

Executive Summary

ES-05 Executive Summary – 24 CFR 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 2020-2024 Consolidated 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 efforts to improve the quality of life for residents of Somerset County, with special attention to programs and services for those who have special needs.

The Somerset County Department of Human Services, along with 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 Plan itself has expired, the County continues to adhere to its goals, guidelines and purpose. 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. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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

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

Somerset County has a thorough Citizen Participation Plan, originally adopted in April 1995 and re-adopted in May 2019, 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 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.

Unfortunately, due to the COVID-19 pandemic and the ensuing quarantine measures that were in place across the State, the County was unable to hold in-person public meetings. In addition, the meetings associated with the 2020 CDBG and HOME allocation processes were held via virtual meetings and the votes were taken via e-mail.

Community Development staff also prepared and distributed an extensive Housing and Community Development Needs Survey. The County Public Information Office announced the survey with a press release, the survey document was distributed to community providers, surveys were handed out at Census WinterFest events in Franklin and North Plainfield, it was advertised on several social media sites, and it was available via the County website and online at Survey Monkey. Community Development Staff analyzed this data using Survey Monkey. A copy of the survey and summary of comments received are attached as part of this document.

Due to the continuing COVID-19 pandemic and quarantine, the County was unable to hold public meetings regarding the 2020-2024 Consolidated Plan and 2020 Annual Action Plan. So that County residents could provide input and indicate their preferences for Housing and Community Development needs and services and the 2020-2024 Consolidated Plan and 2020 Annual Action Plan, Community Development staff held a virtual public meeting via Zoom on June 24, 2020. The public was made aware of this meeting via a public notice and an announcement and notice posted on the County website.

The Consolidated Plan was advertised in a legal notice that appeared in the Courier News on June 19, 2020 and also in multiple locations on the County's website, with a comment period from June 19 to June 26, 2020. **The notice is included as an attachment to this report.** The Consolidated Plan was also

presented for public comment at Somerset County Board of Chosen Freeholders meeting on June 23, 2020.

5. Summary of public comments

The proposed Consolidated Plan/Action Plan received no comments.

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

The proposed Consolidated Plan/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 six communities throughout the County, and to improve handicapped accessibility and perform other improvements at numerous community buildings. CDBG funds will also be used to provide financial counseling and other supportive services to seniors, the homeless, and abused spouses and children, as well as provide employment training and job coach services to veterans and recreation and life skills programming to youth.

HOME funds will support new construction and down payment assistance. In addition, the Board of Chosen Freeholders will continue to provide additional services through the Non-Profit Purchase of Service. In 2017, the Board of Chosen Freeholders voted to continue the provisions of the New Jersey Homelessness Trust Fund at least through the end of 2020 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.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Kimberly Cowart
Somerset County Community Development Office
27 Warren Street - 4th Floor
PO Box 3000
Somerville, NJ 08876

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

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(I)).

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. On average, these meetings are attended by more 35 people, representing over two dozen different agencies.

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 and application process, 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The County does not receive ESG funds.

The Continuum of Care committee will continue to encourage other agencies to participate in the use of HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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 - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and 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?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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

	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and 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 Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and 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?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and 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?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and 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	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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. Last year, they took over as providers for Somerset County's Psychiatric Emergency Screening Services (PESS). 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

	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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

	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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

	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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.
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
	How was the Agency/Group/Organization consulted and 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 Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development

	How was the Agency/Group/Organization consulted and 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 Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Board of Chosen Freeholders
	How was the Agency/Group/Organization consulted and 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-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Regional organization Planning organization Business and Civic Leaders

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
How was the Agency/Group/Organization consulted and 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

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

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.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

In order for County residents to provide input and indicate their preferences for Housing and Community Development needs and services for the 2020-2024 Consolidated Plan, Community Development staff held a virtual public meeting on June 24, 2020. The virtual public meeting, as opposed to the usual in-person meeting, was necessary due to the continued impact of the COVID-19 pandemic. The public was made aware of this meeting via notifications in the local paper and announcements made on the County website.

The Community Development Office also released a survey to receive input from the public on which issues they believed should be priorities in the coming years. This survey was publicized through several press releases, was distributed online (via Survey Monkey), at various public locations in the County (including at the Census 2020 WinterFest events in Franklin Township and North Plainfield), through numerous County agencies and offices, and through members of the Continuum of Care Committee. The survey was in both English and Spanish.

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 Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	There were no attendees.	There were 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	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	We received approximately 80 survey responses.	The survey responses are included as part of our Priority Needs.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

While Somerset County has one of the highest median income levels in the country, similarly high housing costs have made it difficult for low and moderate-income households to obtain or maintain housing in the County without having a substantial cost burden. According to recent data from the National Association of Realtors, the median sales price for a single family home in Somerset County was over \$450,000. The Fair Market Rent (FMR) for a two-bedroom apartment is \$1,770, compared to the average for the State of NJ for a two-bedroom rent of \$1,432. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a Somerset County household must earn over \$70,000 annually. This is a large part of the reason why a majority of households renting are extremely cost burdened and they pay more than 50% of their total gross income for rent plus utilities.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The high housing costs in the County continue to make it difficult for low and moderate-income households to obtain or maintain housing without having a substantial cost burden.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	0	329,580	
Households	0	115,640	
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,799	10,515	9,969	10,259	74,025
Small Family Households	3,100	3,538	3,743	4,488	43,235
Large Family Households	503	844	699	1,345	7,292
Household contains at least one person 62-74 years of age	2,501	2,272	2,555	2,165	14,832
Household contains at least one person age 75 or older	2,890	2,469	1,833	1,258	4,559
Households with one or more children 6 years old or younger	1,366	1,514	1,146	1,883	7,941

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	364	179	34	30	607	0	40	10	24	74
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	150	80	215	455	0	50	30	10	90
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	125	43	150	80	398	80	100	45	134	359
Housing cost burden greater than 50% of income (and none of the above problems)	3,748	1,294	234	20	5,296	4,309	2,868	1,698	1,147	10,022
Housing cost burden greater than 30% of income (and none of the above problems)	439	2,318	1,569	620	4,946	361	2,014	2,313	2,378	7,066

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	204	0	0	0	204	292	0	0	0	292

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,244	1,663	489	340	6,736	4,389	3,053	1,783	1,318	10,543
Having none of four housing problems	1,190	2,863	2,874	2,843	9,770	506	2,969	4,844	5,784	14,103
Household has negative income, but none of the other housing problems	204	0	0	0	204	292	0	0	0	292

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,733	1,663	794	4,190	1,018	1,477	1,588	4,083
Large Related	148	324	114	586	293	386	207	886
Elderly	1,684	830	498	3,012	2,614	2,551	1,623	6,788

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,008	1,011	498	2,517	833	587	653	2,073
Total need by income	4,573	3,828	1,904	10,305	4,758	5,001	4,071	13,830

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,553	518	55	2,126	984	1,137	937	3,058
Large Related	148	60	4	212	273	307	99	679
Elderly	1,384	517	124	2,025	2,322	1,065	509	3,896
Other	908	288	54	1,250	803	421	186	1,410
Total need by income	3,993	1,383	237	5,613	4,382	2,930	1,731	9,043

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	150	193	205	55	603	70	135	60	84	349
Multiple, unrelated family households	0	0	25	240	265	10	15	15	60	100
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	150	193	230	295	868	80	150	75	144	449

Table 11 – Crowding Information - 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to data from the 2020 Point in Time Survey, there are approximately 218 households without children. There are 166 in transitional housing and 166 in emergency shelters. There are also 10 people who are unsheltered.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Safe + Sound Somerset has a transitional housing program that is designed to provide safe, affordable housing to victims of domestic violence who could benefit from further assistance as they transition from crisis-oriented living to independent violence-free living. Their facility includes 4 apartments, which are available to victims of domestic violence and their children for up to 18 months. Residents are also offered free individualized case management, legal services, and counseling.

What are the most common housing problems?

The most common housing problems are high rent/living costs and a lack of safe, affordable housing.

Are any populations/household types more affected than others by these problems?

Data from the last several years' Point in Time surveys continues to show that there is a disproportionate number of African-Americans who are homeless in Somerset County. While African-Americans are approximately 10% of the County population, they comprise approximately 49% of the County's homeless population (according to the 2020 survey). The County Department of Human Services and the Continuum of Care Committee are aware of this disparity and have not only made providers aware of the trend, but consider it when programmatic decisions are made.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

There continues to be a significant number of low-income families who are at risk of homelessness. Many of them are single-parent or single-income households and are faced with high housing costs and a lack of affordable housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

N/A

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Many low-income residents are faced with instability and the threat of homelessness. This is most often due to the high housing and living costs in the County, which often place a substantial financial burden on residents. This burden causes them to fall behind on rent, utilities, and other bills, sometimes resulting in eviction, creating instability in the "best" cases and homelessness in the "worst."

Discussion

The high housing costs in the County continue to make it difficult for low and moderate-income households to obtain or maintain housing without having a substantial cost burden. This burden causes them to fall behind on rent, utilities, and other bills, sometimes resulting in eviction, creating instability in the "best" cases and homelessness in the "worst."

