand for housing assistance (financial and stabilization) surpasses the resources available to our constituents. In November 2009, the City of Jersey City launched its Homeless Prevention and Rapid Re-housing Program (HPRP) under the American Reinvestment and Recovery Act of 2009 (ARRA). This program allowed eligible applicants to utilize the services under this Act, thus diminishing the barriers to obtain housing.

Since launching the HPRP program in 2009 the City has expended over 60% of its funds. During FY2010-2011, the City amended its HPRP Action Plan to reallocate additional funds for homeless prevention activities. The transfer of funds from Rapid Rehousing to homeless prevention activities will enable the City to serve additional clients. In spite of this transfer, there are not sufficient homeless prevention funds to meet the need in our community.

Public Housing Relocation In Connection with the HOPE VI Demolition and Revitalization Programs

JCHA Relocation Policy

In connection with HOPE VI relocation activities, the JCHA meets and exceeds federal URA requirements. Each site undergoing relocation is assigned one or more full-time Relocation Officers and a Section 8 Housing Specialist to work one-on-one with relocating residents. Prior to residents being relocated, the JCHA meets extensively with the site Resident leadership to develop an individualized Relocation Plan which is then adopted by the Board of Commissioners. A Memorandum of Understanding outlining relocation policies, procedures, services and benefits is executed by the JCHA and the Resident On-Site Organization. This is followed by meetings with the entire site community and with residents in individual buildings.

Residents complete a relocation preference survey and are encouraged to keep in close contact with their Relocation Officer and to work with Community and Supportive Service or Resident Services case workers to resolve issues involving relocation. The JCHA routinely provides transportation assistance during the relocation process. In order to facilitate the usage of Section 8 vouchers, the JCHA also provides no interest "Security Deposit Loans" to families who would otherwise find it difficult to pay a security deposit.

Typically residents receive a minimum of four official notices prior to being required to relocate. "Preference to Return" agreements are given to families who relocate off-site. Upon completion of a revitalization phase of development, Relocation Officers reach out individually to all relocated families who have a preference to return to assist with re-occupancy.

A. Harry Moore Apartments

In order to reduce on-site density preparatory to devising an on-site HOPE VI Revitalization Plan at this high-rise development, the JCHA obtained HOPE VI demolition grants in 1999, and 2000 to relocate the residents from and demolish three high-rise towers (Buildings #3, 4, & 5). This work was completed in 2002.

In 2004, the JCHA began a Master Planning process with the A. Harry Moore residents to devise a Revitalization Plan preparatory to applying for a HOPE VI Revitalization Grant. It was mutually decided to apply for HOPE VI demolition funding to relocate residents from and demolish a fourth high rise (Building #6) in order to accommodate two initial phases of redevelopment totaling 144 units.

A HOPE VI Demolition grant was allocated to the JCHA in 2005 for the demolition of Building #6. Relocation was completed December 2005 and demolition was completed in June 2006. The construction of the 144 new rental units, partially funded with re-allocated Curries Woods HOPE VI funds was completed in February 2010.

Instead, the JCHA received federal approval to re-allocate Curries Woods HOPE VI funds (originally designated for an off-site homeownership development) to the above two phases of mixed finance, mixed income rental development off-site at A. Harry Moore.

In response to escalating crime and deteriorating site conditions compounded by continuing severe federal public housing funding cuts, the JCHA applied for and subsequently received HUD approval in October 2006 to relocate families from and demolish the remaining three high-rises (Buildings #1, 2, & 3). Relocation began for these buildings in May 2007 and was completed in April 2009.

Of the original 569 A. Harry Moore families, 22 families split resulting in 591 families which were subject to relocation.

Of these:

- 133 families were relocated to other public housing.
 - 1 family relocated to the HOPE VI Development Lafayette Village
 - 1 senior relocated to the Lafayette Senior Living Center
 - 21 families relocated to the HOPE VI Curries Woods
 - 1 family relocated to the Dwight St. Homes
 - 1 family relocated to the HOPE VI Woodward Terrace
 - 39 families relocated to the HOPE VI Gloria Robinson I & II
 - 187 families received Section 8 vouchers
 - 87 families bought homes or moved to unassisted housing

120 families were not relocated for the following reasons:

- 96 Eviction (Tenancy rule violations and rent delinquencies)
- 24 Deaths

The JCHA procured a second private sector Developer partner to demolish the remaining three high-rises and to develop 116 mixed-finance, mixed-income rental units in their place, and to develop up to 70 affordable off-site condos in November 2008. The JCHA also plans to self-develop four 2-family for-sale affordable homes on a back corner of the site. In March 2009, the JCHA received additional public housing Capital Funds from the federal Economic Stimulus legislation. \$3 million of these funds

were obligated for demolition. Asbestos remediation/demolition began February 2010 and was completed September 2010.

