



Helping Communities to Help Themselves



# What does the New Jersey Department of Community Affairs do?

- Local Government Services
- Codes and Standards
- Housing and Community Resources
- Local Planning Services
- Fire Safety
- Disaster Recovery and Mitigation
- Oversight of the New Jersey Redevelopment Authority, New Jersey Housing and Mortgage Finance Agency and New Jersey Historic Trust



# Local Government Services

The Division of Local Government Services serves as an advocate for local government interests.

- *Technical and financial assistance in budgeting, financial reporting, joint services, purchasing, and management.*
- *Maintains financial integrity of all local government units, reviewing and approving all municipal, county and fire district budgets.*
- *Reviews local government financial actions and also governs and guides the conduct of local government officials.*



# Codes and Standards

The Division of Codes and Standards establishes and enforces building codes, in partnership with the state's municipalities, to protect the health and safety of New Jersey residents.

- *Hotel and Multiple Dwelling Law.*
- *Uniform Construction Code for buildings, plumbing, electrical, fire protection, energy, mechanical, one- and two-family dwelling, fuel gas, rehabilitation, barrier-free, asbestos, radon, playground safety and elevator subcodes, and lead hazard abatement.*
- *Carnival and amusement ride inspections, liquefied petroleum gas (LPG) installations, rooming and boarding house licensing, and the State's New Home Warranty program.*



# Housing & Community Resources

DCA's Division of Housing and Community Resources mission is to strengthen and revitalize communities through the delivery of affordable housing, supportive services and the provision of financial and technical assistance to communities, local government and community-based organizations in New Jersey.

- *Homelessness Prevention*
- *Energy Assistance Programs*
- *Neighborhood Programs*
- *Section 8 Housing Choice Voucher*
- *Lead Assistance Programs*
- *Supportive Housing Connection (SHC)*



# Fire Safety

The New Jersey Division of Fire Safety serves as the central focus for the state's fire service community and the general public in all matters relating to fire safety.

- ***Enforcement of the State Uniform Fire Code***
- ***Public education programs***
- ***Firefighter and Fire Service training and education***
- ***Fire incident reporting***
- ***Firefighter serious injury and fatality investigations***
- ***Fire safety public education***



# Local Planning Services

Local Planning Services (LPS), an office within DCA, works with communities to achieve local land use and planning goals. As part of DCA's commitment to provide technical assistance to municipalities, our professional planning staff offers comprehensive planning services at no-cost to local governments.

- ***Master Plans and Redevelopment Plans***
- ***Land Use and Mapping***
- ***Economic Development Plans***
- ***Special Municipal Projects***



# Division of Disaster Recovery & Mitigation

The Division of Disaster Recovery and Mitigation promotes the long-term resilience of New Jersey's communities by supporting initiatives to fortify housing, businesses, and infrastructure against severe weather events and flooding damage, such as Hurricane Sandy. Such initiatives include the Mitigation Assistance Program, which provides homeowners in flood-prone communities with funds to elevate their homes out of harm's way and the Atlantic City Resilience Program, a joint effort with the City of Atlantic City to strengthen the city's infrastructure and public buildings to guard against repetitive flooding.

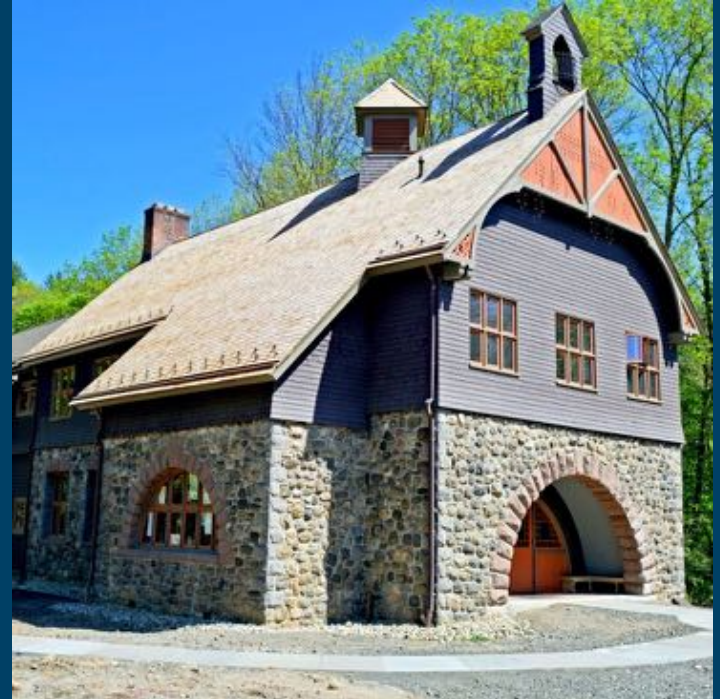




# New Jersey Historic Trust

The New Jersey Historic Trust helps to advance historic preservation in New Jersey for the benefit of future generations through education, stewardship and financial investment programs that save our heritage and strengthen our communities.