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Data from the last several years' Point in Time surveys continues to show that there are a disproportionate number of African-Americans who are homeless in Somerset County. While African-Americans are approximately 10% of the County population, they comprise approximately 49% of the County's homeless population (according to the 2020 survey).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,467	895	506
White	5,641	665	318
Black / African American	1,520	39	28
Asian	488	60	109
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,699	120	39

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,078	1,471	0
White	5,618	1,095	0
Black / African American	921	78	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	609	69	0
American Indian, Alaska Native	60	0	0
Pacific Islander	0	0	0
Hispanic	1,802	225	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,157	3,862	0
White	3,785	2,358	0
Black / African American	518	508	0
Asian	428	214	0
American Indian, Alaska Native	70	0	0
Pacific Islander	0	0	0
Hispanic	1,238	742	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,662	5,649	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	2,696	3,646	0
Black / African American	530	517	0
Asian	488	623	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	909	816	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Data from the last several years' Point in Time surveys continues to show that there are a disproportionate number of African-Americans who are homeless in Somerset County. While African-Americans are approximately 10% of the County population, they comprise approximately 49% of the County's homeless population (according to the 2020 survey).

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Data from the last several years' Point in Time surveys continues to show that there are a disproportionate number of African-Americans who are homeless in Somerset County. While African-Americans are approximately 10% of the County population, they comprise approximately 49% of the County's homeless population (according to the 2020 survey).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,657	1,704	506
White	5,056	1,249	318
Black / African American	1,495	64	28
Asian	417	130	109
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,589	230	39

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,736	5,836	0
White	2,939	3,784	0
Black / African American	501	498	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	273	404	0
American Indian, Alaska Native	60	0	0
Pacific Islander	0	0	0
Hispanic	903	1,120	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,286	7,738	0
White	1,467	4,681	0
Black / African American	143	878	0
Asian	214	427	0
American Indian, Alaska Native	70	0	0
Pacific Islander	0	0	0
Hispanic	349	1,633	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,662	8,651	0
White	730	5,622	0
Black / African American	254	808	0
Asian	289	813	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	375	1,346	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

The County Department of Human Services and the Continuum of Care Committee are aware of this disparity and have not only made providers aware of the trend, but consider it when programmatic decisions are made.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Data from the Point in Time (PIT) surveys over the last several years has shown that there are a disproportionate number of African Americans who are homeless in Somerset County. While African Americans represent approximately 10% of the County population, they comprise 49% of the County's homeless population (according to the 2020 survey).

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	76,310	21,533	17,655	527
White	51,100	14,016	11,068	343
Black / African American	5,195	2,038	2,278	28
Asian	12,692	2,051	1,261	109
American Indian, Alaska Native	4	0	130	0
Pacific Islander	0	0	0	0
Hispanic	6,598	3,252	2,702	39

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

Data from the Point in Time (PIT) surveys over the last several years has shown that there are a disproportionate number of African Americans who are homeless in Somerset County. While African Americans represent approximately 10% of the County population, they comprise 49% of the County's homeless population (according to the 2020 survey).

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Data from the Point in Time (PIT) surveys over the last several years has shown that there are a disproportionate number of African Americans who are homeless in Somerset County. While African Americans represent approximately 10% of the County population, they comprise 49% of the County's homeless population (according to the 2020 survey).

If they have needs not identified above, what are those needs?

There continues to be a need for emergency shelters and long-term transitional and supportive housing, especially for families. There are several shelters for individuals, including one for victims of domestic violence and another for youth under 18. When shelters are full, area motels and out-of-county shelters provide additional emergency sheltering. Veterans can be sheltered at the Veterans Administration campus, where they also receive supportive services. Transitional housing is available for individuals with various special needs, including those suffering or recovering from mental illness and/or alcohol/drug addiction. There is a limited amount of transitional and permanent supportive housing for families.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

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 44.87% (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.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Franklin Township Housing Authority administers a public housing and Section 8 Housing Choice Voucher Program within the jurisdiction of Franklin Township. Its inventory consists of 50 public housing units and 230 vouchers. There is a public housing waiting list of 1,045 and a Section 8 waiting list of 2,609.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	285	0	284	0	1	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	20,764	0	20,809	0	7,800	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	0	0	3	0	3	0	0
Average Household size	0	0	0	2	0	2	0	1
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	51	0	51	0	0
# of Disabled Families	0	0	0	28	0	28	0	0
# of Families requesting accessibility features	0	0	0	285	0	284	0	1
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	52	0	52	0	0	0
Black/African American	0	0	0	230	0	229	0	1	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	3	0	3	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	36	0	36	0	0	0
Not Hispanic	0	0	0	249	0	248	0	1	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Franklin Township Housing Authority has not compiled any data regarding applicants and 504 requirements. This data is gathered at full application. At the present time, the Authority does not have sufficient funding to issue any additional vouchers.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The Section 8 waiting list currently contains 2,609 applicants from low-income households. The waiting list was opened briefly during June 2020 and quickly filled up. It was officially closed two weeks later. The public housing admissions are handled by the tax credit management agent. The most immediate needs are for more housing and services, but the Township has limited housing inventory and no plans to increase the number of units.

How do these needs compare to the housing needs of the population at large

The most immediate need is for family units which are affordable to families with incomes at 30% or less of the median area income.

Discussion

Public Housing in Franklin Township continues to be in the process of redevelopment. Voorhees Station has been completed and provides 76 units of housing with first floor commercial space. Eight units were subsidized from the Housing Trust Fund and set aside to provide housing for extremely low income residents. In addition, the Independent Crossing development for seniors, now called the Soaries Residence, was built in joint construction project by the First Baptist CDC and Genesis Group. This development is comprised of 64 housing units, of which five will be set aside for disabled veterans. The Housing Authority is not troubled and will receive funding for the operation of its Section 8 program and public housing. Finally, the Township has also created an Affordability Assistance program from its Affordable 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. This program is administered by the Central Jersey Housing Resource Center (CJHRC).

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

There continues to be a need for emergency shelters and long-term transitional and supportive housing, especially for families. There are several shelters for individuals, including one for victims of domestic violence and another for youth under 18. When shelters are full, area motels and out-of-county shelters provide additional emergency sheltering. Veterans can be sheltered at the Veterans Administration campus, where they also receive supportive services. Transitional housing is available for individuals with various special needs, including those suffering or recovering from mental illness and/or alcohol/drug addiction. There is a limited amount of transitional and permanent supportive housing for families.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	107	0	0	0	0
Persons in Households with Only Children	0	6	0	0	0	0
Persons in Households with Only Adults	10	225	0	0	0	0
Chronically Homeless Individuals	0	22	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	93	0	0	0	0
Unaccompanied Child	0	6	0	0	0	0
Persons with HIV	0	2	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

There is no data available regarding how many people enter and exit homelessness each year. However, there is data available on a year-to-year basis and that can be compared.

According to data from the 2020 Point in Time (PIT) Survey, there are approximately 290 adults and 52 homeless children in Somerset County. By comparison, the previous year's survey reported 226 homeless adults and 75 homeless children.

Of the homeless population, there's an even split between those living in transitional housing (166 or 48.5%) and those living in emergency shelters (also 166 or 48.5%). The prior year's numbers showed a greater number (60.8%) living in transitional housing than in emergency shelters (37.2%). In 2020, there were ten (10) adults who were unsheltered on the night of the count, which was an increase from last year (6). This year's count showed twenty-two (22) chronically homeless individuals, significantly more than last year's count of seven (7).

Of the 342 total homeless people who were counted in the survey (compared to 301 in 2019), 16.1% (13.7% in 2019) reported themselves to be Hispanic. The survey also revealed that a disproportionate percentage of African Americans/Blacks were homeless (49% vs. 46.5% in 2019) in comparison with the overall County population of 10 percent. In addition, 50.1% (56.5% in 2019) were male, continuing a steady downward trend over much of the last decade. By comparison, 65.7% of homeless individuals in 2014 were male.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There continues to be a need for emergency shelters and long-term transitional and supportive housing, especially for families. There are several shelters for individuals, including one for victims of domestic violence and another for youth under 18. When shelters are full, area motels and out-of-county shelters provide additional emergency sheltering. Veterans can be sheltered at the Veterans Administration campus, where they also receive supportive services. There is a limited amount of transitional and permanent supportive housing for families.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Data from the Point in Time (PIT) surveys over the last several years has shown that there is a disproportionate number of African Americans who are homeless in Somerset County. While African Americans represent approximately 10% of the County population, they comprise nearly 49% of the County's homeless population (according to the 2020 survey). There continue to be low numbers of Asians, American Indians, and Pacific Islanders. The percentage of homeless Hispanics in the County (16.1%) is approximately in-line with the percentage of Hispanics in the County's population (15.2%).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

While the past several surveys have indicated a majority of the homeless who were counted were in transitional housing, the 2020 survey showed an equal number in transitional housing and emergency shelters.

