

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

On behalf of the Somerset County Board of Chosen Freeholders and the Department of Human Services, the Community Development Office is pleased to present the 2019 Action Plan, which details the proposed uses of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds in Somerset County. The plan also highlights the County's collective effort to improve the quality of life for residents of Somerset County, with special attention to programs and services for low-income residents and those with special needs.

The Somerset County Department of Human Services, the Board of Social Services and the Continuum of Care (CoC) Committee continue to work toward providing services to those who are either homeless or imminently homeless. In response to HUD's initiative to end chronic homelessness within ten years, the Board of Chosen Freeholders adopted a Ten-Year Plan to End Chronic Homelessness in 2005. Even though the time frame for the Plan has expired, the County continues to follow the goals and plans outlined in it. The Plan reflected a multi-pronged approach that had as its main goals the development and implementation of a systematic approach to collect qualitative and quantitative data and identify needs/gaps in services for the homeless, the improvement of county-wide coordination at all levels of service delivery for homeless families and individuals in the County, the expansion of opportunities that lead to permanent housing for the homeless, and increased knowledge, linkage, and usage of mainstream services. Inter-agency cooperation and collaboration have been vital to this effort and under the compassionate leadership of the Board of Chosen Freeholders, as well as the County's Department of Human Services, the County continues working toward this goal. In the time since the Plan was adopted, the County has seen a drop in the number of chronically homeless individuals and families in Somerset County.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Somerset County Community Development (CD) Office is committed to effectively and efficiently administering all Federal grant funds for which it is assigned responsibility, while fully complying with all grant and legal requirements, and assisting all actual and potential participants in the grant programs. In addition, the Community Development Office will seek to further the causes of affordable housing and

community development in Somerset County by providing training opportunities and technical assistance, by participating in committees and other activities, and by facilitating the exchange of information and interactions that are necessary to meet community needs.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The CDBG and HOME Committees meet on an annual basis to choose projects that meet the goals and priorities set by the Consolidated Plan Priorities. Projects are chosen on the basis of how well they meet those goals and priorities, the past performance of the applicant, and how likely it is that the applicant will be able to complete the project during the allotted time period. Somerset County has had an excellent track record of working with subgrantees to ensure that funds are spent properly and in a timely manner, helping to meet the County's goals and priorities for the Program Year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Somerset County has a thorough Citizen Participation Plan, adopted in April 1995, which meets all of the requirements outlined in 24 CFR 91.105. The intent of the Plan is to provide opportunity for, and to encourage, residents to participate in the development of the Annual Action Plan and Consolidated Plan, substantial amendments to the Action Plan, and the Consolidated Annual Performance Evaluation Report. Generally, citizen participation is provided for and encouraged by distribution of program information and literature, public meetings and hearings, and public notices and advertisements.

The Action Plan was advertised in a legal notice that appeared in the Courier News on June 4, 2019, with a comment period from June 4 to July 5, 2019. The notice is included as an attachment to this report. The Action Plan was also presented for public comment at the Somerset County Board of Chosen Freeholders meeting on June 28, 2019. All of the meetings associated with the 2019 CDBG and HOME allocation processes were advertised and open to the public.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The proposed Action Plan received no comments.

6. Summary of comments or views not accepted and the reasons for not accepting them

The proposed Action Plan received no comments.

7. Summary

Somerset County has a vibrant non-profit community that continues to provide the highest level of services to its residents. This year, CDBG funds will be used to complete sewer rehabilitation and sidewalk rehabilitation projects in four (4) communities throughout the County and to improve handicapped accessibility and perform other improvements at numerous community buildings and group homes. CDBG funds will also be used to provide financial counseling and other supportive services to seniors, supportive services for the homeless and disabled residents, and medical care for low-income residents, as well as provide employment training and job coach services to veterans, and recreation and life skills programming for youth and disabled adults.

HOME funds will support several new construction projects and the purchase of a group home for disabled residents. In addition, the Board of Chosen Freeholders will continue to provide additional services through the Non-Profit Purchase of Service. In 2017, the Somerset County Board of Chosen Freeholders voted to continue the provisions of the New Jersey Homelessness Trust Fund and funds will continue to go toward rental assistance for low-income individuals and families, as well as construction projects that add and improve housing for low-income people.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SOMERSET COUNTY	Community Development
HOME Administrator	SOMERSET COUNTY	Community Development

Table 1 – Responsible Agencies

Narrative

The Somerset County Community Development Office is the lead entity for overseeing the development of the Plan, although the Somerset County Board of Chosen Freeholders is the final authority as it relates to accepting the funding and other recommendations that are included in the Plan.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Somerset County has a vibrant non-profit community that continues to provide the highest level of services to its residents. Through the CDBG and HOME programs, along with the Continuum of Care Committee, the County Community Development Office works closely with many of these agencies to address the needs of at-risk County residents.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

In order to enhance coordination between public and assisted housing providers, and private and government health, mental health, and service agencies, the Community Development Office, along with the County Department of Human Services, works closely with numerous agencies as part of the Continuum of Care Committee. This Committee meets every other month to review data and discuss the needs of the homeless and other disadvantaged residents of the County. In addition, the Continuum of Care Executive Committee meets during alternate months to discuss particular areas of concern, to plan ahead for the full CoC Committee, set up monitoring visits, and to review CoC applications (during the application period).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Community Development Office and County Department of Human Services, along with representatives from the non-profit sector (particularly homeless and other emergency service providers), comprise the Continuum of Care Committee. Along with serving as a forum for County agencies to meet and discuss the coordination of services and emerging trends, this committee has the indispensable task of meeting bi-monthly to consider and implement policies and procedures to create a stronger safety net for the County's most vulnerable residents. The CD Office provides staffing assistance to the Continuum of Care committee, coordinates and assists in the application and monitoring processes, and facilitates meetings.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The County does not receive ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ADTI Housing Corp
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ADTI provides assistance for individuals with special needs to live successfully in the community. They are part of the County's Continuum of Care (CoC) Committee.
2	Agency/Group/Organization	The ARC of Somerset County, Inc
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ARC of Somerset serves the needs of people with developmental disabilities of all ages. They are part of the County's Continuum of Care (CoC) Committee.

3	Agency/Group/Organization	Community Hope, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Hope provides supportive housing for veterans and other special needs populations. They are part of the County's Continuum of Care (CoC) Committee.
4	Agency/Group/Organization	COOPERATIVE HOUSING CORPORATION
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Cooperative Housing Corporation provides shared living residences and supportive services to seniors and developmentally disabled adults. They are part of the County's Continuum of Care (CoC) Committee.
5	Agency/Group/Organization	Delta Community Supports
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Delta Community Supports provides affordable housing and supportive services to developmentally disabled adults. They are frequent applicants for CDBG funding and the CD Office has regular contact with them.
6	Agency/Group/Organization	Homesharing Inc NJ
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HomeSharing matches people wanting to share their homes with people seeking permanent housing. They are part of the County's Continuum of Care (CoC) Committee.
7	Agency/Group/Organization	INTERFAITH HOSPITALITY NETWORK
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interfaith Hospitality Network provides shelter, meals, and assistance to homeless families and single women. They are part of the County's Continuum of Care (CoC) Committee.
8	Agency/Group/Organization	JEWISH FAMILY SERVICE OF SOMERSET
	Agency/Group/Organization Type	Services-Health Health Agency

	What section of the Plan was addressed by Consultation?	Counseling services for low-income clients
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Jewish Family Services provides counseling, referral services, and other services for persons of all faiths. They are part of the County's Continuum of Care (CoC) Committee.
9	Agency/Group/Organization	MARTIN LUTHER KING YOUTH CENTER INC.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Martin Luther King Youth Center provides educational, cultural, recreational, developmental, and nutritional programs to meet the needs of school-aged children of income-eligible families.
10	Agency/Group/Organization	MATHENY MEDICAL & EDUCATIONAL CENTER
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Matheny Medical & Educational Center provides residential and out-patient medical and dental care to disabled individuals.

11	Agency/Group/Organization	MIDDLE EARTH
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Middle Earth offers programs designed to meet the physical, social, and emotional needs of youth. They are part of the County's Continuum of Care (CoC) Committee. In addition, their Director is a member of our HOME and HTF Committees.
12	Agency/Group/Organization	Safe + Sound Somerset
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Safe + Sound Somerset (formerly known as the Resource Center for Women) provides housing, counseling, and other services to victims of domestic violence. They are part of the County's Continuum of Care (CoC) Committee.

13	Agency/Group/Organization	Somerset County YMCA
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Somerset County YMCA - which was recently formed by the merger of the Somerset Valley YMCA and the Somerset Hills YMCA - provides health and wellness-related programs and services at several facilities throughout the County. They are part of the County's Continuum of Care (CoC) Committee.
14	Agency/Group/Organization	Visions & Pathways
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Visions & Pathways (formerly known as Somerset Home for Temporarily Displaced Children) provides short and long-term residences for abandoned, abused, and neglected children. They are part of the County's Continuum of Care (CoC) Committee.

