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CITY OF JERSEY CITY



2010 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

(Condensed Version)

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June 15, 2011

CONSOLIDATED PLAN – ANNUAL PERFORMANCE AND EVALUATION REPORT - 2010 (CAPER – Abbreviated Version)

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.

CDBG ENTITLEMENT FUNDS

Social Service/Public Facilities Priorities

Social Service projects were prioritized in the following order:

- Youth Services (up to age 18)
- Immigrants
- Disabled Persons
- Formerly Incarcerated Persons
- Adults: (Working Poor/Low Income)
- Homeless/Special Needs Population

Public Facility/Infrastructure Improvements were prioritized as follows:

- Street and Sidewalk Improvements
- Existing Parks and Recreational Facility Improvements
- Creating of Parking Facilities
- Street light Improvements
- Creation of New Community Centers
- Creation of New Parks and Recreational Facilities

Social Service/Public Facilities Accomplishments

- 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.
- 608 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.
- 3,911 youth participated in little league baseball and achieved awards for attendance. 227 were able to reduce their involvement in a criminal justice system and gain more important athletic and life skills.
- 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.
- 1,343 students, including the disabled, were exposed to art and learned how it can bridge the gaps between people and encourage cultural literacy.
- 279 homeless persons were able to receive health screenings and other services which assisted them in securing placement in shelters and other housing facilities.
- 76 visually impaired toddlers received sensibility and mobility training to teach them how to cope with their disabilities on a day-today basis.
- 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.
- 70 Low/moderate income women who lacked certain job skills were provided academic assistance, job readiness skills, and case management along with work experience.
- 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

Hudson Community Enterprises – 780 Montgomery Street

- This facility houses an employment training center for individuals with various disabilities. 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.
- **Concordia Learning Center – 761 Summit Avenue (St. Joseph’s School for the Blind)**
Last year, the school provided educational, residential and therapeutic support service 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.
- **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.
- **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.

- **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.

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.

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 HORP/SHRP programs is to upgrade living units to Housing Quality Standards based on available funding. The HORP 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.

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	10 Bidwell 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.

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.

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.

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.

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.

Planning Process

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 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.

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.

CITIZEN COMMENTS / PUBLIC PARTICIPATION

The City provided the Consolidated Annual Performance and Evaluation Report (CAPER) for public comment on June 15, 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.

SELF-EVALUATION

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.

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.

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. 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.
- 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.

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 contract 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.

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.

Mack-Cali-Hyatt Hotel

Mack-Cali in partnership with Hyatt Hotel received funding for the construction of a full service hotel. The Hyatt anticipated creating 286 permanent jobs. As of December 2002, the Hyatt Hotel has created 238 permanent jobs.

Tramz Hotel at Liberty Harbor North

The City was approved to receive \$1.9 million in BEDI funds for the Tramz 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. 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.

DRAFT

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)
- Tramz Hotel – Liberty Harbor North (Marin Boulevard)

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.

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 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.

PUBLIC HOUSING

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).

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.

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).

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.

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.

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.

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.

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.

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 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. The City has previously been generous in conveying property to developers for the development of affordable housing.

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.

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).

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.

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.

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 - at which time the report will be posted on the City’s website.

DRAFT