Discussion:

There continues to be a need for emergency shelters and long-term transitional and supportive housing, especially for families. There are several shelters for individuals, including one for victims of domestic violence and another for youth under 18. When shelters are full, area motels and out-of-county shelters provide additional emergency sheltering. Veterans can be sheltered at the Veterans Administration campus, where they also receive supportive services. Transitional housing is available for individuals with various special needs, including those suffering or recovering from mental illness and/or alcohol/drug addiction. There is a limited amount of transitional and permanent supportive housing for families.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Somerset County makes a strong effort to improve the quality of life for all residents, with special attention given to programs and services for those with special needs.

Describe the characteristics of special needs populations in your community:

There are various special needs groups in the County, all of which are served by one or more agencies. These include people with physical and developmental disabilities; those with severe mental illness; those who have undergone treatment for alcohol and drug addiction; and the elderly.

What are the housing and supportive service needs of these populations and how are these needs determined?

Many of the special needs groups require not only housing, but in-home services, as well. These services can range from case management and outpatient counseling to 24-hour, in-home care. The Somerset County Board of Social Services, Easter Seals New Jersey, Richard Hall Mental Health Center, Alternatives, Interfaith Hospitality Network (IHN), Agape House, Visions and Pathways, Safe + Sound Somerset, and the Center for Great Expectations provide intensive case management for their clients, helping them to access other services.

Daytop/Crawford House (women) and Freedom House (men) provide residential treatment for drug & alcohol addiction. Carrier Clinic provides in-patient and outpatient treatment for both men and women. The Center for Great Expectations provides addiction treatment to the pregnant women living at its facility. The Veterans Administration operates the Domiciliary Substance Abuse Treatment Program for veterans with substance abuse. Somerset Council on Alcoholism and Drug Dependency (SCADD) provides education and prevention services. SHIP offers alcohol and drug abuse counseling. And there are Alcoholics Anonymous and Narcotics Anonymous groups organizing meetings throughout the County.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the most recent data (December 2018), there were 686 individuals living with HIV/AIDS in Somerset County. Of those, over 47% were in the over-55 age category. A review of data of the age at diagnosis showed that over 80% were in the 25-54 age range, possibly indicating that residents are being diagnosed at a younger age, but living longer. A disproportionate number of those living with

HIV/AIDS were Hispanic (24% vs. 13% of the population) or Black/African-American (42% vs. 8% of the population).

Discussion:

Somerset County continues to give special attention to programs and services for those with special needs. There are various special needs groups in the County, all of which are served by one or more agencies. These include people with physical and developmental disabilities; those with severe mental illness; those who have undergone treatment for alcohol and drug addiction; and the elderly.

Within the 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 area, 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 housing market; inflationary cost trends in construction; and community resistance. 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.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Priorities for the investment of CDBG and HOME allocations reflect the results of a community-wide Housing and Community Development Need Survey along with input from the public. These priorities were originally created in 1997 and updated in 2005, 2010, 2015 and 2020 when the survey was released to the public. Results from the winter/spring 2020 survey show a slight but noticeable shift in respondent priorities. There was a decrease in importance that respondents assigned to senior centers and general public facilities, as well as to services for the disabled. However, there was an increase in the importance that respondents assigned to youth centers, crime awareness, solid waste disposal, lead-based paint hazards and services related to homelessness. The CDBG and HOME Consolidated Plan Priorities have been revised accordingly.

How were these needs determined?

Priorities for the investment of CDBG and HOME allocations reflect the results of a community-wide Housing and Community Development Need Survey along with input from the public. These priorities were originally created in 1997 and updated in 2005, 2010, 2015 and 2020 when the survey was released to the public. In 2020, the Surveys were distributed at several public events, as well as posted and advertised on online forums. They were also distributed to members of the County Continuum of Care Committee for distribution to their clients and members.

Describe the jurisdiction's need for Public Improvements:

Priorities for the investment of CDBG and HOME allocations reflect the results of a community-wide Housing and Community Development Need Survey along with input from the public. These priorities were originally created in 1997 and updated in 2005, 2010, 2015 and 2020 when the survey was released to the public. Results from the winter/spring 2020 survey show **a slight but noticeable shift in respondent priorities. There was a decrease to importance that respondents assigned to the communal amenities like sidewalk and sewer improvements, and community facilities like youth centers, childcare centers, and handicapped-accessibility. There was also a noticeable increase in the importance that respondents assigned to senior centers, parks and recreational facilities, and historic preservation.** The CDBG and HOME Consolidated Plan Priorities have been revised accordingly.

How were these needs determined?

Priorities for the investment of CDBG and HOME allocations reflect the results of a community-wide Housing and Community Development Need Survey along with input from the public. These priorities were originally created in 1997 and updated in 2005, 2010, 2015 and 2020 when the survey was released to the public. In 2020, the Surveys were distributed at several public events, as well as posted

and advertised on online forums. They were also distributed to members of the County Continuum of Care Committee for distribution to their clients and members.

Describe the jurisdiction’s need for Public Services:

Priorities for the investment of CDBG and HOME allocations reflect the results of a community-wide Housing and Community Development Need Survey along with input from the public. These priorities were originally created in 1997 and updated in 2005, 2010, 2015 and 2020 when the survey was released to the public. Results from the winter/spring 2020 survey show a slight but noticeable shift in respondent priorities. There was a decrease in importance that respondents assigned to senior centers and general public facilities, as well as to services for the disabled. However, there was an increase in the importance that respondents assigned to youth centers, crime awareness, solid waste disposal, lead-based paint hazards and services related to homelessness. The CDBG and HOME Consolidated Plan Priorities have been revised accordingly.

How were these needs determined?

Priorities for the investment of CDBG and HOME allocations reflect the results of a community-wide Housing and Community Development Need Survey along with input from the public. These priorities were originally created in 1997 and updated in 2005, 2010, 2015 and 2020 when the survey was released to the public. In 2020, the Surveys were distributed at several public events, as well as posted and advertised on online forums. They were also distributed to members of the County Continuum of Care Committee for distribution to their clients and members.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the National Low Income Housing Coalition's 2019 Out of Reach Report, Somerset County has the highest Area Median Income (AMI) in NJ, but also the highest housing costs, a fact that has a significant impact on the ability of low-income residents to live in the County. Over 40% of renter households earning less than 50% of AMI are extremely cost-burdened, paying more than 50% of their total gross income on rent plus utilities. Fortunately, some County residents are able to receive rental subsidies through the Section 8 voucher programs operated by the Boroughs of Somerville and Manville, the Department of Community Affairs, and the Franklin Township Housing Authority. At present, however, the waiting lists in these jurisdictions are closed and new applicants are not being accepted.

In addition, recent data shows that New Jersey has the highest foreclosure rates in the nation. (NorthJersey.Com, January 27, 2020, "New Jersey had the Country's highest real estate foreclosure rate - again") Across the State, there was a rate of 0.82% of housing units involved in foreclosure proceedings at some point in 2019. Somerset County had a rate of 0.5%, lower than the State average, but higher than the national average of 0.36%. All of these numbers have been on the decline over the last several years, although it's unknown at this time how the COVID-19 crisis will impact the market over the next several years. Obviously, a high rate of default on mortgages would have many negative implications for the housing market, the demand for social services and affordable housing, the employment market, and local government.

MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

Introduction

The high housing costs continue to make it extremely difficult for low and moderate-income households to obtain or maintain housing in Somerset County due to the high cost burden.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	72,800	59%
1-unit, attached structure	19,730	16%
2-4 units	12,575	10%
5-19 units	12,207	10%
20 or more units	6,838	6%
Mobile Home, boat, RV, van, etc	128	0%
Total	124,278	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	134	0%	867	3%
1 bedroom	2,027	2%	9,714	35%
2 bedrooms	17,558	20%	10,747	39%
3 or more bedrooms	68,277	78%	6,297	23%
Total	87,996	100%	27,625	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Somerset County has 4,457 units of affordable housing that have been built through fifteen municipalities to meet their New Jersey Council on Affordable Housing (COAH) obligations. Of these, 2,067 units are owner-occupied and 2,390 units are rentals. There are 355 units that are age restricted for senior citizens. The units are split evenly among low income and moderate income and include a mix of one, two, and three bedroom units that serve individuals and families of all sizes. These units are deed restricted and have affordable rental prices and resale restrictions. While the County ended their Housing Rehabilitation program due to decreased funding from the CDBG and HOME programs, some

municipalities in the county, including Warren, Bound Brook, Bridgewater, Hillsborough, North Plainfield, and Raritan operate their own housing rehabilitation programs. Franklin Township also operates a housing rehabilitation program with its CDBG funds. It is estimated that several dozen units a year are done through the municipal programs.

There are four Section 8 Voucher programs in Somerset County, including the State-run countywide program and programs in the municipalities of Franklin, Manville, and Somerville. There are a total of 632 Section 8 vouchers operated through these four programs. The various group homes and shared living homes owned and operated by non-profit agencies that serve special needs clients or populations including people with physical and developmentally disabilities, with severe mental illness, who have undergone treatment for alcohol and drug addiction, and the elderly are another source of affordable housing. Agencies often receive funding and in-kind services from state agencies and local governments to develop and operate these homes. There is no indication that any of these units will leave the inventory.