15	Agency/Group/Organization	Volunteers of America Delaware Valley
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Volunteers of America provides shelter for homeless families and individuals, as well as permanent supportive housing. They are part of the County's Continuum of Care (CoC) Committee.
16	Agency/Group/Organization	Zufall
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Healthcare for low-income clients
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Zufall Health - which merged with Women's Health and Counseling Center - provides healthcare to mostly low-income and under-served people. They have received significant funding from the CDBG program and the CD Office works closely with them to improve the services that they offer. They are part of the County's Continuum of Care (CoC) Committee.

17	Agency/Group/Organization	THE CENTER FOR GREAT EXPECTATIONS
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Center for Great Expectations provides transitional housing and services for homeless pregnant women and adolescents. They are part of the County's Continuum of Care (CoC) Committee.
18	Agency/Group/Organization	Central Jersey Housing Resource Center
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Central Jersey Housing Resource Center provides programs designed to increase the availability and affordability of housing. In addition, they are partners with the CD Office in administering the County's downpayment assistance grant program. They are part of the County's Continuum of Care (CoC) Committee.
19	Agency/Group/Organization	Richard Hall Community Mental Health Center
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Other government - County

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Richard Hall Community Mental Health Center is a comprehensive mental health center dedicated to the prevention, early detection, and treatment of those with mental health and behavioral health issues. They are part of the County's Continuum of Care (CoC) Committee.
20	Agency/Group/Organization	Somerset County PESS/Bridgeway
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Healthcare for individuals with mental illness
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Bridgeway provides psychiatric rehabilitation services and facilitates recovery from mental illness and co-occurring problems. They recently took over as providers for Somerset County's Psychiatric Emergency Screening Services. They are part of the County's Continuum of Care (CoC) Committee.
21	Agency/Group/Organization	NORWESCAP, INC.
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Norwescap is an organization that assists low-income people with finding affordable housing, maintaining their utility bills, and staying in their home longer. They are part of the County's Continuum of Care (CoC) Committee.

22	Agency/Group/Organization	SOMERSET COMMUNITY ACTION PROGRAM
	Agency/Group/Organization Type	Services-Children Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Somerset Community Action Program (SCAP) provides supportive services to families in need, as well as a licensed day care center. SCAP is funded to provide anti-poverty activities. They are part of the County's Continuum of Care (CoC) Committee.
23	Agency/Group/Organization	Food Bank Network
	Agency/Group/Organization Type	Food Bank Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Food Bank distributes food and other basic items to low-income people and those in need. They have worked with the CoC to provide food to various events targeting low-income residents. They are part of the County's Continuum of Care (CoC) Committee.
24	Agency/Group/Organization	United Way of Northern New Jersey
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Services-Education Regional organization

	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way of Northern New Jersey is the regional branch of the national organization. Their focus is on ALICE (Asset Limited, Income Constrained, Employed) residents who are unable to afford the basic necessities of food, child care, health care, technology and transportation. They are part of the County's Continuum of Care (CoC) Committee.
25	Agency/Group/Organization	Soldier On
	Agency/Group/Organization Type	Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Soldier On is an organization committed to ending veteran homelessness by providing veterans with transitional housing and supportive services. They are part of the County's Continuum of Care (CoC) Committee.
26	Agency/Group/Organization	Zarephath Christian Church
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Zarephath Christian Church is a faith-based church that provides assistance to community members who are in need. They are part of the County's Continuum of Care (CoC) Committee.

27	Agency/Group/Organization	The Salvation Army - Bound Brook
	Agency/Group/Organization Type	Services-Education Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army provides social and spiritual services to the community and works to help those most in need. They have provided space for community events, as well as valuable input into those events. They are part of the County's Continuum of Care (CoC) Committee.
28	Agency/Group/Organization	St. Ann Social Ministry
	Agency/Group/Organization Type	Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	St. Ann is a Catholic Church with a social ministry that provides assistance to the most needy members of the community. They are part of the County's Continuum of Care (CoC) Committee as well as the CoC's Executive Committee.
29	Agency/Group/Organization	Freedom Trail
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Freedom Trail Self Help Center provides socialization, recreation, and self help groups for individuals living with mental illness. In addition, for the past several years they have hosted Somerset County's annual Point in Time Count, as well as numerous Project Homeless Connect and S.E.R.V. events. They are a part of the County's Continuum of Care (CoC) Committee.
30	Agency/Group/Organization	Franklin Township - Somerset
	Agency/Group/Organization Type	PHA Other government - Local Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Franklin Township is part of the Somerset County Consortium. They are consulted regarding various aspects of the County's housing plan.
31	Agency/Group/Organization	Somerset County Board of Chosen Freeholders
	Agency/Group/Organization Type	Other government - County Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Board of Chosen Freeholders
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Board of Chosen Freeholders governs and manages Somerset County. Every year, the Community Development Office makes a presentation to the Freeholders, outlining the goals and plans for the upcoming year, as well as the accomplishments of the past year(s). In addition, Freeholders serve as members of the committees which determine the projects that receive funding.

32	Agency/Group/Organization	Somerset County Continuum of Care Committee
	Agency/Group/Organization Type	Services - Housing Services-homeless Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Continuum of Care Committee is comprised of numerous County agencies and organizations. The Committee meets bi-monthly to discuss and develop ways to help members of the community who need assistance.

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Somerset County Community Development Office	

Table 3 – Other local / regional / federal planning efforts

Narrative

As part of the Somerset County Consortium, the Community Development Office coordinated efforts with Franklin Township in the implementation and creation of the Consolidated Plan.

AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Somerset County has a thorough Citizen Participation Plan, adopted in April 1995, which meets all of the requirements outlined in 24 CFR 91.105. The intent of the Plan is to provide opportunity for and encourage residents to participate in the development of the Annual Action Plan and Consolidated Plan, substantial amendments to the Action Plan, and the Consolidated Annual Performance Evaluation Report (CAPER). Generally, citizen participation will be provided for and encouraged by distribution of program information and literature, public meetings and hearings, and public notices and advertisements.

In order for County residents to provide input and indicate their preferences for Housing and Community Development needs and services, the Community Development staff held a public meeting in Somerville on June 28, 2019. This meeting associated with the 2019 CDBG and HOME allocation processes was advertised and open to the public. In addition, the plans and Action Plan draft were presented and summarized at a public meeting of the County Board of Chosen Freeholders. The public was also invited to attend all meetings of the Community Development Block Grant and HOME Committees.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	There were no members of the public in attendance.	The proposed Action Plan received no comments.	The proposed Action Plan received no comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Non-targeted/broad community	The proposed Action Plan received no comments.	The proposed Action Plan received no comments.	The proposed Action Plan received no comments.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

After a significant increase in funding in 2018, Somerset County anticipates receiving \$1,084,811 in CDBG funding and \$504,493 in HOME funding, including Program Administration costs, for Program Year 2019. These amounts represent a very small increase in CDBG funds and a decrease of 7% in HOME funding compared to PY 2018.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,084,811	0	125,680	1,210,491	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	504,493	0	39,305	543,798	0	

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In most grant years, the amount of CDBG funds requested has been greater than the amount of funds available; within the Public Services category, the amount requested was nearly two-and-a-half times greater than the fifteen percent statutory cap will permit to be awarded. Likewise, the amount of HOME funds requested was nearly three times greater than the amount of funds available. In order to maximize the return of limited funding and to provide as much support as possible, both committees opt to provide partial funding to projects that are presented for consideration. This has become especially important in recent years, as other public and private funding sources have been diminished, while the need for funding has not.