In August 2009, the JCHA and its developer partner received a tax credit allocation for a Phase II rental development of 60 mixed-income, 1, 2, 3, and 4 bedroom units to include six market units, 5 public housing only units and 49 tax credit units. Of the tax credit units, 19 are also public housing and 15 were awarded Project based vouchers for non-elderly disabled. The units are housed in two buildings. 5% of the units are handicapped accessible and all ground-floor units are visitable. Construction began November 2010 and is scheduled for completion in December 2011.

In May 2010, the JCHA was awarded a \$9.7 million HOPE VI revitalization grant for the remaining work (listed above) at A. Harry Moore

Lafayette Gardens

The Jersey City Housing Authority received a HOPE VI allocation of \$34.1 million in 2001 for the demolition of all existing buildings at Lafayette Gardens and the on and off site development of 665 mixed income, mixed finance rental and for sale units.

All of the 461 existing resident households have been relocated from the 13 on-site buildings. The phased demolition of all buildings was completed in January 2007.

Of the original 461 families, 22 families split resulting in 483 families which were subject to relocation.

Of these:

- 96 families were relocated to other public housing.
- 48 families relocated to the HOPE VI Development Lafayette Village
- 53 seniors moved directly into the Lafayette Senior Living Center
- 15 families relocated to the HOPE VI Curries Woods
- 32 families relocated to the HOPE VI Pacific Court
- 30 families relocated to the HOPE VI Woodward Terrace
- 25 families relocated to the HOPE VI Barbara Place
- 1 senior relocated to the HOPE VI Ocean Pointe
- 108 families received Section 8 vouchers
- 15 families bought homes or moved to unassisted housing

60 families were not relocated for the following reasons:

- 30 Eviction (Tenancy rule violations and rent delinquencies)
- 30 Deaths

The on-site 83-unit Lafayette Senior Living Center was completed and occupied in March 2005. A 72-unit family rental development, Pacific Court was completed and occupied in July 2006. The 70-unit family rental development, Woodward Terrace was completed and occupied in June 2007. Barbara Place Terrace, a 67-unit mixed income, mixed finance rental development with community center site construction began in April 2007 with completion in April 2009. Lease-up was completed in May 2009. Ocean Pointe East and West, 1 59-unit public housing/tax credit/ Project Based Voucher senior development was completed in March 2010 and leased-up in May 2010. The development has 40 public housing/tax credit units and 18 tax credit/project based voucher units (+ one super's unit).

Glennview I townhouses – 63 mixed-income, mixed-finance rentals closed began construction in October 2010 and closed in January 2011. Construction is scheduled to be completed December 2011.

The last family rental phase, Glennview II will be approximately 64 family, mixed-income rental units. This Phase is currently in design-development with a tax credit funding application scheduled for August 2011. A six-unit affordable homeownership phase is in design development with environmental testing/remediation beginning in March 2011.

Montgomery Gardens

In light of the number of Montgomery Gardens residents who have expressed an interest to voluntarily move off-site and the growing on-site safety concerns caused by increased drug and gang-related activity, the JCHA began allowing voluntary relocation (with full relocation benefits) in June 2008.

Of the original 406 families, 186 families have chosen to voluntarily relocate as follows:

- 32 families were relocated to other public housing.
- 7 families relocated to the HOPE VI Curries Woods
- 2 families relocated to the HOPE VI Barbara Place
- 2 families relocated to the HOPE VI Gloria Robinson
- 118 families received Section 8 vouchers
- 25 families bought homes or moved to unassisted housing

36 families did not relocate and are not residing at Montgomery Gardens as follows:

- 31 families were evicted for non payment of rent or other serious lease violations
- 5 Heads of household deaths

In July 2009, the JCHA procured a private Developer and Master Planner to develop a Master Revitalization Plan for Montgomery Gardens in close partnership with the Montgomery Gardens Resident Management Corp. and residents. The following priority actions have occurred in the planning process to date:

Designation of Phase I: to include the interior demolition and complete renovation of Building #1 into 68 1 and 2 bedroom low-income senior rental units with assisted living services in design development with tax credit funding application scheduled for August 2011.

Federal approval of demolition/disposition of Building #1: Application submitted November 2010, approval received March 2011. Required relocation of remaining 15 building residents began April 2011 with anticipated completion in August 2011.

Designation of Phase II: To include new construction of 40-50 mixed-income, mixed-finance family rental units at Cornelison and Fairmount Avenue on land owned by the JCHA's Developers. In design-development with tax credit funding application scheduled for August 2011.