It is likely that the County will lose some of its deed-restricted affordable housing units in the near future due to a number of factors that are beyond control of the CD Office. Some of the units developed to meet COAH obligations have either twenty or thirty-year deed restrictions that are due to expire within the next few years. The County continues to provide HOME funding to subgrantees such as ADTI Housing Corp. and Raritan Valley Habitat for Humanity, which helps to increase the amount of housing in the County. However, this funding is only enough to provide for 4-6 units of additional housing each Program Year and is entirely dependent on continued funding at the current level. Likewise, the Section 8 program is dependent on continued funding from the federal government.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Franklin Township Housing Authority expects to lose 52 units of affordable housing due to the expiration of affordability exemptions. There are no plans to replace these units because the Township has exceeded its affordable housing obligation.

Does the availability of housing units meet the needs of the population?

The current housing market in Somerset County does not meet the needs of its population. There has been - and continues to be - a great need for affordable housing in both the ownership and rental marketplaces. With high housing costs, it is extremely difficult for low and moderate-income families to obtain or maintain housing. Over 40% of those making less than 50% of the Area Median Income are extremely cost burdened (paying more than 50% of their gross income on rent and utilities).

Describe the need for specific types of housing:

There has been - and continues to be - a great need for affordable housing in both the ownership and rental marketplaces. This includes single-family houses and rental units of all sizes. The high cost burden has forced many low and moderate-income families to live in much smaller homes/apartments than what would fit their needs. It has also led to large family units living together in order to afford the high housing cost, a situation which also leads to overcrowded living conditions.

Discussion

The high housing costs continue to make it extremely difficult for low and moderate-income households to obtain or maintain housing in Somerset County without having a substantial cost burden.

According to recent figures from the New Jersey Association of Realtors, the median sales price in March 2020 for a single family home in Somerset County was \$462,500, which was an increase of over 23% compared to March 2019. The median price for condos/townhouses in the same period increased by 11.4%, to \$289,000. It is unclear at this point how the COVID-19 crisis will affect the housing market in the County, but it is likely to continue to remain high, which has been the case for many years.

High housing costs also affect the rental market. The current Fair Market Rent for a two-bedroom unit in Somerset is \$1,770. This represents a 1.3 percent increase over the past year from the FY 2019 rent of \$1,746 for the same two-bedroom unit. In New Jersey, a minimum wage worker earns an hourly wage of \$8.85. In order to afford the Fair Market Rent (FMR) for a two-bedroom apartment in Somerset County, a minimum wage earner must work nearly 154 hours per week. In other words, a Somerset County household must include nearly 4 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Somerset County is an area of higher than average incomes, but also higher than average housing costs. These housing costs extend to both ownership and rental, with the median sales price for a home in Somerset County rising to over \$460,000 (March 2020) and the fair market rent (FMR) for a 2-bedroom apartment at \$1,770. These prices are beyond the reach of many residents, forcing them to move out of the county, live in sub-standard housing, or pay a significant portion of their income on housing, placing an increased financial burden on the household.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,539	9.2%
\$500-999	4,648	16.8%
\$1,000-1,499	12,131	43.9%
\$1,500-1,999	5,577	20.2%
\$2,000 or more	2,742	9.9%
Total	27,637	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,320	No Data
50% HAMFI	4,520	1,566
80% HAMFI	11,729	5,011
100% HAMFI	No Data	13,215
Total	17,569	19,792

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,148	1,360	1,746	2,213	2,600
High HOME Rent	1,148	1,360	1,688	1,942	2,148
Low HOME Rent	1,036	1,110	1,331	1,538	1,716

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There has been - and continues to be - a great need for affordable housing, in both the ownership and rental marketplaces. With a relatively high area median income, housing costs - even the Fair Market Rents - have risen to a point where it is difficult for low and moderate-income families to obtain and maintain housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing costs have continued to rise in Somerset County. The most recent (2020) median sales price for a single-family home in the County is over \$460,000, which is an increase of over 20% from what it was in 2012, although only 2-3% above where it was in 2015. However, the fair market rent for a 2-bedroom apartment has risen over 30% during that same period to \$1,770 (2020). This has made it difficult for families of all income levels, but especially those in the low and moderate-income levels, to obtain and maintain housing. If housing costs continue this rising trend, affordability will only become more difficult in the future, forcing individuals and families to either move out of the county or placing a significant financial burden on them.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HOME/Fair Market Rents are currently comparable to the area median rent for studio, 1-bedroom and 2-bedroom rentals, but the disparity rises as the size of the unit increases. These high prices (\$1,770 for a 2-bedroom unit) makes it difficult for low and moderate-income people to afford to rent in the county. The County feels strongly that producing and maintaining affordable housing is a key component of the strategy to assist lower income families. Significant funding has been - and will continue to be - given to subgrantees that produce or preserve affordable housing. In addition, the County's Homelessness Trust Fund provides rental assistance to working individuals and families who live in housing that is at or below the fair market rent. This program - which has benefitted dozens of people in the almost-10 years that it has been in existence - relieves some of the financial burden that

lower income people are feeling because of the high housing costs and allows them to maintain their housing at an affordable level.

Discussion

Somerset County is an area of higher than average incomes, but also higher than average housing costs. The most recent (2020) median sales price for a single-family home in the County is over \$460,000, which is an increase of over 20% from what it was in 2012, although only 2-3% above where it was in 2015. However, the fair market rent for a 2-bedroom apartment has risen over 30% during that same period to \$1,770 (2020). These prices are beyond the reach of many residents, forcing them to move out of the county, live in sub-standard housing, or pay a significant portion of their income on housing, placing an increased financial burden on the household. If housing costs continue this rising trend, affordability will only become more difficult in the future, forcing individuals and families to either move out of the county or placing a significant financial burden on them.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

A large portion of the County's housing stock was built prior to 1970. Aside from general dilapidation, which can result in higher operating costs, there are other troublesome issues including lead paint, mold and asbestos in these older housing units. These structures are primarily located in the municipalities that have the highest concentration of low and moderate-income residents and are the locus of most of the County's LMAs, namely Bound Brook, Manville, North Plainfield, Raritan, Somerville, and South Bound Brook.

In recent years, there has been an increase in newer homes and housing developments. However, other than units specifically set aside as affordable, many of these homes are out of reach for the County's lower income residents.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

The following definitions are used:

Standard Condition - A housing unit is considered to be in standard condition when it has the following:

- operable indoor plumbing;
- a usable flush toilet, bathtub or shower inside the unit for the exclusive use of a family;
- a safe electrical service;
- a safe or adequate source of heat;
- a kitchen; and
- the ability to provide safe and adequate shelter.

Substandard Condition- A housing unit is considered to be in substandard condition when it:

- lacks the attributes of a standard condition unit;
- endangers the health, safety or well-being of a family in its present condition;
- has one or more critical defects; or
- has a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding.

A unit is considered "substandard condition but suitable for rehabilitation" if the defects can be fixed/repared without significant/unreasonable expenses which would be cost-prohibitive.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	27,552	31%	11,773	43%
With two selected Conditions	370	0%	723	3%
With three selected Conditions	40	0%	100	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	60,030	68%	15,035	54%
Total	87,992	99%	27,631	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	10,171	12%	3,305	12%
1980-1999	34,384	39%	9,123	33%
1950-1979	31,300	36%	9,360	34%
Before 1950	12,093	14%	5,800	21%
Total	87,948	101%	27,588	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	43,393	49%	15,160	55%
Housing Units build before 1980 with children present	8,365	10%	6,390	23%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

A large portion of the County's housing stock was built prior to 1970. Aside from general dilapidation, which can result in higher operating costs, there are other troublesome issues including lead paint, mold and asbestos in these older housing units. These structures are primarily located in the municipalities that have the highest concentration of low and moderate-income residents and are the locus of most of the County's LMAs, namely Bound Brook, Manville, North Plainfield, Raritan, Somerville, and South Bound Brook.

In recent years, there has been an increase in newer homes and housing developments. However, other than units specifically set aside as affordable, many of these homes are out of reach for the County's lower income residents.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

According to U.S. Census Bureau data, roughly one-half (47%) of the housing units in Somerset County were built prior to 1979. Lead is identified in approximately one-third of housing units that receive funding through one or more of the County's program where lead testing is required. Based on this technique, it is likely that over 20,000 units will be found to have had lead paint applied to a surface in the unit.

Discussion

The County recognizes the importance of creating and maintaining affordable, safe housing for low and moderate-income families and encourages agencies and non-profits to rehabilitate existing structures when possible. The County's Housing Rehabilitation program - which provided homeowners with funding to rehabilitate their homes to standard living conditions - has been suspended due to decreased funding and decreasing demand. However, a number of municipalities within the county continue to have their own housing rehabilitation programs and the Community Development Office refers residents to those programs.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

The Franklin Township Housing Authority administers a public housing and Section 8 Housing Choice Voucher Program within the jurisdiction of Franklin Township. Its inventory consists of 50 public housing units and 230 vouchers. There is a public housing waiting list of 1,045 and a Section 8 waiting list of 2,609.