All of the CDBG Public Service projects and many of the Public Facilities and Improvements projects will utilize additional resources. CDBG projects will leverage over 2.5 times the anticipated allocation amount in additional resources. All of the HOME projects will leverage additional funding sources in order to be completed. The Somerset County HOME program has built up a large reserve of HOME Match funds by funding significant construction projects over the years. Many of the projects have received additional funding that amounts to several times the

amount of the HOME funds granted. It is expected that the HOME projects funded in PY 2019 will continue to leverage significant outside funding and easily satisfy the HOME Match requirements.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

Although other County divisions may do so, the CD Office does not traditionally apply for local public or private sector resources and therefore cannot say definitively how other resources will be used to identify needs covered by the strategic plan. Given what is known about the nature and extent of the County's housing and community development needs and the limited amount of CDBG and HOME funds available, it is certain that local public and private resources will be used to partially support the objectives that are initiated in this Action Plan to address identified needs through the creation and maintenance of affordable housing, along with the funds to support the provision of services to the County's special needs populations. These services include but are not limited to: nutrition programs, outreach and referral, case management, utility assistance, rental subsidies, drug and alcohol counseling, employment and training services, mental health services, affordable child care, transportation, and medical assistance.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Assist persons at risk of becoming homeless	2015	2019	Affordable Housing	Countywide	Affordable housing for purchase Affordable rental housing Housing for persons with special needs	CDBG: \$63,668	Public service activities other than Low/Moderate Income Housing Benefit: 41 Persons Assisted
2	Improve accessibility/living standard for disabled	2015	2019	Non-Homeless Special Needs	Countywide	Housing for persons with special needs Disabled services	CDBG: \$164,473	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 38 Households Assisted
3	Education/training for low-income persons	2015	2019	Education	Countywide	Disabled services Youth services Employment training	CDBG: \$93,629	Public service activities other than Low/Moderate Income Housing Benefit: 71 Persons Assisted
4	Public improvements in LMAs	2015	2019	Public improvements	Countywide	Street improvements	CDBG: \$328,819	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14677 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improvements at public facilities	2015	2019	Public facilities	Countywide	Parks/Recreational facilities Senior centers	CDBG: \$217,260	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5787 Persons Assisted
6	Maintain/expand supply of affordable housing	2015	2019	Affordable Housing	Countywide	Affordable housing for purchase Housing for persons with special needs	HOME: \$454,044	Rental units constructed: 176 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Housing for Homeless added: 15 Household Housing Unit
7	Administrative Costs	2015	2019	Admin costs	Countywide	Employment training	CDBG: \$216,962 HOME: \$50,449	Other: 4 Other

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Assist persons at risk of becoming homeless
	Goal Description	
2	Goal Name	Improve accessibility/living standard for disabled
	Goal Description	

3	Goal Name	Education/training for low-income persons
	Goal Description	
4	Goal Name	Public improvements in LMAs
	Goal Description	
5	Goal Name	Improvements at public facilities
	Goal Description	
6	Goal Name	Maintain/expand supply of affordable housing
	Goal Description	
7	Goal Name	Administrative Costs
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The County intends to use its Program Year 2019 CDBG funds to provide funding for eight (8) Public Services projects, twelve (12) Public Facilities projects, and four (4) Public Improvements projects. In addition, the County expects to use its HOME funds to provide funding for five (5) construction projects and one (1) CHDO operating costs project.

#	Project Name
1	Arc of Somerset - Jerry Davis Center for Children & Families
2	CASA SHaW - Volunteer Supervision
3	Community Hope - Hope for Veterans Employment Training Program
4	Daytop Village - Supportive Services at Crawford House
5	JCC - Special Needs Services
6	Middle Earth - Lunchtime Mentoring Program
7	Safe + Sound Somerset - Transitional Housing Direct Services
8	Visions & Pathways - Street Smart Outreach Program
9	Alternatives - Emergency Generator (Hillsborough)
10	Arc of Somerset - Group Home Improvements
11	Interfaith Hospitality Network - Sunrise House Generator
12	Learning Gate - HVAC System Replacement
13	Manville Borough - Emergency Generator (Library)
14	Midland Adult Services - Emergency Generator (Old York)
15	Midland Adult Services - Emergency Generator (Readington)
16	Midland Adult Services - Emergency Generator (Windy Willow)
17	NJ Institute for Disabilities - Group Home ADA Bathroom Renovations
18	Our House - ADA Improvements Group Home
19	Somerville Senior Housing - Emergency Pull Cord Upgrade
20	Visions & Pathways - Group Home Improvements
21	Bound Brook Borough - West 2nd Street Improvements
22	North Plainfield Borough - Glenside Place Sewer Improvements
23	Raritan Borough - ADA Ramp Improvements
24	Somerville Borough - Sanitary Sewer Improvements
25	ADTI Housing Corp. - Group Home Acquisition
26	ADTI Housing Corp. - CHDO Operating Costs
27	Conifer Realty - York Village East
28	Conifer Realty - York Village West
29	Pirhl Developers - Montgomery Crossing
30	Raritan Valley Habitat for Humanity - New Construction
31	Somerset County - 2019 CDBG Program Administration Costs

#	Project Name
32	Somerset County - 2019 HOME Program Administration Costs

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

1	Project Name	Arc of Somerset - Jerry Davis Center for Children & Families
	Target Area	Countywide
	Goals Supported	Education/training for low-income persons
	Needs Addressed	Youth services
	Funding	CDBG: \$22,410
	Description	Funding to provide low-to-moderate income families with subsidized childcare services for children with developmental and intellectual disabilities, and wraparound family support interventions for identified parents who may present with daily challenges.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10-15 children and their families, all of whom will be low-to-moderate income.
	Location Description	141 South Main Street Manville, NJ 08835
	Planned Activities	Provides funds to low-/moderate-income families for subsidized childcare services for children with developmental and intellectual disabilities and family support for identified parents who present with intellectual, developmental, physical or mental health challenges.
2	Project Name	CASA SHaW - Volunteer Supervision
	Target Area	Countywide
	Goals Supported	Assist persons at risk of becoming homeless
	Needs Addressed	Youth services
	Funding	CDBG: \$11,668
	Description	Funding for case supervisors - who are primarily Master's-level social workers - who oversee advocacy efforts of volunteers who act as court-appointed special advocates (CASA) for children in foster care.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 children will benefit from this service.

	Location Description	120 Finderne Avenue, Suite 280 Bridgewater, NJ 08807
	Planned Activities	The case supervisors participate in a number of activities, including: keep volunteers abreast of upcoming court hearings/meetings, review/edit reports, write court reports, ensure compliance with CASA volunteer protocols, accompany volunteers to court hearings, and ensure case records are accurate and complete.
3	Project Name	Community Hope - Hope for Veterans Employment Training Program
	Target Area	Countywide
	Goals Supported	Education/training for low-income persons
	Needs Addressed	Employment training
	Funding	CDBG: \$35,000
	Description	Funds to provide homeless veterans with an employment training program to assist them in securing and maintaining employment. Services include: employment skills assessments, preparing and updating resumes, computer skill training, conducting job searches, developing networking skills, interview preparation, and assistance with applying for federal aid for college and vocational training.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 40 people will benefit from this project.
	Location Description	This project will take place on the campus of the VA New Jersey Healthcare System in Lyons, NJ. Address: 151 Knollcroft Road Building 53 Lyons, NJ 07939
Planned Activities	Services for this project will include: employment skills assessments, preparing and updating resumes, computer skill training, conducting job searches, developing networking skills, interview preparation, and assistance with applying for federal aid for college and vocational training.	
4	Project Name	Daytop Village - Supportive Services at Crawford House

	Target Area	Countywide
	Goals Supported	Assist persons at risk of becoming homeless
	Needs Addressed	Health services
	Funding	CDBG: \$13,450
	Description	Funding for an intensive, comprehensive and individualized program at Crawford House, which provides transitional housing and treatment to homeless and indigent women who are diagnosed with substance use disorder. Many residents also present with co-occurring mental health disorders.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2 additional women will be served through this program.
	Location Description	362 Sunset Road Skillman, NJ 08558
	Planned Activities	To assist women in recovery with: substance-use disorder residential treatment, food, counseling, job readiness education, transportation, case management and equine therapy.
5	Project Name	JCC - Special Needs Services
	Target Area	Countywide
	Goals Supported	Education/training for low-income persons
	Needs Addressed	Disabled services Employment training
	Funding	CDBG: \$11,669
	Description	Funding for a services program for adults (21 years and older) with special needs. The objective is to provide meaningful, structured programming that promotes a feeling of independence and value by teaching necessary life/job skills.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 8-10 adults with special needs will benefit from this program.

	Location Description	775 Talamini Road Bridgewater, NJ 08807
	Planned Activities	This program will provide social, educational and recreational choices for adults with special needs. Each participant has an Individual Service Plan (ISP) based on the individual's needs.
6	Project Name	Middle Earth - Lunchtime Mentoring Program
	Target Area	Countywide
	Goals Supported	Education/training for low-income persons
	Needs Addressed	Youth services
	Funding	CDBG: \$11,100
	Description	Funding to provide at-risk youth with lunchtime mentoring services in order to help them be more successful in school and at home. Mentoring services will include: academic assistance and advocacy; socialization and recreational activities; life skills education; assistance with mental health issues; and informal counseling.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 13 low-/moderate-income and at-risk students will benefit from this program.
	Location Description	Services will provided at the following schools: Bound Brook Smalley School Bound Brook Lafayette School Bound Brook Community School Franklin Middle School Somerville Middle School Somerville Motivation for Academic and Personal Success (alternative school) Bridgewater Middle School Alexander Batcho Intermediate School (Manville)
Planned Activities	Planned activities include: mentoring services; off-site trips and events; individual and/or group meetings and activities; life skills assessment; homework help; and case management.	
7	Project Name	Safe + Sound Somerset - Transitional Housing Direct Services
	Target Area	Countywide

	Goals Supported	Assist persons at risk of becoming homeless
	Needs Addressed	Affordable rental housing
	Funding	CDBG: \$25,000
	Description	Funding for a Transitional Housing program that provides safe, affording housing to victims of domestic abuse as they transition from crisis-oriented living to independent, violence-free living.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 4 families will benefit from this program.
	Location Description	The Transitional Housing is located at a confidential address. The administrative office is located at: 427 Homestead Road Hillsborough, NJ 08844
	Planned Activities	The goal of the program is to promote the self-sufficiency of clients by expanding job skills, creating positive money management habits, and increasing parenting skills to promote healthy families.
8	Project Name	Visions & Pathways - Street Smart Outreach Program
	Target Area	Countywide
	Goals Supported	Assist persons at risk of becoming homeless
	Needs Addressed	Youth services
	Funding	CDBG: \$27,000
	Description	Funds for the agency's street outreach program in Somerset County. This program assists runaway and homeless youth ages 13-21. The program provides at-risk youth access to: emergency shelter, food, health care, and mental health services, as well as basic needs such as food and clothing, transportation, and educational support.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this program will assist 25 at-risk youth in Somerset County.