CHOICE Neighborhoods Planning Grant: Funding application submitted December 2010. JCHA awarded \$250,000 planning grant in March 2011 for the "McGinley Square-Montgomery Corridor neighborhood. Planning activities with the City, County, local non-profits, St. Peter's College, community groups, residents and local business and property owners to begin May 2011 and continue for approximately two years. At completion of planning activities, the JCHA intends to submit a CHOICE Neighborhoods Implementation Grant for federal funding.

Program Income

During the period of April 2010 – March 2011, the City collected \$102,360.53 and \$1,650.00 in CDBG and HOME program income, respectively.

Summary

The City made successful use of its 2010 CDBG allocation. Public services were provided by many previously funded non-profit providers. Acquisition, demolition and rehabilitation projects were undertaken to address a variety of community needs. The City believes it will continue to meet the timeliness requirements for use of its CDBG funds as projects proceed to construction and completion.

HOPWA ENTITLEMENT FUNDS

See attached HOPWA Consolidated Annual Performance and Evaluation Report

Emergency Shelter Grant

The Emergency Shelter Grant (ESG) is used to support existing homeless shelters in the City and to provide medical prescription assistance for medically indigent homeless individuals. ESG is an important component of the Hudson County Alliance to End Homelessness (HCAEH). The Continuum of Care is a collaboration of services and facilities for homeless individuals and families.

HOPWA funds are used to provide permanent and transitional housing for persons with HIV/AIDS. Rental and utility subsidies are also provided as a critical component to preventing homelessness for persons with HIV/AIDS.

Other State funds are used to provide case management, substance abuse programs and transitional housing assistance. All of the above funding will continue to be instrumental in filling gaps in the Jersey City / Hudson County Continuum of Care system.

ESG ENTITLEMENT FUNDS

ESG FINAL REPORT 2010-2011

<p>1. Encourage the development of affordable rental housing for low income families and individuals with special needs</p>	<p>1. PALISADES EMERGENCY RESIDENTIAL CORPORATION (PERC), is continuing construction of the facility which will increase their shelter capacity by eight (8) SRO (Single Room Occupancy) units for homeless individuals with multiple diagnoses. Canaan House continues to provide a 12-unit building of permanent supportive housing for multiple diagnosed individuals with HIV who were ready to move on from shelter, transitional or other types of housing into independent living.</p> <p>Canaan House is subsidized by the State Rental Assistance Program. Tenant rents are based on 30% of the household monthly income. In addition to housing, residents are provided individual family and / or couples counseling, (clinical crisis or supportive).</p> <p>The program's community outreach helps assist the residents furnish their new apartments with the necessities of daily life. An important aspect of the program is the residents' ability to address issues within the residence, plan social events</p>
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	<p>and provide input into the program's operation.</p> <p>HUDSON PRIDE / JERSEY CITY CONNECTIONS provides services to homeless teens and other subpopulations who are experiencing issues with their sexual orientation.</p>
<p>2. Increase specialized assessment and outreach programs for homeless and special needs populations, i.e. safe havens /drop-in centers that serve as an entry point for homelessness/special needs Persons.</p>	<p>2. THE MEDICAL AND SOCIAL SERVICES PROGRAM FOR THE HOMELESS (MASSH) continues its outreach activities as well as its prescription program for the indigent without health coverage.</p>
<p>3. Create and provide supportive services for homeless youth</p>	<p>3. Paul Moore Haven provides a Youth Runaway Shelter under a contract with the County of Hudson. Assessments are done on-site and individuals are referred to other agencies for additional services.</p> <p>WomenRising of Hudson County Group Home for Girls is a ten (10) bed group home that Provides transitional housing for adolescent females Ages 12-17.</p> <p>Hudson Pride/Jersey City Connections A non-profit organization serving persons who are affected by AIDS and offers services for homeless gay, lesbian, bisexual or transgender teens.</p>
<p>4. Maintain and expand funding streams for existing emergency shelters.</p>	<p>4. Emergency Shelter Grant funding is earmarked primarily for the operation of emergency shelter located in Jersey City. Catholic Charities of the Archdiocese of Newark operates a shelter for women and children and a shelter for single individuals. Hope House and St. Lucy's Shelter both receive ESG funds and they are located in downtown Jersey City.</p>
<p>5. Increase the supply of transitional housing that includes supportive services that lead to permanent housing. Emphasis should be placed on individuals and families and those with special needs.</p>	<p>5. Project Home, a collaboration of three (3) non-profit organizations which include Catholic Community Services, Lutheran Social Ministries and WomenRising (formerly the YWCA in Jersey City), continues to provide services in our area. Project Home consists of eighteen (18) apartments of transitional housing with supportive services. The target population is women with children who have substance abuse and domestic violence issues.</p> <p>St. Joseph's Home, in Jersey City provides sixty-three (63) year round transitional housing beds for women and their children. Franciska</p>