Totals Number of Units

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project -based	Tenant -based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			0	230				0	0	0
# of accessible units										
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing in Franklin Township continues to be in the process of redevelopment. The 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. Last year, it received a final determination regarding the remaining amount of affordable housing to be developed in the 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.

In recent years, Voorhees Station has been completed and provides 76 units of housing with first floor commercial space. Eight units were subsidized from the Housing Trust Fund and set aside to provide housing for extremely low income residents. In addition, the Independent Crossing development for seniors, now called the Soaries Residence, was built in a joint construction project by the First Baptist CDC and Genesis Group. This development is comprised of 64 housing units, of which five will be set aside for disabled veterans. Summerfields at Franklin was also recently completed and provides 100 affordable units. And the Township has worked closely with Habitat for Humanity to develop affordable housing for eligible residents.

Public Housing Condition

Public Housing Development	Average Inspection Score
Franklin Housing Authority - Parkside Senior & Parkside Family (NJ042)	90

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

These units were constructed in 2011 and, as such, there are no restoration and revitalization needs at this time.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority will be partnering with local non-profits to work with the 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.

Discussion:

Public Housing in Franklin Township continues to be in the process of redevelopment. Voorhees Station has been completed and provides 76 units of housing with first floor commercial space. Eight units were subsidized from the Housing Trust Fund and set aside to provide housing for extremely low income residents. In addition, the Independent Crossing development for seniors, now called the Soaries Residence, was built in joint construction project by the First Baptist CDC and Genesis Group. This development is comprised of 64 housing units, of which five will be set aside for disabled veterans. The Housing Authority is not troubled and will receive funding for the operation of its Section 8 program and public housing. Finally, the Township has also created an Affordability Assistance program from its Affordable 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. This program is administered by the Central Jersey Housing Resource Center (CJHRC).

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The County has numerous services in place to help homeless people and those at risk of becoming homeless.

The Board of Social Services is where the delivery of services to the homeless originates. The Board can be reached by phone, though clients must be seen in person to access services. Once clients are seen, they are screened for eligibility and enrolled in the appropriate entitlement program. Board staff also will refer clients to appropriate agencies and ensure that clients receive all of the supportive services to which one is entitled. Agencies that the Board may refer clients to include: Richard Hall Mental Health Center, Alternatives, Safe + Sound Somerset, the Center for Great Expectations, Agape House, Interfaith Hospitality Network (IHN) and Alternatives. While all of these agencies may meet clients through other means, the Board of Social Services always screens clients and makes the referral that is necessary for clients to access services at these agencies.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	10	35	130	6	0
Households with Only Adults	9	0	476	28	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	386	0
Unaccompanied Youth	16	0	28	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The County has numerous services in place to help homeless people, as well as help prevent others from becoming homeless. There are government agencies, as well as non-profits, that provide education assistance, health care services, employment services, and other necessary "basic needs" to the general population, as well as to those who are homeless or at risk of becoming homeless. The Somerset County Board of Social Services, Easter Seals New Jersey, Richard Hall Mental Health Center, Alternatives, Interfaith Hospitality Network (IHN), Agape House, Visions and Pathways, Safe + Sound Somerset, and the Center for Great Expectations all provide intensive case management for their clients, helping them to access other services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Richard Hall Community Mental Health Center (RHCMHC) manages Project for Assistance in Transitional Housing (PATH), which is federally funded by the Substance Abuse and Mental Health Services Administration. Outreach is done by staff who provide community-based case management services and service linkages for individuals who have serious and persistent mental illness and who are homeless or at risk of homelessness, including many who would be classified as chronically homeless.

Visions and Pathways makes provisions for residents of its Youth Shelter and Passages programs to attend high school, GED programs or college courses. They also manage the Pathways program, a school-based life skills program for at-risk youth.

Bridgeway has taken over management (from the Department of Human Services) of the Psychiatric Emergency Screening Service (PESS). PESS provides 24-hour, 7 day a week, (crisis intervention services and a crisis hotline) for county residents in a facility in Somerville. One or more screeners are available on-site and also off-site through mobile outreach services. Crisis intervention services include screening for voluntary and involuntary hospitalization, mobile outreach, and linkage to appropriate community resources, as well as information and referral.

Zufall Health Center in Somerville provides a wide range of medical and dental services, patient support programs, and community programs.

Alternatives provides assistance to residents of permanent supportive housing programs. Carrier Clinic provides in-patient and outpatient services. Jewish Family Services provides counseling and referrals.

American Red Cross, SHIP, Somerset Treatment Services and Zufall Health provide HIV counseling and testing.

The Greater Raritan Workforce Investment Board serves both Somerset and Hunterdon counties and operates a One Stop Career Center that delivers services to enhance long-term employment opportunities.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

The Somerset County Consolidated Plan and Action Plan highlight the County's collective effort to improve the quality of life for residents of Somerset County, with special attention to programs and services for those who have special needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Persons with special needs often require specialized housing, including units that are fully ADA-accessible, special lifts, 24-hour on-site management, transportation, and other services. There are a number of programs available that assist the special needs population of the County.

There are four Section 8 Voucher programs in Somerset County, including the State-run countywide program and programs in the municipalities of Franklin, Manville, and Somerville. The various group homes and shared living homes owned and operated by non-profit agencies that serve special needs clients or populations, including people with physical and developmentally disabilities, those with severe mental illness, people who have undergone treatment for alcohol and drug addiction, and the elderly are another source of affordable housing. Agencies often receive funding and in-kind services from state agencies and local governments to develop and operate these homes. There is no indication that any of these units will leave the inventory.

There are a number of obstacles to meeting the underserved needs of CDBG and HOME Program beneficiaries. In the housing, homeless, and special needs area, 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 housing market; inflationary cost trends in construction; and community resistance. 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. Government and non-profit service providers alike are largely constrained by the current economic climate and the strain it has placed on the budgeting processes.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Somerset County Department of Human Services and the agencies that provide services within the County believe that to discharge individuals and families into homelessness is unacceptable and

inappropriate. The purpose of this policy is to create an instrument that service-providing agencies and health care/correctional facilities can use to prepare a homeless individual or family (defined as one who occupies a space not fit for human habitation or currently resides in emergency shelter or transitional housing) for re-entry into the community and to connect the individual or family with the basic needs, supports, and services that are necessary to prevent a return to homelessness and to promote self-sufficiency.

The County Board of Social Services, Richard Hall Mental Health Center, Alternatives, Safe + Sound Somerset, and the Center for Great Expectations provide intensive case management for their clients, helping them to access other services.

Interfaith Hospitality Network (IHN) provides life skills training to their clients in emergency and transitional housing, plus maintains contact with clients in permanent housing. VOA's Agape House (emergency shelter) provides life skills training, case management, and other services to their clients. The VA Domiciliary program uses an interdisciplinary approach to provide veterans with the knowledge and skills needed to lead productive lives in the community. Visions and Pathways has the Passages (residential) and Pathways (non-residential) programs to provide young people (ages 15-21) with independent living skills to prepare them for adult lives. Alternatives provides assistance to clients in permanent supportive housing by providing needed services to those with mental illness.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Somerset County Consolidated Plan and Action Plan highlight the County's collective effort to improve the quality of life for residents of Somerset County, with special attention to programs and services for those who have special needs. The activities that are planned during Program Year 2020 include:

Funding for Safe + Sound Somerset to provide services for residents in their Transitional Housing program, which provides safe, affordable housing to victims of domestic violence. This would meet the goal of assisting persons at risk.

Funding for ADTI Housing Corp. for improvements to a group home in Somerville that provides housing to people with developmental disabilities. This would meet the goal of improving accessibility at public facilities.

Funding for Delta Community Supports to make accessibility improvements to their group home in Montgomery, which provides supportive housing to people with developmental disabilities. This would meet the goal of improving accessibility at public facilities.

Funding for Midland Adult Services to make accessibility improvements at a group home in Branchburg that houses people with development disabilities. This would meet the goal of improving accessibility at public facilities.

Funding for Our House, Inc. for improvements at two of their group homes - one in Bernards and one in Bound Brook - both of which house very low income residents with developmental disabilities. These would meet the goal of improving accessibility at public facilities.

Funding for ADTI Housing Corp. for the acquisition of a group home in Bridgewater which will house four special needs clients. This would meet the goal of expanding affordable housing.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The Somerset County Consolidated Plan and Action Plan highlight the County's collective effort to improve the quality of life for residents of Somerset County, with special attention to programs and services for those who have special needs. The activities that are planned during Program Year 2020 include:

Funding for Safe + Sound Somerset to provide services for residents in their Transitional Housing program, which provides safe, affordable housing to victims of domestic violence. This would meet the goal of assisting persons at risk.

Funding for ADTI Housing Corp. for improvements to a group home in Somerville that provides housing to people with developmental disabilities. This would meet the goal of improving accessibility at public facilities.

Funding for Delta Community Supports to make accessibility improvements to their group home in Montgomery, which provides supportive housing to people with developmental disabilities. This would meet the goal of improving accessibility at public facilities.