- *Preservation at the state level*
- *Community revitalization*
- *Full partner in state policy development*
- *Technical and financial resource for the stewardship of historic properties*



# NJ Redevelopment Authority & NJ Housing and Mortgage Finance Agency

**The New Jersey Housing and Mortgage Finance Agency (NJHMFA)** is dedicated to increasing the availability of and accessibility to safe, decent and affordable housing to families in New Jersey. In some cases this may mean working with traditional affordable housing developments, serving New Jersey's most needy families.

In other instances it is working with first-time homebuyers, senior citizens, and/or the disabled in our special needs communities.

**The New Jersey Redevelopment Authority (NJRA)** is a multi-million dollar independent financing authority created by the State of New Jersey via the New Jersey Redevelopment Act in July 1996 to transform urban communities through direct investment and technical support.

The New Jersey Redevelopment Act provided the state's urban centers with opportunities to build effective public/private partnerships in order to leverage funds for entrepreneurial growth, job creation, and to enhance community empowerment allowing NJRA to pioneer a coordinated approach to facilitating needed urban redevelopment projects in economically disadvantaged neighborhoods.



New Jersey Housing  
and Mortgage  
Finance Agency

[www.njhousing.gov](http://www.njhousing.gov)



**NJRA**  
New Jersey  
Redevelopment Authority

# Responding to the Impacts of COVID-19

- Record unemployment numbers
- Tenants and homeowners unable to pay their rent and mortgage due to sustained loss of income
- Higher risk of homelessness and food insecurity
- Inability for people to pay their utilities due to sustained loss of income



**Struggling  
to pay your  
utilities?**

**We can help.**

**DCA**  
OF DISTRICT OF COLUMBIA  
CommunityAffairs

For more information call:  
**1-800-510-3102**

# COVID-19 Relief

# Steps Taken

- Governor-ordered moratorium on evictions for homeowners and renters
  - Voluntary moratorium on utility shutoffs
    - COVID-19 Emergency Rental Assistance Program (CVERAP)
    - COVID-19 Small Landlord Emergency Grant Program (SLEG)
  - COVID-19 Relief Program for Neighborhoods & Small Businesses
  - Low Income Home Energy Assistance Program (LIHEAP) expansion
- Community Development and Community Service Block Grants (CDBG & CSBG)
  - Anti-eviction Pilot Program

# COVID-19 Emergency Rental Assistance Program

## For Tenants

In response to the pandemic, the Division of Housing and Community Resources administered a \$100 million **Covid-19 Emergency Rental Assistance Program** to help tenants pay their rent.



- Up to six months of rental assistance for ~8,000 households that lost income due to the pandemic and are having difficulty paying rent.
- Up to 12 months of rental assistance, security deposits, moving assistance and case management for ~1,500 homeless families across the state.

# COVID-19 Small Landlord Emergency Grant Program For Small Landlords

The New Jersey Housing and Mortgage Finance Agency just announced their second round of grant funding for the **Small Landlord Emergency Grant (SLEG) Program** to assist vulnerable renters across the state by covering their missed rent from April through July 2020. \$15 million in CARES Act funding has been allocated to fund the first and second rounds of the SLEG Program.



## To be eligible:

- Applicants must own a residential property in New Jersey with 3 to 30 rental units.
- Applicants must be registered with the New Jersey Department of Community Affairs' (DCA) Bureau of Housing Inspection.
- The property must not be a seasonal or vacation rental property.
- The property must have at least one non-vacant rental unit impacted by COVID-19 between April and July 2020.
- The property must have low-to-moderate income rent levels.

# DCA COVID-19 Relief Program

For Neighborhoods and Small Businesses

DCA just launched a new **COVID-19 relief program** that will provide \$7.3 million in Federal CARES Act funding for community COVID-19 response activities through three established neighborhood programs.