	<p>Residence provides fourteen (14) year round beds for men who are living with HIV/AIDS. North Hudson Community Action Program provides eighteen (18) apartments for the working poor in Hudson County. House of Faith provides eight (8) year round beds for men who are homeless.</p>
<p>6. Encourage the development of more diversified types of housing for special needs populations, i.e., scattered site housing.</p>	<p>6. The United Way of Hudson County will provide twenty-seven (27) units of lease based service enriched permanent housing throughout Jersey City and Hudson County. The services will be provided by Jersey City Episcopal Corporation (JCECDC), Palisades Emergency Residence Corporation (PERC) and the House of Faith.</p> <p>Using a scattered site, leased based model, twenty-seven (27) chronically homeless individuals will be provided with safe and affordable housing and supportive services. The population to be served will be chronically Homeless men and women 21 years of age.</p>
<p>7. Provide rental assistance for homeless person, special needs populations and senior citizens.</p>	<p>7. Additional resources have been added this year through the Federal HPRP program which has improved access to housing for the homeless and those who are "doubled up". Currently existing programs include the State of New Jersey's Department of Community Affairs Homeless Prevention Program and the Social Services for the Comprehensive Emergency Assistance System (CEAS) committee. Currently, rental assistance is provided for persons with HIV/AIDS through the Housing Opportunity for Persons With AIDS program.</p>

The following is a description of activities that have taken place during the past fiscal year:

Transitional Housing

There were no new transitional housing units created during FY2010-2011. Currently, there are 362 beds for individuals and 133 transitional housing beds for families in Jersey City. It is estimated that more than 800 beds must be created to meet the present need in Hudson County. The City of Jersey City and Hudson County will continue to collaborate to secure funding for the creation of more units.

Supportive Permanent Housing

Catholic Community Services continues to operate Canaan House which is a 12-unit building that provides permanent supportive housing for multiple diagnosed individuals with HIV who were ready to move on from shelter, transitional or other types of housing into independent living. In addition to housing, residents are provided individual, family and/or couples counseling (clinical, crisis or supportive). The program's community outreach helps assist the residents furnish their new apartments with program's community outreach helps assist the residents furnish their new apartments

with the necessities of daily life. An important aspect of the program is the resident's ability to address issues within the residence, plan social events and provide input the program's operation.
Supportive Services

Supportive services continue to be a high priority need in Jersey City. These services are integral to supportive housing and to providing homeless persons with the necessary skills to transition to self-sufficiency. In addition to empowering clients to reintegrate into society, comprehensive case management will reduce the recidivism rate of homelessness. Several organizations are currently providing supportive services; however, the need continues to be great.

OBSTACLES TO SERVING UNDER SERVED NEEDS

One of the major obstacles to serving under-served needs is locating sites where the community is receptive to projects targeting low income and/or special needs persons. Some community representatives perceive that their neighborhoods are negatively impacted by affordable housing. In another instance, one community believes there is a large concentration of social services within very close boundaries. In other cases, it has been difficult to locate property/neighborhoods to develop supportive housing for homeless individuals / families.

Additionally, some providers have experienced strong resistance, from communities, when attempting to go forth with projects serving under-served populations.

In an effort to address obstacles the City has done the following:

Affordable Housing - The City continues to expand the First-Time Homebuyers Program. This program provides low-income persons with up to \$40,000 to purchase a home in Jersey City. This is instrumental in decentralizing the concentration of low income households in some communities.

The City has previously been generous in conveying property to developers for the development of affordable housing. The value of property conveyed by the City has not been included in the City match credit. However, the City will add the value to match credits upon having the property appraised by an independent appraiser.

Housing for Special Needs Populations - The City continues to work with community based organizations interested in providing services to this population. The City participates in community meetings designed to inform and educate the community about activities proposed for their communities.

The City also requires applicants to document community input when proposing new projects. This encourages project sponsors to engage in dialogues and educate the community upfront. We are hopeful that this will help to minimize misinformation about proposed projects.

Overcome Gaps In Institutional Structure

Coordinating and building collaborations is the key to overcoming gaps in our institutional structure. During the past year, the City has continued to build collaborations with social service providers, community development organizations, autonomous agencies and other units of government. The City of Jersey City and Hudson County work together with the non-profit community to develop a comprehensive plan for serving homeless and special needs persons. Staff members from the Jersey City Division of Community Development serve on various boards, councils and coalitions. This provides the opportunity for a valuable exchange of information that helps to build stronger programs. Finally, the City coordinates annual technical assistance meetings that serve as an excellent opportunity to foster coordination among funded agencies. These are some of the activities the Jersey

City Division of Community Development is engaged in to address gaps in our institutional structure.