	Location Description	This program will be provided at: 16 Fourth Avenue Bridgewater, NJ 08807 49 Brahma Avenue Bridgewater, NJ 08807
	Planned Activities	The program provides at-risk youth access to: emergency shelter, food, health care, and mental health services, as well as basic needs such as food and clothing, transportation, and educational support.
9	Project Name	Alternatives - Emergency Generator (Hillsborough)
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Housing for persons with special needs
	Funding	CDBG: \$13,800
	Description	Funding for the installation of a natural gas emergency generator in a four-unit group home for adults with developmental disabilities.
	Target Date	2/15/2020
	Estimate the number and type of families that will benefit from the proposed activities	The four (4) individuals residing in the group home will benefit.
	Location Description	313 New Amwell Road Hillsborough, NJ 08844
Planned Activities	This project involves the installation of a natural gas emergency generator in a group home.	
10	Project Name	Arc of Somerset - Group Home Improvements
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Housing for persons with special needs
	Funding	CDBG: \$44,000
	Description	Funding for window and siding replacement, along with weatherproofing and gutter installation, at a group home for individuals with developmental and physical disabilities.
	Target Date	2/28/2020

	Estimate the number and type of families that will benefit from the proposed activities	There are seven (7) individuals residing in the home who will benefit from this project.
	Location Description	1 Ardsley Road Hillsborough, NJ 08844
	Planned Activities	This project includes window and siding replacement, along with weatherproofing and gutter installation, at a group home for individuals with developmental and physical disabilities.
11	Project Name	Interfaith Hospitality Network - Sunrise House Generator
	Target Area	Countywide
	Goals Supported	Assist persons at risk of becoming homeless Improvements at public facilities
	Needs Addressed	Housing for persons with special needs
	Funding	CDBG: \$13,000
	Description	Funds for the installation of an emergency generator at Sunrise House, which is a transitional living facility for families who have moved out of emergency shelter, but are unable to find affordable housing.
	Target Date	4/6/2020
	Estimate the number and type of families that will benefit from the proposed activities	Sunrise House can accommodate two (2) families at any given time. Since 2003, Sunrise has housed twenty families (51 individuals, 34 children).
	Location Description	209 Route 28 Bridgewater, NJ 08807
	Planned Activities	This project involves the installation of an emergency generator at Sunrise House.
12	Project Name	Learning Gate - HVAC System Replacement
	Target Area	Countywide
	Goals Supported	Improvements at public facilities
	Needs Addressed	Energy conservation
	Funding	CDBG: \$40,000

	Description	Funds for the replacement of the HVAC system at the Learning Gate, which offers child care for up to 103 children daily, 76% of whom are eligible for subsidized care.
	Target Date	10/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Over 100 children daily will benefit from this project.
	Location Description	The Learning Gate is a nonprofit child care facility. 816 Old York Road Raritan, NJ 08869
	Planned Activities	This project includes: installation of a gas line, replacement of oil boiler with gas furnace, replace air conditioning units, install water lines, and connect system.
13	Project Name	Manville Borough - Emergency Generator (Library)
	Target Area	Countywide
	Goals Supported	Improvements at public facilities
	Needs Addressed	Senior centers Energy conservation
	Funding	CDBG: \$100,000
	Description	Funds for the installation of an emergency generator with transfer switch at the municipal library.
	Target Date	1/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 5,500 people (users based on library records) will benefit from this project.
	Location Description	100 South 10th Street Manville, NJ 08835
	Planned Activities	This project includes the installation of an emergency generator with transfer switch at the municipal library.
14	Project Name	Midland Adult Services - Emergency Generator (Old York)
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled

	Needs Addressed	Housing for persons with special needs Energy conservation
	Funding	CDBG: \$12,000
	Description	Funds for the installation of an emergency generator in a group home for individuals with intellectual and developmental disabilities.
	Target Date	2/28/2020
	Estimate the number and type of families that will benefit from the proposed activities	There are five (5) adult women in the group home who will benefit from this project.
	Location Description	This is a group home located at: 890 Old York Road Branchburg, NJ 08876
	Planned Activities	This project involves the installation of an emergency generator in a group home. This includes: site survey, all permits, installation of the base and fuel line, activation, and final inspection.
15	Project Name	Midland Adult Services - Emergency Generator (Readington)
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Housing for persons with special needs Energy conservation
	Funding	CDBG: \$11,248
	Description	Funds for the installation of an emergency generator at a group home for individuals with intellectual and developmental disabilities.
	Target Date	2/28/2020
	Estimate the number and type of families that will benefit from the proposed activities	There are four (4) adult men in the group home who will benefit from this project.
	Location Description	This is a group home located at: 423 Readington Road Branchburg, NJ 08876

	Planned Activities	This project involves the installation of an emergency generator in a group home. This includes: site survey, all permits, installation of the base and fuel line, activation, and final inspection.
16	Project Name	Midland Adult Services - Emergency Generator (Windy Willow)
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Housing for persons with special needs Energy conservation
	Funding	CDBG: \$11,500
	Description	Funds for the installation of an emergency generator in a group home for individuals with intellectual and developmental disabilities.
	Target Date	2/28/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit the 4 adult men who live in this group home.
	Location Description	This is a group home located at: 94 Windy Willow Way Branchburg, NJ 08876
	Planned Activities	This project involves the installation of an emergency generator in a group home. This includes: site survey, all permits, installation of the base and fuel line, activation, and final inspection.
17	Project Name	NJ Institute for Disabilities - Group Home ADA Bathroom Renovations
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Housing for persons with special needs
	Funding	CDBG: \$34,000
	Description	Funds for the renovations and ADA upgrades in two (2) bathrooms in a group home for adults with developmental disabilities.
	Target Date	2/28/2020
	Estimate the number and type of families that will benefit from the proposed activities	There are five (5) individuals residing in the group home, all with multiple disabilities, complicated medical profiles, and requiring assistance with all activities of daily living.

	Location Description	This is a group home located at: 529 Stony Brook Drive Bridgewater, NJ 08807
	Planned Activities	The project includes the complete renovation and upgrade of two (2) bathrooms in the home.
18	Project Name	Our House - ADA Improvements Group Home
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Housing for persons with special needs
	Funding	CDBG: \$76,500
	Description	Funds for ADA improvements to a group home for four (4) adults with developmental disabilities.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	There are four (4) adults in the group home who will benefit from this project.
	Location Description	This is a group home located at: 17 Vail Terrace Bernards Township, NJ
Planned Activities	This project involves ADA improvements to a group home for individuals with developmental disabilities. Improvements include: improved accessibility in the kitchen/dining area (replacing cabinets, wider passageways, new flooring) and improved accessibility in the laundry area (wider doorway, moving the washer/dryer to a more accessible area, new flooring).	
19	Project Name	Somerville Senior Housing - Emergency Pull Cord Upgrade
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Senior centers Senior services
	Funding	CDBG: \$64,260
	Description	Funds for the installation of new emergency pull cords in the bathrooms and bedrooms of residents.