# DCA COVID-19 Relief Program

## For Neighborhoods and Small Businesses

The already established **Neighborhood Revitalization Tax Credit**, **Neighborhood Preservation**, and **Main Street New Jersey programs** will rapidly deploy resources to a wide variety of neighborhoods and businesses in need of COVID-19 relief. These programs collectively serve 60 neighborhoods throughout the state.



- 60% of the funding is targeted to small businesses with brick-and-mortar locations in the program areas that have not received prior State COVID-19 relief funding.
- Up to 40% can be used for other community uses such as COVID-19 educational materials, activities, and events, personal protective equipment, hand sanitizer, sanitizing wipes for community members, and community access to internet services for food shopping.



# Community Development Block Grants (CDBG-CV) For Counties and Towns



DCA has received \$41 million in Community Development Block Grant (CDBG-CV) funds due to the pandemic.

As a state entity, DCA allocates CDBG funds out to counties and towns for approved projects that address Covid-related needs, including Personal Protective Equipment, creation/operation of testing sites or quarantine sites, small business assistance, and other assistance.

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# Other COVID-19 Assistance Program Funding For Residents and Communities

- \$29 million in **Low Income Home Energy Assistance Program** funds, providing additional funds to address heating needs.
- \$26 million in **Community Services Block Grant** funds, providing non-profits with funds to address Covid-related needs, including assistance with rent, child care, food banks, etc.
- \$5 million in **Section 8 Housing Choice Voucher Program** administrative funds.



# Opportunity Zones

## For Businesses and Investors

**NEW JERSEY IS  
LEADING THE WAY WITH  
OPPORTUNITY ZONES**



The Opportunity Zones program was enacted as part of the 2017 federal Tax Cuts and Jobs Act and is designed to drive long-term capital investments into low-income rural and urban communities. This federal program provides opportunities for private investors to support investments in distressed communities through participation in Qualified Opportunity Funds. Investors can defer paying federal taxes on capital gains reinvested in Qualified Opportunity Funds that invest in low-income communities, under rules released by the U.S. Department of the Treasury.

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# Opportunity Zones

## Resources for Businesses and Investors

DCA updates and maintains [opportunityzones.nj.gov](https://www.opportunityzones.nj.gov), the State's official one-stop shop website for Opportunity Zones information. The site provides a big picture view of the program, how it overlaps with special state designation areas, and how it can be leveraged with other state incentives to help stimulate community investment.



- DCA's Office of Local Planning Services offers special technical assistance to Opportunity Zone municipalities that wish to develop Opportunity Zone strategies, plans, and marketing materials.
- DCA provides timely answers to questions and information requests from potential Opportunity Zones businesses, developers and investors through the dedicated state email address for Opportunity Zone inquiries, [njopportunityzones@dca.nj.gov](mailto:njopportunityzones@dca.nj.gov).

# Anti-Eviction Pilot Program

For residents at risk of eviction and homelessness



In addition, DCA will be launching an Anti-Eviction Pilot Program, using state and federal funds. The pilot will work intensively in three municipalities, providing access to counsel and diversion funds to tenants at risk of eviction in targeted zip codes (those with highest eviction rates). In addition, in partnership with nonprofits, DCA will provide statewide education, outreach and assessment and linkages to legal services and other supportive services for tenants at risk of eviction and/or homelessness.

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# Philanthropic Funds Concept: Creating an Anti-Eviction Diversion Fund

A Diversion Fund could be used to fund flexible needs to assist people at risk of eviction. In the Anti-Eviction Pilot, we have a flexible fund of \$750,000 concentrated on three towns that can provide assistance, including security deposit/first/last month's rent for people whose current apartment isn't sustainable, but who can find a more affordable apartment to move to and so avoid eviction.

A Diversion Fund could fund things like:

- New uniforms for someone who lost their job but has found another and needs help getting started.
- Car repairs so someone can continue getting to work.
- Certification or a training course to help someone get a job or improve their income.

The fund is administered by non-profits contracted with the State, who assess households' needs to work creatively to see how to keep the household from having an eviction on their record.

Philanthropic funds would allow DCA to expand this assistance statewide giving us the flexibility we don't always have with federal funds. It could be administered regionally - for example, if a foundation focuses on South Jersey, we can accommodate such a targeted focus.

These investments will strengthen the state's most vulnerable residents, businesses and neighborhoods, while ensuring specific local COVID-19 response needs are met.





# **DCA** Department of Community Affairs

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Helping Communities to Help Themselves



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