PUBLIC HOUSING AND RESIDENT INITIATIVES

Jersey City continues to work with the Jersey City Housing Authority on public housing and resident initiatives. We have worked with the Housing Authority on all of the Hope VI projects and other housing initiatives. Also, the City of Jersey City provides funding to the Housing Authority for the operation of youth centers at multiple housing developments.

LEAD BASED PAINT HAZARDS

The Jersey City Division of Community Development (DCD) previously collaborated with the State Department of Community Affairs (DCA) regarding lead based paint hazards. As a result of this collaboration, approximately thirty (30) contractors were trained in lead safe work practices.

DCD will continue to work with the New Jersey Department of Community Affairs in implementing the Lead Hazard Control Assistance Fund (LHCAF) program which offers financial assistance to homeowners to reduce lead based paint hazards in the home.

DCD has also partnered with the Lead Education and Outreach Program at the Northern New Jersey Health Consortium to increase awareness about lead based paint hazards.

Currently, DCD, in conjunction with the State and the Environmental Protection agency (EPA), is requiring that all contractors employed on HUD funded projects are certified according to the new Renovation, Repair and Painting Final Rule(40 CFR 745).

Also, a coalition was formed to continually educate our community about the hazards of lead-based paint. The coalition meets monthly to coordinate health fairs and other related events. The Division of Community Development (DCD) has actively participated in this coalition.

COMPLIANCE AND MONITORING

The Division of Community Development (DCD) monitors subgrantees on an annual basis. Monitoring takes place by using a multi-prong approach. All public service subgrantees are required to submit quarterly reports. Reports are reviewed to assess program progress. Also, all construction projects are monitored on an ongoing basis. Monitoring for construction projects takes place in the form of on-site progress inspections.

The Division of Community Development uses drawdown requests as a monitoring tool. All project draw downs are carefully reviewed by the appropriate staff and approved by the Director of the DCD. During FY2010-11, fiscal and programmatic site visits were performed for approximately 21% of public service subgrantees. These site visits were for activities that took place in 2009-2010. Risk assessments are currently being completed for activities funded in 2010-11. Site visits will take place during the next few months. In fiscal year 2010-2011, site visits will take place for those subgrantees that are determined to be high risk. All fiscal year 2011-2012 HOPWA subgrantees were monitored to verify programmatic and fiscal compliance. Aside from monitoring financial drawdowns throughout the 2010-2011 fiscal year, all HOPWA subgrantees are scheduled for site visits in July 2011 to verify programmatic and fiscal compliance. Also, in FY2010-11, the Division of Community Development performed desk audits of ESG funded projects.

REDUCTION OF FAMILIES IN POVERTY

A combination of activities needs to take place to reduce the number of families in poverty. Job creation is a key activity. Other activities including job training, counseling, case management and housing activities are planned to further address poverty in the next five year consolidated plan.

CONCLUSION

A review of the information provided in the Statistical Analysis and the Narratives for the Consolidated Plan, CDBG, HOME, HOPWA and ESG programs indicates that many of the goals and objectives for the City of Jersey City were met in 2010.

However, as this report indicates there are several areas where the City and its providers can work to increase our productivity in meeting housing and community development needs. This report summarizes the activities for April 1, 2010 through March 31, 2011 and provide information needed to reach the goals established in the City's five (5) year Consolidated Plan.

HOPWA Executive Summary

HOPWA Executive Summary

Grantee Name: City of Jersey City

Grant Type: Formula Competitive

GRANTEE AND COMMUNITY PROFILE

Jersey City is the county seat for Hudson County. The residents of the county consist of a diverse population whose needs are intricate to an individual and/or family. The HOPWA program administered by the City of Jersey City thrives on providing optimal services conducive to the needs of the HIV/AIDS community throughout Hudson County. The programs funded demonstrate the outcomes reflected in our consolidated plan. The Division of Community Development retains administrative responsibility for managing its existing HOPWA resources under all fiscal years awarded. This is accomplished by providing oversight for the various activities funded by the HOPWA Program. Oversight is provided in the form of monitoring and providing technical assistance to funded agencies.

The City of Jersey City is responsible for developing the annual application for HOPWA funds, submitted to HUD, as part of the City's Consolidated Plan. The City subcontracts with various non-profit organizations for the provision of housing and supportive services. Funded organizations are required to provide housing and supportive services in accordance with HOPWA regulations. Non-profits interested in providing housing and / or supportive services may apply for HOPWA funding during the competitive application process.

Jersey City strives to keep a pulse on the concerns of its major stakeholders, the people and will continue to do so until the HIV/AIDS epidemic is eradicated.