	Target Date	2/28/2020
	Estimate the number and type of families that will benefit from the proposed activities	There are 153 units in the building with 181 residents who will benefit from this project.
	Location Description	This is a senior citizen housing building located at: One Mountain Avenue Somerville, NJ 08876
	Planned Activities	This project involves the installation of new emergency pull cords in the bathrooms and bedrooms of residents.
20	Project Name	Visions & Pathways - Group Home Improvements
	Target Area	Countywide
	Goals Supported	Assist persons at risk of becoming homeless Improvements at public facilities
	Needs Addressed	Affordable rental housing
	Funding	CDBG: \$29,000
	Description	Funds for improvements in a group home that is a supervised residential transitional living facility for five (5) homeless women ages 16-21.
	Target Date	4/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	There are five (5) individuals living in the group home who will benefit from this project.
	Location Description	2 Whitney Court East Bridgewater, NJ 08807
	Planned Activities	This project includes: renovation of the bathroom, including replacement of old plumbing; installation of new floor tiles; new toilet, sink and shower; and electrical upgrades to conform with UCC.
21	Project Name	Bound Brook Borough - West 2nd Street Improvements
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street improvements
	Funding	CDBG: \$96,731

	Description	Funds to make improvements to the Second Street corridor, which provides access to several schools, the first aid squad, and two fire houses.
	Target Date	10/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 12,026 people will benefit from this project.
	Location Description	This project will take place on West Second Street from Vosseller Avenue to Van Keuren Avenue.
	Planned Activities	This project will include: roadbed and curbing will be reconstructed; sidewalks and ADA ramps will be reconstructed to provide safer travel, as well as bring the sidewalks and ramps into compliance with Federal ADA guidelines.
22	Project Name	North Plainfield Borough - Glenside Place Sewer Improvements
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street improvements
	Funding	CDBG: \$96,731
	Description	Funds for the replacement of gravity sanitary sewer infrastructure along Glenside Place.
	Target Date	11/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	There are approximately 51 people who will benefit from this project.
	Location Description	The project is located at the southern bend on Glenside Place, within Census Tract 518, Block Group 2.
	Planned Activities	The project involves the replacement of approximately 110 linear feet of sanitary sewer main and, where needed, the replacement of sewer laterals and the internal repair of sewer main defects.
23	Project Name	Raritan Borough - ADA Ramp Improvements
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs

	Needs Addressed	Street improvements
	Funding	CDBG: \$96,731
	Description	Funds for the removal and replacement of five (5) access ramps which must be updated to current ADA standards and the installation of new sidewalk to close existing gaps in the pedestrian network in the Somerset Street Business District.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 600 people will benefit from this project.
	Location Description	This project will take place along Loomis Street and Doughty Street, which are adjacent to the Orlando Drive Corridor. It is located in Census Tract 505, Block Groups 1 & 2.
	Planned Activities	This project involves the removal and replacement of five (5) access ramps which must be updated to current ADA standards and the installation of new sidewalk. This will include: new concrete curb, concrete ramps and adjacent sidewalk, and adjacent low height walls.
24	Project Name	Somerville Borough - Sanitary Sewer Improvements
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street improvements
	Funding	CDBG: \$96,731
	Description	Funds for the replacement and upgrade of the sanitary sewer system, which is under an Administrative Consent Order to remediate.
	Target Date	10/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 2,000 people will benefit from this project.
	Location Description	This project will take place in the areas of Davenport Street, Main Street, Union Street and South Street.
	Planned Activities	This project includes: rehabilitation of seven (7) manholes, improvement of over 300 feet of the 8" main and 890 feet of the 10" main.

25	Project Name	ADTI Housing Corp. - Group Home Acquisition
	Target Area	Countywide
	Goals Supported	Maintain/expand supply of affordable housing
	Needs Addressed	Affordable rental housing Housing for persons with special needs
	Funding	HOME: \$123,349
	Description	Funds for the acquisition of an existing 3-4 bedroom ranch-style home in Somerset County. The home would then be converted to a 4-bedroom group home for adults with disabilities. This purchase will be made using Community Housing Development Organization (CHDO) reserve funds.
	Target Date	1/15/2021
	Estimate the number and type of families that will benefit from the proposed activities	Once the home is purchased and renovated, there are four (4) adults who will live in the group home.
	Location Description	At this time, the exact location of the home is unknown.
	Planned Activities	This activity involves the acquisition of an existing home for conversion to a 4-bedroom group home for adults with disabilities.
26	Project Name	ADTI Housing Corp. - CHDO Operating Costs
	Target Area	Countywide
	Goals Supported	Maintain/expand supply of affordable housing Administrative Costs
	Needs Addressed	Affordable rental housing Housing for persons with special needs
	Funding	HOME: \$10,000
	Description	Funds for the administrative costs to sustain housing staff integral to the management of existing housing development and the initiation of new development.
	Target Date	1/1/2021
	Estimate the number and type of families that will benefit from the proposed activities	These funds are for CHDO operating costs.

	Location Description	These CHDO operating funds will be for staff at the following office: 600 First Avenue Raritan, NJ
	Planned Activities	These funds are for CHDO operating costs.
27	Project Name	Conifer Realty - York Village East
	Target Area	Countywide
	Goals Supported	Maintain/expand supply of affordable housing
	Needs Addressed	Affordable rental housing
	Funding	HOME: \$75,000
	Description	Funds for the construction of 50 units of affordable housing in Branchburg. There will be one-,two-, and three-bedroom apartments, with 5 of them set aside for the homeless. Rents will vary between 20%, 30%, 50% and 60% of the AMI.
	Target Date	11/15/2020
	Estimate the number and type of families that will benefit from the proposed activities	There will be 50 units of housing for low-income residents.
	Location Description	The housing will be built at: 973 Old York Road Branchburg, NJ 08876
Planned Activities	This project involves the construction of 50 units of affordable housing in Branchburg. There will be one-,two-, and three-bedroom apartments, with 5 of them set aside for the homeless. Rents will vary between 20%, 30%, 50% and 60% of the AMI.	
28	Project Name	Conifer Realty - York Village West
	Target Area	Countywide
	Goals Supported	Maintain/expand supply of affordable housing
	Needs Addressed	Affordable rental housing
	Funding	HOME: \$75,000
	Description	Funds for the construction of 50 units of affordable housing in Branchburg. There will be one-,two-, and three-bedroom apartments, with 5 of them set aside for the homeless. Rents will vary between 20%, 30%, 50% and 60% of the AMI.

	Target Date	11/15/2020
	Estimate the number and type of families that will benefit from the proposed activities	There will be 50 units of housing for low-income individuals and families.
	Location Description	The project will be built at: 973 Old York Road Branchburg, NJ 08876
	Planned Activities	This project involves the construction of 50 units of affordable housing in Branchburg. There will be one-, two-, and three-bedroom apartments, with 5 of them set aside for the homeless. Rents will vary between 20%, 30%, 50% and 60% of the AMI.
29	Project Name	Pirhl Developers - Montgomery Crossing
	Target Area	Countywide
	Goals Supported	Maintain/expand supply of affordable housing
	Needs Addressed	Affordable rental housing
	Funding	HOME: \$150,000
	Description	Funds for the construction of a tax credit development with 86 units, serving households with incomes at-or-below 60% AMI. Of these 86 units, 7 will be at 20% AMI, 5 at 30% AMI, 30 at 50% AMI and 43 at 60% AMI.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This will be an 86-unit building which will house low-income families.
	Location Description	The building will be located at: 9 Hartwick Drive Montgomery, NJ 08558
	Planned Activities	This project involves the new construction of an 86-unit building for low-income families.
30	Project Name	Raritan Valley Habitat for Humanity - New Construction
	Target Area	Countywide
	Goals Supported	Maintain/expand supply of affordable housing

	Needs Addressed	Affordable housing for purchase
	Funding	HOME: \$60,000
	Description	Funds for the acquisition of land and new construction of homes for low-/moderate-income families in Somerset County.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The original application was for \$532,110 for six (6) new homes. However, with the significant reduction in anticipated HOME funds, it is estimated that the funding will apply to one (1) home.
	Location Description	At this time, the exact location is unknown.
	Planned Activities	This activity involves the construction of a new home for a low-/moderate-income family.
31	Project Name	Somerset County - 2019 CDBG Program Administration Costs
	Target Area	Countywide
	Goals Supported	Administrative Costs
	Needs Addressed	Affordable housing for purchase Affordable rental housing Housing for persons with special needs Parks/Recreational facilities Street improvements Senior centers Transportation services Senior services Energy conservation Disabled services Health services Youth services Employment training
	Funding	CDBG: \$216,962
	Description	Funds for the administration of the PY2019 CDBG program.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	These are administration costs.

	Location Description	27 Warren Street - 4th Floor Somerville, NJ 08876
	Planned Activities	Funds for the administration of the PY2019 CDBG program.
32	Project Name	Somerset County - 2019 HOME Program Administration Costs
	Target Area	Countywide
	Goals Supported	Administrative Costs
	Needs Addressed	Affordable housing for purchase Affordable rental housing Housing for persons with special needs Parks/Recreational facilities Street improvements Senior centers Transportation services Senior services Energy conservation Disabled services Health services Youth services Employment training
	Funding	HOME: \$50,449
	Description	Funds for the administration of the PY2019 HOME program.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	These are funds for administrative costs.
	Location Description	27 Warren Street Somerville, NJ 08876
	Planned Activities	Funds for the administration of the PY2019 CDBG program.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The County's Low/Mod Service Areas (LMAs) are the only geographic locations that are targeted for eligibility to receive assistance. In Somerset County, these are block groups where at least 45.02% (uncapped) of the residents earn less than 80% of the Area Median Income. In general, these are areas that are concentrated in the County's older boroughs and include block groups in Bedminster, Bound Brook, Bridgewater, Hillsborough, Manville, North Plainfield, Raritan, Somerville, and South Bound Brook. The County's LMAs also reflect higher minority populations than other areas in the County.