Funding for Midland Adult Services to make accessibility improvements at a group home in Branchburg that houses people with development disabilities. This would meet the goal of improving accessibility at public facilities.

Funding for Our House, Inc. for improvements at two of their group homes - one in Bernards and one in Bound Brook - both of which house very low income residents with developmental disabilities. These would meet the goal of improving accessibility at public facilities.

Funding for ADTI Housing Corp. for the acquisition of a group home in Bridgewater which will house four special needs clients. This would meet the goal of expanding affordable housing.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

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 current local policies and practices that may tend to restrict which type of housing may be developed in a certain area. Laws of this type make it difficult to develop affordable housing.

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 developer's ability to create housing for certain uses or beyond a certain occupancy is restricted. This practice also has an inflationary effect.

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.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Somerset County is an area with a highly educated workforce and a large number of well-paying jobs in big industries. However, these factors have also helped contribute to a high cost of living, a fact that makes it even more difficult for less-educated and/or low-income residents to work and live in the County.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	175	230	0	0	0
Arts, Entertainment, Accommodations	9,608	11,698	9	9	0
Construction	4,587	4,682	4	4	0
Education and Health Care Services	19,271	19,738	18	16	-2
Finance, Insurance, and Real Estate	11,221	11,602	10	9	-1
Information	4,063	6,253	4	5	1
Manufacturing	9,228	10,431	8	8	0
Other Services	4,623	4,714	4	4	0
Professional, Scientific, Management Services	21,699	25,579	20	21	1
Public Administration	0	0	0	0	0
Retail Trade	13,530	18,240	12	15	3
Transportation and Warehousing	3,589	2,447	3	2	-1
Wholesale Trade	8,198	7,679	7	6	-1
Total	109,792	123,293	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	145,086
Civilian Employed Population 16 years and over	136,535
Unemployment Rate	5.87
Unemployment Rate for Ages 16-24	11.86
Unemployment Rate for Ages 25-65	4.35

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	49,615
Farming, fisheries and forestry occupations	4,938
Service	9,780
Sales and office	32,488
Construction, extraction, maintenance and repair	7,753
Production, transportation and material moving	5,592

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	68,027	54%
30-59 Minutes	40,967	32%
60 or More Minutes	17,125	14%
Total	126,119	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,257	281	1,640
High school graduate (includes equivalency)	20,440	1,727	5,689
Some college or Associate's degree	23,004	1,402	4,839
Bachelor's degree or higher	68,080	2,943	11,294

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	466	596	834	1,421	1,886
9th to 12th grade, no diploma	2,533	685	897	1,739	2,175
High school graduate, GED, or alternative	5,542	5,561	6,243	16,043	11,403
Some college, no degree	7,003	3,974	4,525	12,073	4,444
Associate's degree	759	1,547	1,976	5,164	1,475
Bachelor's degree	3,713	9,731	12,040	24,388	6,803
Graduate or professional degree	313	4,598	10,158	21,433	6,323

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	528,343
High school graduate (includes equivalency)	863,304
Some college or Associate's degree	1,190,693
Bachelor's degree	2,102,759
Graduate or professional degree	2,379,940

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity table, the major employment sectors are in the areas of Professional, Scientific, & Management Services; Education and Healthcare Services; Retail Trade; and Finance, Insurance, and Real Estate.

Describe the workforce and infrastructure needs of the business community:

As of 2018 (the most recent data available), construction, leisure and hospitality, and education and health service jobs will be in great demand over the next 5-7 years, with each sector expected to see an annual increase of over 1%. According to the New Jersey Department of Labor and Workforce

Development, Somerset County is projected to add 15,940 jobs between 2016 and 2026 (based on the 2018 report). This would be a 7.6% change, with an annual growth rate of 0.7%. With a projected increase of 4,650 or 23.4 percent, professional, scientific, and technical services are expected to be Somerset's job growth leader through 2022. The county's employment is projected to grow by 10.8 percent, well above the statewide rate of 7.5 percent.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

After the steep decline that occurred during the Great Recession, the total number of jobs in the county began to grow again, and the unemployment rate had shown a downward trend since a peak of 7.5 percent in 2010, averaging 3-4% over the last several years. Somerset County's ability to weather the Great Recession better than other counties in the state, and nationally, had much to do with its relatively large share of highly educated workers. Workers with higher levels of education tended to fare better than other demographic groups during the economic downturn.

Unfortunately, the COVID-19 crisis, which began in early 2020, has significantly changed the employment landscape in the County and across the State and nation. As of April 2020, the County's unemployment rate stood at 12.3%, which was below the State average of 15.2%. Some employers began to re-open in May 2020, so the unemployment rates are expected to drop. However, the continued uncertainty of the COVID-19 crisis makes predictions and expectations for the immediate future impossible.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Somerset County has one of the most highly educated workforces in New Jersey, with over half of all adults over 25 years of age holding a bachelor's degree or higher and, of those, almost 24% hold post-baccalaureate degrees. Raritan Valley Community College, located in Branchburg, Somerset County, offers a wide variety of associate degrees, certificate programs, and professional development training. The community college plays an important role in worker training and retraining. Additionally, there are 16 institutions of higher education within a 10-mile radius of Somerset County's boundaries.

According to a 2014 report commissioned by the Somerset County Planning Board, a possible reason for concern in the future is the projected growth in lower wage industry employment – the retail trade, healthcare and social assistance, and food and beverage industries, in particular. While these industries will provide plenty of employment opportunities to County residents, as well as those commuting from outside of the county, the wage offerings associated with a majority of these occupations will generally be insufficient when compared to the county's relatively high cost of living. While there will also likely be growth in high-wage occupations such as software development, Somerset County's cost of living will

be a challenge to many employers and employees. The continued health of the County's economy will greatly depend upon the affordability and supply of housing available to a critical and expanding lower wage workforce.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Greater Raritan One Stop Career Center serves job seekers in Somerset County by helping them develop the skills needed to succeed in the job market. Some of the initiatives include:

- job search readiness workshops - includes resume writing, interviewing skills, networking, job search techniques, and stress management
- individual career counseling - skills assessment, resume review and revision, building a job-search action plan, and plotting a long-term employment plan
- individual training grants for "in-demand" occupations to upgrade skills, increase marketability, and increase ability to secure employment
- tuition waivers - eligible clients can attend New Jersey's public colleges and universities to pursue full degree programs without paying tuition. The education must enhance the person's marketability for "in-demand" occupations
- veterans services - includes job search assistance, on-the-job training, and knowledgeable referral to other veterans programs. The One-Stop also provides outreach at the Lyons VA Medical Center
- workforce re-entry for ex-offenders - working one-on-one with a counselor, the ex-offender will learn about local employers willing to hire those who've paid their debt, and they will get assistance with job search techniques and skill training to prepare for employment

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Somerset County does have a Comprehensive Economic Development Strategy. The CEDS divided focus areas into three categories - high, medium and low priorities. Among the high priorities is the goal of using business resources and services - such as job training, financial assistance and help for displaced workers - to attract and retain industries and companies consistent with existing infrastructure, physical structures, and workforce assets. This is an area that some of the non-profit agencies are involved in and

which the Continuum of Care (CoC) Committee is working on. A number of agencies - such as Middle Earth and Community Hope - have training programs designed to give clients training and education that will assist them in finding employment in the County. They often work with private companies to help provide this training, as well as placement for internships. The CoC Committee is also working to bring in private companies - as well as other non-profits - to discuss and create better opportunities for the future.

Among the medium priorities in the CEDS are Workforce Delivery and Transportation and Commuting. According to the CEDS report, one of the goals and objectives for enhancing workforce delivery is to "engender collaborative partnerships between institutions of higher education, vocational and technical training, and the business community to help transform the workforce development system into a workforce delivery system based on the future human resource needs of employers." With better training and education, the County's workforce will be better equipped to find employment, higher paying jobs, and more stability and security. By working to address and enhance the County's transportation needs, an impediment to employment can begin to be addressed. Transportation is an issue that greatly affects lower-income residents, who often have a difficult time finding a way to get to their jobs with very little public transportation available.

Discussion

The County hopes that by working with various government agencies, non-government agencies and organizations, and private industry, the infrastructure and workforce can be built up in such a way that it not only enhances the existing assets, but makes it more viable for those who are less-educated and/or lower-income to find and retain meaningful employment. The County intends to use the programs already in place, as well as those planned for the future, to continue to improve the non-housing community development assets.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are not specific areas where housing problems are concentrated. The high cost of living, combined with high home prices and rents, makes much of Somerset County beyond the reach of low and moderate-income families. Some of the areas that are affordable tend to have a greater concentration of low-/moderate-income families. There are the Low/Mod Services Areas (LMAs), which are block groups where at least 44.87% (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.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The County's Low/Mod Service Areas (LMAs) are the only geographic locations that are targeted for eligibility to receive assistance. These areas are considered a concentration. In Somerset County, these are block groups where at least 44.87% (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.

What are the characteristics of the market in these areas/neighborhoods?