FORMULA PROGRAM ACCOMPLISHMENTS

Housing Opportunities for Persons With AIDS (HOPWA) funds awarded to the City of Jersey City are primarily earmarked for rental assistance. FY 2011 all existing programs renewed their contracts with Jersey City to provide essential services administered by the HOPWA program.

Overview of Activities, Barriers Encountered, Actions Taken and Recommendations for Improvement

During FY 2010-2011 HOPWA funded agencies continued using monies from the prior year's allocation. Our community has strengthened its relationship between HOPWA project sponsors and Ryan White providers ensuring the quality of life PLWHAs HOPWA funds were used for the following types of activities:

Tenant Based Rental Assistance and Short Term Rental / Mortgage Assistance

HOPWA funding for Hudson County is primarily earmarked for rental subsidies, short-term and emergent housing services. Rental assistance was provided for 236 households. The change in demographics compared to last year is the notation of households reported as opposed to reporting HOPWA assisted individuals and families within Hudson County in the previous year. While most clients are recipients of long term assistance, some clients, roughly 88 households, received short term/emergency housing assistance. This assistance enables persons living with HIV/AIDS to secure permanent living quarters or to remain in their existing living quarters. The decrease in people served between this year and last was credited to the agency reaching its capacity to aid individuals with limited resources. Additional barriers are attributed to the economic crisis of our Country which has increased the demand for housing assistance, food, employment and other basic needs.

Supportive Services

On site supportive services were provided for those persons residing in HOPWA supported transitional and permanent housing facilities. Clients are linked to the appropriate service providers in cases where services are not available on site. Supportive services for those clients receiving rental assistance, is coordinated with case managers throughout the county.

Operating Costs / Housing Information

FY 2011 HOPWA supported the operations for five (5) permanent housing facilities and one (1) transitional housing facility. The facility-based housing programs also assist in supportive services which include housing information for persons with HIV/AIDS.

The Ryan White Modernization Act continues to focus primarily on medical services to PLWHAs. The changes in service priorities led to discussions of creating a unified housing continuum with a means to minimize consumer housing frustrations thus seeking one agency to provide housing referral information based on consumer intake was recommended for future services. Due to a decrease in funding, the City of Jersey City had to prioritize its funding stream as it correlates to our consolidated plan, thus denying the agency awarded last year to provide housing information and supportive services for PLWHAs .

Recommendations

The feedback received by our HOPWA Coordinator from service providers and consumers continues to provide this office greater insight to the needs of the community. New developments throughout the County have increased the need for affordable housing. The income guidelines have caused a significant number of individuals to access HOPWA assistance. Moreover, the unanswered and most important question is as to whether or not the formula for the HOPWA program is going to change. The current formula is based on the AIDS incident rate while the number of individuals infected with HIV is steadily increasing every year. The recommendation to HUD is to include the HIV incident rate with the AIDS incident rate to provide a better perspective of need for eligible grantees throughout the country. Other concerns from the HIV/AIDS community will be addressed during the next fiscal year as it applies to our Consolidated Plan.

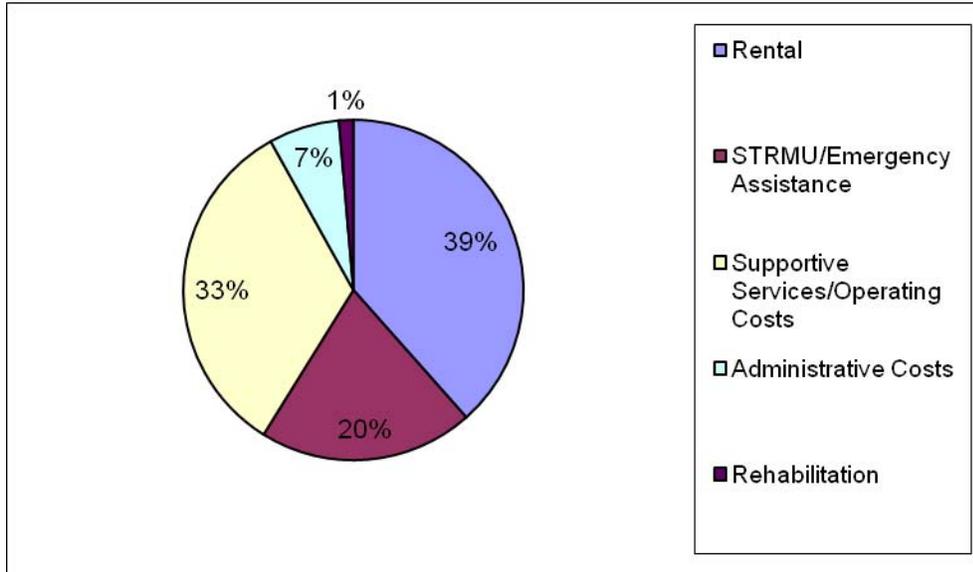
Oversight

The Division of Community Development (DCD) selects project sponsors after a request for proposals and evaluation process. Project Sponsors are brought together annually to review grant requirements, address areas of concern and to collaborate with other HOPWA funded recipients. During the course of the year, periodic site visits, teleconferences and/or meetings are held to insure that services are provided in accordance with grant guidelines. When necessary, technical assistance is provided. Project sponsors are also required to complete quarterly programmatic reports and periodic fiscal reports to track spending.