Aside from LMAs and other projects that are sited in eligible areas, there are CDBG-funded projects in Bernards, Branchburg, Bridgewater, Hillsborough, Raritan and Somerville which will benefit categorically-eligible residents. There are also HOME-funded projects in Branchburg, Hillsborough, Franklin and Montgomery. Previously-funded down payment assistance funds will be provided throughout the County.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County's LMAs are where the lowest-income residents reside.

Discussion

The County's Low/Mod Service Areas (LMAs) are the only geographic locations that are targeted for eligibility to receive assistance. In Somerset County, these are block groups where at least 45.02% (uncapped) of the residents earn less than 80% of the Area Median Income. In general, these are areas that are concentrated in the County's older boroughs and include block groups in Bedminster, Bound Brook, Bridgewater, Hillsborough, Manville, North Plainfield, Raritan, Somerville, and South Bound Brook. The County's LMAs also reflect higher minority populations than other areas in the County.

Aside from LMAs and other projects that are sited in eligible areas, there are CDBG-funded projects in Bernards, Branchburg, Bridgewater, Hillsborough, Raritan and Somerville which will benefit categorically-eligible residents. There are also HOME-funded projects in Branchburg, Hillsborough, Franklin and Montgomery. Previously-funded down payment assistance funds will be provided throughout the County.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

As one of the most expensive places in the state to live, a top priority of Somerset County's housing plan is to preserve and increase the supply of affordable housing for extremely low and low-income persons. To this end, the County will commit significant funding to projects that address these needs.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	10
Special-Needs	29
Total	49

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	11
The Production of New Units	6
Rehab of Existing Units	14
Acquisition of Existing Units	0
Total	31

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

One of the top priorities of the County's housing plan is to preserve and increase the supply of affordable housing for extremely low and low-income persons. To this end, the County will commit significant funding to projects that address these needs.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Housing Authority located in Franklin Township is within a municipality that has its own CDBG Program. This precludes the County from providing assistance through the CDBG Program, and HOME Program funds cannot be used because it is not possible to attach a lien to federal property.

Actions planned during the next year to address the needs to public housing

The Franklin Township Housing Authority administers the public housing within the Township. It has a limited housing inventory and does not have plans to increase the number of accessible units.

The Housing Authority will continue to partner with local non-profits to work with a private management company and the Authority to provide public housing residents with access to job training and social service programs that will help to move residents toward self-sufficiency. This will also provide families with access to programs that will improve their living environment.

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

Franklin Township has created an Affordability Assistance Program from its Housing Trust Fund to provide closing costs and down payment assistance for its affordable housing units and a loan program to prevent foreclosures for existing affordable housing owners who are experiencing problems with arrearages in taxes and/or association fees.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Franklin Township Housing Authority is not designated as troubled.

Discussion

Franklin Township provides assistance from its Affordable Housing spending plan in support of the Township Consolidated Plan goal of providing decent affordable housing within Franklin Township. It recently received a final determination regarding the remaining amount of affordable housing to be developed in Franklin Township as a part of its third round affordable housing obligation as part of the Mt. Laurel decision. In April 2018, the Franklin Township Council adopted a revised spending plan as a result of that settlement. The goals for affordable housing during PY2019 will fund the activities listed below.

- Summerfields at Franklin- 100 affordable units currently under construction

- RPM Development Group- 83 affordable units out of 151 total units in the Churchill Avenue area of the Renaissance Redevelopment Area
- 18 new affordable homeownership units in the Leewood development area, which is part of the Renaissance Redevelopment Area
- 4 affordable housing rehabilitations providing additional supplemental support to the CDBG housing rehabilitation goal
- Support Habitat for Humanity by providing a funding commitment of \$72,230 of \$125,000 original allocation from the spending plan and assist in locating suitable building lots within the Township.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Somerset County Department of Human Services, along with the Board of Social Services and the Continuum of Care (CoC) Committee, continues to work toward providing services to those who are either homeless or imminently homeless. Funding from the County Homelessness Trust Fund (HTF) is also available to support this effort.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The County agencies work closely with each other and with non-profit service providers to reach out to, and address the needs of, homeless individuals and families. The Community Development Office coordinates several events during the year, including the Point in Time/Project Homeless Connect (PHC) event at the end of January, another PHC event in the spring, and Somerset County Employee Reserve Volunteer (S.E.R.V.) events twice a year. These events are advertised at shelters, soup kitchens, the Board of Social Services, through providers, and word-of-mouth. Over the years, the CD staff has developed a good relationship and reputation with many of these people and the events are always well-attended. County agencies and providers meet with homeless people, discuss their situation, assess their needs, and are often able to have them speak directly to other providers already on-site that same day. In addition, clothing, personal care products, food, and other basic need items are distributed.

The most recent events in January, April and May of 2019 were all well-attended - often by several dozen people - many of whom met with service providers and received personal care items and food. The April event was organized by, and coordinated with, the S.E.R.V. Program and also involved a food buffet, games, and other activities with homeless and disabled adults. The May event was held at two locations - The Salvation Army Church in Bound Brook and Shiloh Pentecostal Church in Somerville. Both events had over 20 providers and, despite poor weather, were attended by approximately 50 people at each location and received positive feedback from attendees and providers.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County agencies work closely with each other and with non-profit service providers to reach out to, and address the needs of, homeless individuals and families. In an effort to achieve these goals, the County will:

- Continue to make emergency shelter and supportive services available and accessible to this

population;

- Continue to collect and review data related to this population in order to assess their needs and better address those needs;
- Continue to meet regularly and to use relevant data to discuss trends and emerging issues;
- Continue to perform outreach and encourage this population to accept services.

In addition, the Community Development Office coordinates several events during the year, including the Point in Time/Project Homeless Connect (PHC) event at the end of January and another PHC event in the spring. During these events, County agencies and providers meet with homeless people, discuss their situation, assess their needs, and are often able to have them speak directly to other providers already on-site that same day. In addition, clothing, personal care products, food, and other basic need items are distributed.

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

Somerset County's continuing strategy for addressing this important and ongoing issue includes:

- Continue to make emergency shelter and supportive services available and accessible to this population;
- Continue to collect and review data related to this population in order to assess their needs and better address those needs;
- Continue to meet regularly and to use relevant data to discuss trends and emerging issues;
- Continue to perform outreach and encourage this population to accept services;
- Continue with the provision of life skills and other educational opportunities designed to assist one to become more self-sufficient;
- Continue to utilize County Homelessness Trust Fund money to provide up to fifteen (15) months of rental assistance and case management services to individuals and families who are at risk of homelessness in an effort to increase their chances of maintaining permanent housing within Somerset County;

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Some of the ways in which County agencies - both individually and in conjunction with non-profits - will work to address these issues are:

- Continue the provision of emergency assistance in the form of rental assistance, utility payment, food, and other basic needs;
- Continue with the provision of life skills and other educational opportunities designed to assist one to become more self-sufficient;
- Continue to meet regularly and to use relevant data to discuss trends and emerging issues;
- Continue to suggest innovative approaches to the challenges that face the County's most vulnerable populations;
- Continue to utilize County Homelessness Trust Fund money to provide up to fifteen (15) months of rental assistance and case management services to individuals and families who are at risk of homelessness in an effort to increase their chances of maintaining permanent housing within Somerset County;

Discussion

In response to HUD's initiative to end chronic homelessness within ten years, the Board of Chosen Freeholders adopted a Ten-Year Plan to End Chronic Homelessness in 2005. Even though the time frame for the Plan has expired, the County continues to follow the goals and plans outlined in it. The Plan reflected a multi-pronged approach that had as its main goals the development and implementation of a systematic approach to collect qualitative and quantitative data and identify needs/gaps in services for the homeless, the improvement of county-wide coordination at all levels of service delivery for homeless families and individuals in the County, the expansion of opportunities that lead to permanent housing for the homeless, and increased knowledge, linkage, and usage of mainstream services. Inter-agency cooperation and collaboration have been vital to this effort and under the compassionate leadership of the Board of Chosen Freeholders, as well as the County's Department of Human Services, the County continues working toward this goal. In the time since the Plan was adopted, the County has seen a drop in the number of chronically homeless individuals and families in Somerset County.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

There is no question that the cost, and development and maintenance, of affordable housing is affected by public policies that emanate from the local level of government. There are a number of local policies and practices that may restrict which type of housing may be developed in a certain area. Laws of this type make it difficult to develop affordable housing.