A large portion of the County's housing stock was built prior to 1970. Aside from general dilapidation, which can result in higher operating costs, there are other troublesome issues including lead paint, mold and asbestos in these older housing units. These structures are primarily located in the municipalities that have the highest concentration of low and moderate-income residents and are the locus of most of the County's LMAs, namely Bound Brook, Manville, North Plainfield, Raritan, Somerville, and South Bound Brook.

Are there any community assets in these areas/neighborhoods?

The County LMAs receive significant attention from programs utilizing CDBG and HOME funds since these areas are the only geographic locations that are targeted for eligibility to receive assistance.

Are there other strategic opportunities in any of these areas?

The County continues to look for ways to invest in these areas and assist the residents through CDBG and HOME grants, the County's rental assistance program, and efforts with the Continuum of Care Committee. A number of the municipalities in which these areas are located have used CDBG grants to upgrade the sewer systems and sidewalks, reducing expenses for the community and making the areas more accessible.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the most recent Census data estimates (2018), approximately 94% of Somerset County households had a computer and over 90% had broadband access. The high income levels spread over the County have encouraged faster Internet connections. However, even with access and lower prices, low- and moderate-income households are not always able to afford broadband, which can have a greater impact on families with children, who are often required to use computers and/or have Internet access for school. In addition, older homes in older neighborhoods - which often house lower-income residents - have been slower to upgrade to current cable and broadband standards.

Prioritizing investment in broadband is one of the goals outlined in the County's Master Plan (2017).

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to a 2019 report, most of Somerset County's communities are served by between two and four broadband providers. Increasing competition is likely to increase access and lower prices, both of which will have a significant positive impact on low- and moderate-income residents.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Like most of the United States, Somerset County is not immune to the risks associated with climate change. Even though the County has no beachfront property, which is most often associated with risk and damage from climate change, there are significant portions of the County that face other short- and long-term risks.

Portions of municipalities that are located on or near flood zones, largely in lower-income areas in Bound Brook, Bridgewater, and Manville, face increased danger of flooding. According to a report by Environment New Jersey, more frequent heat waves could increase smog and smog-related deaths by more than 6%. A portion of Somerset County is still used for agricultural purposes and an increase in extreme temperatures - both highs and lows - can cause damage to crops.

The County's Hazard Mitigation Plan outlined some of the potential problems that could be caused by climate-related events, including:

- heat waves that decrease agriculture yields and increase fire hazard risks
- heavy precipitation events that cause flooding damage, destroy crops and lead to soil erosion
- drought that can lead to lower crop yields and water shortage

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households are at risk of a greater impact from climate change-related hazards. Many of the areas in the County that have been affected by significant flooding events are located in lower-income areas in Bound Brook, Bridgewater and Manville. In Manville alone, over the past two decades, nearly 150 homeowners have taken federal disaster buyouts and 80 others have abandoned their homes. This has led to a corresponding drop in home values, as well as the tax base, which has impacted residents. Meanwhile, the town's Hispanic population has risen from 5% to nearly 25%, increasing the need for bilingual teachers in the schools.

Increased costs that can result from climate change-related factors also have a greater impact on lower-income households. Increased temperature swings can result in a greater need for, and usage of, electricity and gas, increasing costs on all households, but having a greater impact on those who are less able to afford it. Increased agriculture costs as a result of climate change will lead to increased cost of

goods, which will have a significant impact on lower-income households. In addition, lower income households are less able to afford to move to areas with less climate change-related impacts.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Priorities for the investment of CDBG and HOME allocations reflect the results of a community-wide Housing and Community Development Need Survey along with input from the public. These priorities were originally created in 1997 and updated in 2005, 2010, 2015 and 2020 when the survey was released to the public. Results from the 2020 survey show a slight but noticeable shift in respondent priorities. There was a decrease in importance that respondents assigned to senior centers and general public facilities, as well as to services for the disabled. However, there was an increase in the importance that respondents assigned to youth centers, crime awareness, solid waste disposal, lead-based paint hazards and services related to homelessness. The CDBG and HOME Consolidated Plan Priorities have been revised accordingly.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Countywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Public Service
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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 44.87% (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 some CDBG-funded projects in Bernards and Montgomery. There are also HOME-funded projects in Branchburg, Montgomery and Warren. Down payment assistance funds will be provided throughout the County.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing for Purchase
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	Countywide
	Associated Goals	Assist persons at risk of becoming homeless Maintain/expand supply of affordable housing Administrative Costs
	Description	Assist in making affordable housing available for purchase
	Basis for Relative Priority	Determined by Housing & Community Development Needs Survey.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Countywide
	Associated Goals	Assist persons at risk of becoming homeless Improve accessibility/living standard for disabled Maintain/expand supply of affordable housing Administrative Costs
	Description	Assist in making affordable rental housing available.
	Basis for Relative Priority	Determined by Housing & Community Development Needs Survey.
3	Priority Need Name	Housing for Persons with Special Needs
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Countywide
	Associated Goals	Assist persons at risk of becoming homeless Improve accessibility/living standard for disabled Administrative Costs
	Description	Assist with housing concerns for persons with special needs
	Basis for Relative Priority	Assist with housing concerns for persons with special needs
4	Priority Need Name	Parks & Recreational Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Countywide
	Associated Goals	Public improvements in LMAs Improvements at public facilities Administrative Costs
	Description	Funding to improve parks and recreational facilities.
	Basis for Relative Priority	Determined by Housing & Community Development Needs Survey.
5	Priority Need Name	Street Improvements
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Public improvements in LMAs Administrative Costs
	Description	Funding for improvements to public streets
	Basis for Relative Priority	Determined by Housing & Community Development Needs Survey.
6	Priority Need Name	Youth Centers
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Families with Children Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Public improvements in LMAs Improvements at public facilities Administrative Costs
	Description	Funding to assist and improve community youth centers.
	Basis for Relative Priority	Determined by Housing & Community Development Needs Survey.
7	Priority Need Name	Transportation Services
	Priority Level	High

	Population	Extremely Low Low Moderate Elderly Public Housing Residents Individuals Mentally Ill Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Countywide
	Associated Goals	Improve accessibility/living standard for disabled Administrative Costs
	Description	Funding to assist with public transportation services.
	Basis for Relative Priority	Determined by Housing & Community Development Needs Survey.
8	Priority Need Name	Senior Services
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Countywide
	Associated Goals	Assist persons at risk of becoming homeless Improve accessibility/living standard for disabled Administrative Costs
	Description	Funding to improve services for seniors.
	Basis for Relative Priority	Determined by Housing & Community Development Needs Survey.
9	Priority Need Name	Energy Conservation
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Public improvements in LMAs Improvements at public facilities Administrative Costs
	Description	Funding to assist with energy conservation.
	Basis for Relative Priority	Determined by Housing & Community Development Needs Survey.
10	Priority Need Name	Health Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Countywide

	Associated Goals	Assist persons at risk of becoming homeless Improve accessibility/living standard for disabled Public improvements in LMAs Improvements at public facilities Administrative Costs
	Description	Improve/increase health services and access to such services.
	Basis for Relative Priority	Determined by Housing & Community Development Needs Survey.
11	Priority Need Name	Youth Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Families with Children Unaccompanied Youth
	Geographic Areas Affected	Countywide
	Associated Goals	Assist persons at risk of becoming homeless Education/training for low-income persons Public improvements in LMAs Administrative Costs
	Description	Improve/increase youth services and access to such services.
	Basis for Relative Priority	Determined by Housing & Community Development Needs Survey.
12	Priority Need Name	Employment Training
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	Countywide
	Associated Goals	Assist persons at risk of becoming homeless Education/training for low-income persons Administrative Costs
	Description	Funding to assist with employment training.
	Basis for Relative Priority	Determined by Housing & Community Development Needs Survey.
13	Priority Need Name	Crime Awareness
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Victims of Domestic Violence
	Geographic Areas Affected	Countywide
	Associated Goals	Education/training for low-income persons Administrative Costs
	Description	Funding for crime awareness and prevention services.
	Basis for Relative Priority	Determined by Housing & Community Development Needs Survey.

14	Priority Need Name	Lead-Based Paint Hazards
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents
	Geographic Areas Affected	Countywide
	Associated Goals	Improve accessibility/living standard for disabled Public improvements in LMAs Administrative Costs
	Description	Funds to raise awareness of, and remedy, lead-based paint hazards.
	Basis for Relative Priority	Determined by Housing & Community Development Needs Survey.