The Division of Community Development's HOPWA Coordinator provides oversight for HOPWA funded projects. Given the on-going progress and development within the HOPWA program, it is critical to have a key staff member to coordinate and manage all HOPWA funded activities. Many modifications are necessary to insure that all HOPWA funded programs are operating in a manner that is most beneficial to clients. The Division of Community Development continues to provide technical assistance to grantees on an on-going basis.

HOPWA IDIS Report

IDIS numbers were created for all funded projects and the chart below describes this year's activity summary for the HOPWA program:



Other Resources

Other in kind sources, such as space, telephone expenses and supplies have been contributed to the HOPWA grant. The HOPWA Administrator has coordinated with HOPWA funded agencies and Ryan White case managers throughout the county to create a plan to expand the lines of communication and encourage the use of mainstream funding to maximize services for people living with HIV/AIDS (PLWHAs.) This attempt has been on-going since the 2004-2005 entitlement year and is still showing signs of success in the leveraging of funds, despite a significant decrease in funding last year. Fortunately, the stimulus monies awarded to the City has helped to ease some of the financial burdens of individuals and families > 50% of AMI.

PROGRAM PARTNERS

This section should include a list of program partners and specific activities carried out under the HOPWA grant.

1. Catholic Charities of the Archdiocese of Newark (CCAN) "Canaan House"

Canaan House is a permanent, independent living, supportive housing program for low-income, homeless individuals who are living with HIV/AIDS and are challenged with a mental illness and/or substance abuse problems, in the Jersey City, Hudson County area. Canaan House is subsidized by the State Rental Assistance Program and the rents are based on 30 % of household monthly income.

Canaan House provides its residents with permanent housing, and supportive services in a 12 unit apartment building. The building is wheelchair accessible, with an elevator, a communal meeting room and program offices on the ground level. Supportive services provided include on-site residential caseworkers that are accessible 24 hours a day, 7 days a week.

All applicants accepted into the program undergo an initial intake and assessment with the Program Manager, who holds a Bachelors Degree in Psychology, to determine their specific housing and service needs. The Canaan House staff works collaboratively with the Ryan White Case Manager and any other service providers to address the needs of residents. Staff members and external service providers communicate regularly to monitor and discuss each resident's needs and progress. The type, intensity and method(s) of service delivery are adapted to best meet the resident's unique set of needs and issues.

On-site services at Canaan House, in addition to service planning and coordination, include resident social, psycho-educational and support groups, which are provided by in-house staff, as well as other service providers, educators and community members. Supportive counseling and crisis intervention, as needed, is provided by the Residential Case Workers. Both the Program Director and the Program Manager continue with the community outreach and involvement as an integral part of program services.

In the Summer of 2006, Canaan House was awarded the State of New Jersey's SRA (State Rental Assistance) grant, which has transformed this facility to a project-based facility. Receivership of the SRA has minimized the hardship of paying fixed rents for individuals who are on a fixed income.

2. Catholic Charities of the Archdiocese of Newark (CCAN) "Franciska Residence"

Franciska Residence is a transitional housing program that provides 24 months of housing to single, homeless men living with HIV/AIDS. The program's capacity is 14 men, who reside in a combination of single and double occupancy rooms. During the course of last year, Franciska Residence accommodated 25 men from racially and ethnically diverse backgrounds. Franciska Residence is staffed 24 hours a day and provides three meals daily, on-site laundry facilities and transportation as needed to medical and social service appointments. The specific program services are intake/assessment/individual counseling, recovery support/group work, family support, skill building, referrals/linkages & case management support, bereavement counseling & support, medication management, nutrition, recreational programming, alumni services, transportation and preparation for independent living. Residents pay a monthly programmatic fee of 30% of their income.

Franciska Residence has established rules and regulations, with input from its residents. There is a curfew of midnight, and after a resident has been in the residence for a minimum of eight weeks, he is eligible for overnight passes. It is expected that by the time a resident has successfully completed the program, he has internalized basic and essential communal boundaries, inherent to living with others in a socially acceptable manner. Ideally, old destructive patterns and habits, which usually lead to homelessness or can perpetuate the cycle of chronic homelessness, have been replaced with new life skill mechanisms.