Land use laws - Some Somerset County municipalities have 2-5 acre zoning requirements in order for housing to be developed. Such requirements are cost-prohibitive and limit the availability of conforming lots. In addition, some Somerset County communities restrict the eligible uses of existing housing and housing that would be developed. As a result, a housing developers' ability to create housing for certain uses or beyond a certain occupancy is restricted. This practice also has an inflationary effect.

Planning policy - Decisions related to the provision and location of public transportation and supportive social services may inhibit or concentrate affordable housing and decrease opportunities for disadvantaged persons. There is also a perception at the municipal level that affordable unit development equates to a loss of income because of an organization's tax exempt status and the idea that housing that is managed by a non-profit organization is taken off of the tax rolls. Though such organizations may offer to make a payment in lieu of taxes, some municipalities consider this contribution to be insufficient.

State policy - The continued uncertainty surrounding the Council on Affordable Housing's (COAH) obligation of municipalities to create affordable units has deterred the creation of new or rehabilitated affordable units. Municipalities remain uncertain how to properly invest funds set aside for the creation of affordable units under this legislation.

Private sector real estate practices (for example: steering/blockbusting) that preclude equal housing opportunity, predatory lending practices, discriminatory provision of housing brokerage services, and failure to disseminate information on programs that may be used to provide financial assistance for housing opportunities all present barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Public Policy/Decision Making - The County will continue to seek opportunities to provide input in the decision-making process as it relates to public policies that affect the implementation of Fair Housing Laws. In addition, the County's HSAC and COC Committees advocate for and support policies intended to

further the causes of affordable housing at the federal, state, and local levels.

Actions to Overcome Private Sector Impediments - The County continues to contract with the Central Jersey Housing Resource Center (CJHRC) and Legal Services of Northwest Jersey to provide fair housing counseling and legal representation to low and moderate income residents of the County who are the victims of housing discrimination. Moreover, the County participates in and, to the greatest extent possible, provides support to CJHRC as the agency provides training and educational opportunities during Fair Housing Month and throughout the year. Some of these workshops include Rental Realities, Step-by-Step, First Time Homebuyer's Seminar, Financial Literacy, and Post Purchase. In addition, the County's Human Services department sponsors Housing Month activities. The CD Office continues to communicate with other agencies (for example- Board of Realtors, CJHRC, NORWESCAP) to identify and address impediments to Fair Housing. Finally, the Fair Housing Brochure is disseminated to local banks, realtors, non-profit and municipal organizations, county divisions, and CD subgrantees for display and distribution.

Actions to Overcome Market/Community-Based Impediments - The CD Office sponsors presentations on Fair Housing to the public and community organizations. Also, CD Staff makes presentations in the community focusing on topics such as homeownership, the County-funded Rental Assistance program, and other matters pertinent to housing and community development. In addition, the County will continue its aggressive effort to cultivate and increase capacity among its affordable housing developers through outreach and technical assistance. The CD Staff continues to work with non-profit housing agencies around Community Housing Development Organization (CHDO) Certification, identifying innovative approaches to all phases of housing that are part of the County's Continuum of Care, and alternative financing mechanisms.

Discussion

Within Somerset County, there are a number of obstacles to meeting the underserved needs of CDBG and HOME Program beneficiaries. In the housing, homeless, and special needs areas, the following barriers have been identified: the shortage of affordable and other supportive housing opportunities; shortage of Section-8 vouchers to assist low income tenants; insufficient funding resources for housing programs; inflation and shortages in the region's affordable housing market; and community resistance to the development of affordable housing. With respect to non-housing community development needs, the principal impediments are inadequate funding levels and resistance to increasing property taxes to provide projects and services in areas where there is need.

In addition, there are several barriers that preclude program constituents from taking full advantage of CDBG and HOME-funded programs and activities. These barriers include language and/or cultural barriers that obstruct one's willingness to accept publicly-funded social services, as well as the ability of staff to communicate clearly with potential beneficiaries; lack of sufficient and affordable public transportation; deficiencies/gaps in the County and social service providers' ability to make community members aware of services that are available; and the necessity of using federal income guidelines that

do not take into consideration the high cost of living in New Jersey, and more specifically Somerset County, to determine eligibility. As a result, many working families are ineligible for CDBG and/or HOME programs.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Somerset County is committed to serving the underserved populations in the County, especially those who are low and moderate-income, have special needs, or are homeless or at risk of homelessness. County agencies work closely together and with other government agencies, non-profit service providers, and private entities and volunteers to form a comprehensive plan of action to assess and address the needs of this population.

Actions planned to address obstacles to meeting underserved needs

To address obstacles to meeting underserved needs the County will take the following steps:

- Continue to meet regularly and to use relevant data to discuss trends and emerging issues;
- Continue to suggest innovative approaches to the challenges that face the County's most vulnerable populations;
- Continue to advocate for legislation, programs and services that will impact the ability of the "working poor" to become self-sufficient;
- Initiate a campaign to raise awareness about programs and services that are available, with particular attention to ones that are underused;
- Administer County Homelessness Trust Fund assistance;
- Use volunteers to implement programs that are useful to this population;
- Continue to hold Continuum of Care (COC) meetings every other month to address ongoing and immediate needs.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the County will take the following steps:

- Continue to meet regularly and to use relevant data to discuss trends and emerging issues;
- Continue to affirmatively market supply-side housing development opportunities;
- Continue to affirmatively market demand-side housing development opportunities including Housing Rehabilitation, First Home Club, Matched Savings and homebuyer education programs;
- Continue to advocate for legislation, programs and services that will impact the ability of the "working poor" to become self-sufficient;
- Continue to administer County Homelessness Trust Fund assistance.

Actions planned to reduce lead-based paint hazards

To evaluate and reduce the number of housing units containing lead-based paint hazards, County staff will take the following action steps:

- Consult with County and local Health Departments to determine where applicable units are located within the County;
- Provide educational materials at housing-related training and other public events where County staff may be present;
- Consult with non-profit housing providers to ensure all existing units, as well as any newly-purchased/rehabilitated units, are lead-free.

Actions planned to reduce the number of poverty-level families

To reduce the number of families living at the poverty level, County staff will take the following actions:

- Continue working to increase access to affordable medical/dental care and prescription assistance;
- Continue the provision of housing counseling relative to homeownership, tenant responsibilities, and personal financial management;
- Continue providing training and educational opportunities that will increase one's ability to earn a living wage;
- Continue the provision of supportive services in the form of housing, counseling, food and energy assistance, legal services, mental health services and counseling, affordable childcare, and health services;
- Continue to administer County Homelessness Trust Fund assistance;
- Use volunteers to implement programs that are useful to this population.

Actions planned to develop institutional structure

The institutional structure through which the County will carry out its Consolidated Plan is a partnership that includes County and municipal government staff and decision makers, as well as representatives from the non-profit and private sectors. The Somerset County Board of Chosen Freeholders is the final authority in all matters related to the administration of the CDBG and HOME Programs.

In regard to the institutional structure, the CD Office staffs the CDBG and HOME Programs, and in that capacity facilitates the competitive application process, provides technical assistance to current and potential subgrantees, monitors subgrantees for compliance with federal regulations, and prepares status and evaluative reports for submission to the Department of Housing and Urban Development. Each of the grant programs is augmented by a committee whose purpose is to assess and consider housing and community development needs and to recommend to the Board of Chosen Freeholders Annual HOME and CDBG Action Plans that reflect those needs. Each of these committees also considers and puts forth policy recommendations that are necessary to meet the intended goals of various federal mandates and directives and to ensure that each of the grant programs are administered in a fashion that is most advantageous to the County and its residents.

The lead entity for Somerset County's homelessness planning efforts, and the institutional structure for the County to carry out its homelessness strategy, is the County's Continuum of Care (COC) Committee.

The COC Committee is comprised of state and local government representatives, non-profit agency representatives, and other community members who are interested in working to develop a comprehensive system of care for people who are coping with poverty and homelessness. This committee includes representation from, and is regularly attended by: NJ Housing and Mortgage Finance Agency, Food Bank Network of Somerset County, Central Jersey Housing Resource Center, Somerset County United Way, NORWESCAP, ARC of Somerset, Volunteers of America, the Veterans Administration hospital, Interfaith Hospitality Network, HomeSharing, Community Hope, The Salvation Army, ADTI/Alternatives, Monarch Housing, Center for Great Expectations, Catholic Charities, Visions and Pathways, Jewish Family Services, and others.

In addition, the County will:

- Encourage CDBG, HOME and Continuum of Care subgrantees to actively participate in interlocal and intergovernmental commissions and committees;
 - Continue to participate in public/private partnerships for the provision of housing and community development needs;
 - Continue to encourage and facilitate public participation in Consolidated Planning activities;
 - Through various committees, host training that will build capacity.

Actions planned to enhance coordination between public and private housing and social service agencies

To enhance coordination between public and private agencies, County staff will take the following actions:

- Encourage CDBG and HOME subgrantees to actively participate in interlocal and intergovernmental commissions and committees;
- Continue to participate in public/private partnerships for the provision of housing and community development needs;
- Continue to encourage and facilitate public participation in Consolidated Planning activities;
- Continue to hold bi-monthly meetings of the Continuum of Care (COC) Committee;
- Continue to coordinate and participate in Project Homeless Connect (PHC) and S.E.R.V. events.

Discussion

Somerset County has a vibrant non-profit community that continues to provide the highest level of services to its residents. Every year, CDBG funds are used to provide counseling and other supportive services to the homeless, abused spouses and children, and disabled citizens, as well as provide employment training and job coach services to veterans. CDBG funds will also be used to complete sewer rehabilitation and sidewalk rehabilitation projects in a number of communities throughout the County, as well as to improve handicapped accessibility and perform other improvements at numerous community buildings.

HOME funds will support new construction, as well as purchasing existing structures to convert to use as a group home. In addition, the Board of Chosen Freeholders will continue to provide additional services through the Non-Profit Purchase of Service. The Somerset County Homelessness Trust Fund, initially enacted by the Board of Chosen Freeholders in April of 2010 and consistently renewed since then (it is currently renewed through the end of December 2020), is used to provide rental assistance and case management services to those who qualify, as well as to provide funding for projects that will address the County's need for housing for homeless people and those at risk of homelessness.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Community Development Office will continue to encourage subgrantees to solicit other funding to use in conjunction with funds granted through the HOME Investment Partnership Program. It is

estimated that HOME projects that were awarded funding for Program Year 2019 represent a HOME match of over \$28,000,000 (due to several large projects that were approved) of public and private sector contributions from a number of sources including revenue generated through fundraising. In order to ensure that the County's match requirement is met, CD staff will require that all HOME subgrantees submit match reporting information when a project is completed. The combination of match funds from the 2019 HOME Program, along with the County's excess match of over \$15 million, are more than sufficient to ensure that the County satisfies its match obligation. Once collected, this data will be summarized and reported in the Consolidated Annual Performance and Evaluation Report (CAPER).

The County is not going to engage in any form of investment other than those specified in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

For homeownership activities, Somerset County uses both resale or recapture guidelines to ensure the affordability of units acquired with HOME funds. Resale provisions are applied to homebuyer activities that use HOME funds to finance construction costs. Recapture provisions are applied to homebuyer activities that use HOME funds to provide downpayment assistance. These resale and recapture guidelines will apply uniformly to subrecipients, state recipients, urban county or consortium members, CHDOs, or other entities, as applicable.

Somerset County uses resale guidelines to ensure that when a homeowner sells a HOME-assisted property during the period of affordability, the property is sold to another low-income homebuyer. These guidelines are applicable when HOME funds have been used as a development subsidy by an organization that builds a home that will be sold to low-income homebuyers. The County's resale provisions use the Consumer Price Index (New York-Northern New Jersey-Long Island, CPI-U) to calculate a reasonable rate of inflation and make allowances for the inclusion of the homebuyer's original investment, plus the cost of any improvements made to the home so that the seller receives a fair return for his or her investment. For the purpose of this policy, a fair return on one's investment is defined as the percentage change in the identified CPI-U over the period of ownership. It also noted that in certain circumstances, such as a declining housing market where home values are depreciating, the original homebuyer may not receive a return on his or her investment, because the home sold for less or the same price as the original purchase price.

The specific types of capital improvements include new heating and cooling systems, new flooring, new fixed appliances, new roof or siding, and any other major improvements that add value to the home. The value for these improvements will be calculated using the actual costs of the improvements as documented by the homeowner's receipts. Finally, the resale cost of any such property must be approved by Community Development staff in order to ensure that sale price of the unit is sold at a price that is affordable to a reasonable range of low-income buyers. Somerset

County defines a reasonable range of low-income buyers as individuals or families that earn between 40 and 70% of the area median income that will pay not more than 30% of their income for Principal, Interest, Property taxes and mortgage insurance.

Recapture guidelines permit the HOME-assisted buyer to sell the unit at any time during the affordability period. These provisions are enforced by a written lien that is recorded by the Somerset County Clerk and subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, the amount recaptured cannot exceed the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Somerset County Recapture policy is to recapture the entire amount of HOME assistance that was provided as a direct subsidy. These provisions are included in the HOME Program Mortgage that is signed by the HOME-assisted buyer and recorded by the Somerset County Clerk. When the Community Development office receives notice that a HOME-assisted property is to be sold before the conclusion of the affordability period, staff will issue a statement that details (1) the amount that needs to be repaid in the form of a cashier's check payable to the Somerset County Treasurer, (2) where that check should be delivered, (3) how long it will take for County Counsel to prepare a Discharge of Mortgage, and (4) when the Discharge of Mortgage will be available to the assisted buyer.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

For homeownership activities, Somerset County uses both resale or recapture guidelines to ensure the affordability of units acquired with HOME funds. Resale provisions are applied to homebuyer activities that use HOME funds to finance construction costs. Recapture provisions are applied to homebuyer activities that use HOME funds to provide downpayment assistance. These resale and recapture guidelines will apply uniformly to subrecipients, state recipients, urban county or consortium members, CHDOs, or other entities, as applicable.

When the County uses HOME funds to assist the cost of construction or rehabilitation of housing to be sold to a low-income household, the County will use Resale restrictions to ensure that HOME funds are used to preserve affordability of the HOME-assisted unit. The affordability period will be based on the total amount of HOME funds used to assist the property and the buyer. The homebuyer must sell to another Low-Income homebuyer (as defined by HUD), with the new home being affordable to the new buyer. The new homebuyer may not pay more than 35 percent of gross income for Principal, Interest, Taxes and Insurance (PITI). In certain circumstances, the County may permit the new homebuyer to assume the County loan and affordability restrictions, i.e., the County will not require the full repayment of the initial HOME subsidy. The HOME subsidy would be transferred to the new buyer in the form of a deferred repayment down-payment assistance loan.

The County's resale provisions use the Consumer Price Index (New York-Northern New Jersey-Long Island, CPI-U) to calculate a reasonable rate of inflation and make allowances for the inclusion of the homebuyer's original investment, plus the cost of any improvements made to the home so that the seller receives a fair return for his or her investment. For the purpose of this policy, a fair return on one's investment is defined as the percentage change in the identified CPI-U over the period of ownership. It also noted that in certain circumstances, such as a declining housing market where home values are depreciating, the original homebuyer may not receive a return on his or her investment, because the home sold for less or the same price as the original purchase price.

Recapture guidelines permit the HOME-assisted buyer to sell the unit at any time during the affordability period. These provisions are enforced by a written lien that is recorded by the Somerset County Clerk and subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, the amount recaptured cannot exceed the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Somerset County Recapture policy is to recapture the entire amount of HOME assistance that was provided as a direct subsidy. These provisions are included in the HOME Program Mortgage that is signed by the HOME-assisted buyer and recorded by the Somerset County Clerk. When the Community Development office receives notice that a HOME-assisted property is to be sold before the conclusion of the affordability period, staff will issue a statement that details (1) the amount

that needs to be repaid in the form of a cashier's check payable to the Somerset County Treasurer, (2) where that check should be delivered, (3) how long it will take for County Counsel to prepare a Discharge of Mortgage, and (4) when the Discharge of Mortgage will be available to the assisted buyer.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Somerset County will not use HOME funds to refinance existing debt secured by multi-family housing.

Somerset County uses an RFP process to solicit and fund applications for new construction or rehabilitation of units. The RFP is typically released in January with the applications due in late March. RFPs are available via the County website and directly from the Community Development Office. The CDBG and HOME Committees meet in late April/early May, during which time applicants make brief presentations and the Committees vote on funding. Applicants are given a score and the highest ranking applicants receive funding based on their score, the amount they requested, and the total amount of funding available.

For certain projects, there are limits on the beneficiaries. For example, homebuyer downpayment assistance - which has been funded through the ADDI program and will continue in the upcoming Program Year - benefits income-eligible first-time homebuyers. Information on this program can be obtained from the Somerset County Community Development Office, located at 27 Warren Street in Somerville, NJ, or by calling 908-541-5756. Information and an application can be obtained from the Central Jersey Housing Research Center (CJHRC), which administers the program in conjunction with the Community Development Office. CJHRC is located at 600 First Avenue, Suite 3, in Raritan, NJ or can be contacted at: 908-446-0036. Applications are reviewed on a first-come, first-served basis.

Other projects, such as those done by Raritan Valley Habitat for Humanity (which builds houses for low-income homebuyers) and ADTI (which creates housing for low-income, developmentally disabled, consumers) are also limited to certain segments of the population.