3. Housing Resource Center “Cornerstone Outreach”

Cornerstone Outreach is currently the only countywide agency providing long-term rental assistance for those suffering from a diminished income due to HIV/AIDS. Clients who take a drastic cut in their income can no longer afford to live in the apartment/home that they currently occupy without some financial assistance. Cornerstone has alleviated many concerns that clients have by providing financial assistance to persons with HIV/AIDS in the form of rent, mortgage and utility payments.

Cornerstone Outreach not only has assisted its clients financially but has also assisted them in obtaining quality affordable housing. As an ongoing effort to build bridges among the organizations, Cornerstone Outreach has been working with and referring clients to other HOPWA funded supportive services programs for assistance.

4. Jersey City Episcopal Community Development Corporation

Jersey City Episcopal Community Development Corporation (JCECDC) Corpus Christi Ministries Housing Program (CCMH) is currently one of a few permanent Supportive Housing program for people with HIV/AIDS in Hudson County. HOPWA funds will enable JCECDC to operate their four CCMH properties and meet the complex and challenging housing, health and social service needs of residents. CCMH presently has two residences for homeless, single men and women with HIV/AIDS and one six-unit apartment building which is home to families living with AIDS. Another five-unit apartment building is currently under development and will be home to five more families. The construction delay with this project is attributed to a fire which occurred August 2006. The new building will also have one handicap accessible apartment, which will enable CCMH to house non-ambulatory residents.

For over 10 years, CCMH has been dedicated to serving the needs of people with AIDS (PWA's) in Jersey City. In the beginning, CCMH provided housing to homeless PWA's who were seriously ill and cared for those individuals until they died. As advancements in treatment of the disease developed and many PWA's began living longer, healthier and more productive lives, CCMH began focusing their efforts on providing service to PWA's with Special Needs. PWA's with Special Needs include individuals/families that are dually diagnosed with AIDS and mental illness, addiction, and/or learning disabilities, or are symptomatic for the illness.

Many families with PWA's also have trouble maintaining permanent housing or are at risk of losing their homes because of financial difficulty. In addition, many homeless people in New Jersey fit into the category of PWA's with Special Needs. According to the Supportive Housing Association of New Jersey and The Corporation for Supportive Housing, the estimates of New Jersey's homeless population are well over 40,000 persons. From this number approximately 15% are reported to be HIV positive.

CCMH targets low-moderate income HIV+ individuals and families with one or more HIV+ family member(s), who lack a stable, permanent residence. In addition CCMH targets individuals and families that are homeless and have a specific identified need to live in a supportive community. Residents who reside in CCMH properties are chronically homeless and unable to live independently without additional encouragement, monitoring and support.

Hudson Creating Alliances to Shelter All (Hudson CASA) is a homeless service and housing program that was developed to address the problem of homelessness in the Hudson County Community. Hudson CASA has a core vision that the provision of permanent, affordable and supportive housing is the first and most important step in ending chronic homelessness. With the use of HOPWA funds Hudson CASA will assist PLWHAs with emergent services to provide immediate shelter with supportive services. All participants in the CASA program will have the benefit of accessing housing opportunities before the level of assistance expires to prevent the individual and or family from being homeless.

JCECDC's Corpus Christi Ministries Housing and Hudson CASA Programs will use HOPWA funds to continue the operation of its two programs (possibly future developments) servicing individuals and families living with HIV/AIDS.

5. Let's Celebrate, Inc. – Housing Plus Program

Let's Celebrate, Inc.'s (LCI) Housing Plus program consists of two components through the use of HOPWA funds tenant based rental assistance (TBRA), short-term rental assistance (STRA) and permanent housing placement services.

The Housing Plus rental subsidy and STRA programs work with individuals and families to provide them with assistance needed to maintain stable, safe, decent, and clean affordable housing. The rental subsidy program reduces the risk of homelessness, thus promoting healthy living. Financial management sessions are incorporated into the rental subsidy programs to educate individuals about budget and spending choices. Individuals will have the opportunity to set their goals, identify income, and plan their spending by creating a budget and setting up a spending journal. The individual will be able to set priorities and make changes while tracking their money flow in an effort to save towards their future goals.

Housing Plus staff will outreach to persons who are HIV+ at Let's Celebrate's soup kitchens and food pantry sites, and through various agencies that provide case management services to persons who are HIV+ in order to provide these services. Housing Plus will expand its networking with other HIV care providers, offering open houses and meeting with care managers to reach out to persons with AIDS. Housing Plus will not be or seek to be the primary social services case manager for clients who are HIV+, but only to provide this specialized care management service.

POINT IN TIME SUMMARY

JERSEY CITY / BAYONNE / HUDSON COUNTY