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The County does not spend funds on TBRA. However, in addition to the funding from HUD, Somerset County has a Homelessness Trust Fund (HTF) that provides funding for a rental assistance program for low- and moderate-income households. Over the last decade, the Fund - which is funded by a \$3 surcharge on real estate transactions - has disbursed over \$365,000 in assistance to qualifying households.
TBRA for Non-Homeless Special Needs	The County does not spend funds on TBRA.
New Unit Production	The County recognizes that the purchase and - if necessary - rehabilitation of existing units is not always possible or economically feasible. There are times when the production of new units is the best, if not only, option. Since the HOME grant is usually insufficient to award funding to all applicants, projects that leverage resources are considered most favorably, and in fact most projects cannot be implemented without significant investment from other sources.
Rehabilitation	<p>The County has suspended its residential housing rehabilitation program due to a lack of funding and declining interest. It was felt that CDBG and HOME funds would be better utilized for other projects. However, funding for rehabilitation and facility improvement projects is still granted to applicants with projects that meet HOME/CDBG criteria and which can be completed quickly.</p> <p>Some municipalities in Somerset County continue to have their own housing rehabilitation programs. This list changes regularly, based on available funding, and the County maintains a list for residents who inquire about funding in their municipality.</p>
Acquisition, including preservation	The County does not provide funding for projects that involve preservation. However, the County does provide funding to projects that will acquire a property. Often, this is a quick - and less expensive, when compared to new construction - way to produce housing for low-income, at-risk, disabled, and other individuals. Since the HOME grant is usually insufficient to award funding to all applicants, projects that leverage resources are considered most favorably, and in fact most projects cannot be implemented without significant investment from other sources.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

For Program Year 2020, Somerset County anticipates receiving \$1,098,818 in CDBG funding and \$532,984 in HOME funding, including Program Administration costs. These amounts represent small increases in both CDBG and HOME funds as compared to PY 2019. In general, over the last several years, Somerset County has seen slight annual increases in funding in both programs.

In addition to the funding from HUD, Somerset County has a Homelessness Trust Fund (HTF) that provides funding for a rental assistance program, legal services, case management, and some construction projects. Over the last five years, the Fund - which is funded by a \$3 surcharge on real estate transactions - has averaged over \$110,000 per year. During calendar year 2019, the Fund accumulated approximately \$114,000.

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	1,098,818	0	24,221	1,123,039	4,395,267	Estimate of remainder of funds available based on current year allocation multiplied by 4.

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	532,984	0	27,490	560,474	2,131,936	Estimate of remainder of funds available based on current year allocation multiplied by 4.

Table 50 - Anticipated Resources

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 every grant year, the amount of CDBG funds requested is greater than the amount of funds available; within the Public Services category, the amount requested is often two times greater than the fifteen percent statutory cap will permit to be awarded. Likewise, the amount of HOME funds requested is often significantly greater than the amount of funds available, although PY2020 is an exception. In PY2020, there are funds that have not been directly allocated to a project, which will necessitate an additional RFP later in the year. 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.

Virtually all of the CDBG Public Service projects and many of the Public Facilities and Improvements projects will utilize additional resources. In addition, 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 coming years (including those in 2020) 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 Consolidated 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.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ADTI Housing Corp	CHDO	Non-homeless special needs Rental public facilities public services	
The ARC of Somerset County, Inc	Non-profit organizations	Non-homeless special needs Rental public facilities public services	
Community Hope, Inc.	Non-profit organizations	Homelessness Non-homeless special needs public services	
COOPERATIVE HOUSING CORPORATION	Non-profit organizations	Rental	
Delta Community Supports	Non-profit organizations	Non-homeless special needs Rental public facilities	
Food Bank Network	Non-profit organizations	Non-homeless special needs public services	
Freedom Trail	Community/Faith-based organization	Non-homeless special needs public services	
Franklin Township - Somerset	PHA	Public Housing	
Homesharing Inc NJ	Non-profit organizations	Homelessness	
THE CENTER FOR GREAT EXPECTATIONS	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Central Jersey Housing Resource Center	Non-profit organizations	Ownership public services	
INTERFAITH HOSPITALITY NETWORK	Non-profit organizations	Homelessness Non-homeless special needs public services	
JEWISH FAMILY SERVICE OF SOMERSET	Non-profit organizations	Non-homeless special needs public services	
MARTIN LUTHER KING YOUTH CENTER INC.	Non-profit organizations	Non-homeless special needs public services	
MATHENY MEDICAL & EDUCATIONAL CENTER	Non-profit organizations	Non-homeless special needs Rental public services	
Middle Earth	Non-profit organizations	Non-homeless special needs public services	
Safe + Sound Somerset	Non-profit organizations	Homelessness Non-homeless special needs public services	
Somerset County YMCA	Community/Faith-based organization	Non-homeless special needs public services	
Visions & Pathways	Non-profit organizations	Homelessness Non-homeless special needs public services	
Volunteers of America Delaware Valley	Non-profit organizations	Homelessness Non-homeless special needs public services	
Zufall	Non-profit organizations	Non-homeless special needs public services	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Richard Hall Community Mental Health Center	Public institution	Non-homeless special needs public services	
Somerset County PESS/Bridgeway		Non-homeless special needs public services	
NORWESCAP, INC.	Non-profit organizations	Homelessness Rental	
SOMERSET COMMUNITY ACTION PROGRAM	Community/Faith-based organization	Non-homeless special needs public services	
United Way of Northern New Jersey	Regional organization	Non-homeless special needs public services	
Soldier On	Non-profit organizations	Homelessness Non-homeless special needs public services	
Zarephath Christian Church	Community/Faith-based organization	Non-homeless special needs public services	
The Salvation Army - Bound Brook	Community/Faith-based organization	Non-homeless special needs public services	
St. Ann Social Ministry	Community/Faith-based organization	Non-homeless special needs public services	
Somerset County Board of Chosen Freeholders	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
BOROUGH OF BOUND BROOK	Government	neighborhood improvements public facilities public services	
BOROUGH OF MANVILLE	Government	neighborhood improvements public facilities public services	
BOROUGH OF RARITAN	Government	neighborhood improvements public facilities public services	
BOROUGH OF NORTH PLAINFIELD	Government	neighborhood improvements public facilities public services	
BOROUGH OF SOMERVILLE	Government	neighborhood improvements public facilities public services	
BOROUGH OF SOUTH BOUND BROOK	Government	neighborhood improvements public facilities public services	

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The delivery system for both the CDBG and HOME Programs has several strengths that include community outreach, technical assistance, emphasis on customer service, and citizen participation. Community Development staff are also involved in the annual Point in Time survey and Project Homeless Connect events during the year. Gaps in the delivery system are the need to increase brand recognition and to make the administration of the CDBG, HOME and Continuum of Care Programs more seamless.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are a number of organizations within the County that have services targeted to homeless individuals and families, including those with HIV. Visions & Pathways operates the Street SMART (Somerset Mobile Adolescent Resource Team) program, which provides outreach services to youth aged 13-21 who are living on the street or in another unsafe environment. Samaritan Homeless Interim Program (SHIP) operates a Mobile Soup Kitchen that stops regularly in places that are frequented by street homeless. SHIP also operates a drop-in center that provides meals, food, clothing, and personal hygiene items and SHIP's Galley where lunch is served three days a week. Outreach services are also provided by SHIP's Mobile Medical Clinic, including testing for HIV. Community Hope runs education and training programs for homeless veterans on the VA campus in Lyons, where there is also housing available for veterans. And Zufall Health Center provides healthcare for those who are low-income and/or homeless.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The delivery system for both the CDBG and HOME Programs has several strengths that include community outreach, technical assistance, emphasis on customer service, and citizen participation. Community Development staff are also involved in the annual Point in Time survey and Project Homeless Connect events during the year. Gaps and 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. However, the Community Development Office has a bilingual staff member who works closely with Spanish-speaking residents, and the CD Office has a list of people fluent in other languages who can be called upon to assist residents and clients with their needs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The County is working with the Continuum of Care (COC) Committee to address gaps in the system. By increasing communication and cooperation among the agencies, doing broader outreach within the community and continuing to work closely with the various providers and other government departments, the Community Development office is working to close gaps in the delivery system and provide better service to the residents of the County. In addition, the County has a list of people fluent in non-English languages who can be called upon to assist residents and clients.

SP-45 Goals - 91.415, 91.215(a)(4)

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	2020	2024	Affordable Housing	Countywide	Affordable Housing for Purchase Affordable Rental Housing Housing for Persons with Special Needs Senior Services Health Services Youth Services Employment Training	CDBG: \$255,000	Public service activities other than Low/Moderate Income Housing Benefit: 185 Persons Assisted
2	Improve accessibility/living standard for disabled	2020	2024	Non-Homeless Special Needs	Countywide	Affordable Rental Housing Housing for Persons with Special Needs Transportation Services Senior Services Health Services Lead-Based Paint Hazards	CDBG: \$759,496	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 125 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Education/training for low-income persons	2020	2024	Education	Countywide	Youth Services Crime Awareness Employment Training	CDBG: \$514,170	Public service activities other than Low/Moderate Income Housing Benefit: 2260 Persons Assisted
4	Public improvements in LMAs	2020	2024	Non-Housing Community Development Public Improvements	Countywide	Parks & Recreational Facilities Street Improvements Youth Centers Energy Conservation Health Services Youth Services Lead-Based Paint Hazards	CDBG: \$2,323,265	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 82230 Persons Assisted
5	Improvements at public facilities	2020	2024	Non-Housing Community Development	Countywide	Parks & Recreational Facilities Youth Centers Energy Conservation Health Services	CDBG: \$573,020	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Maintain/expand supply of affordable housing	2020	2024	Affordable Housing	Countywide	Affordable Housing for Purchase Affordable Rental Housing	HOME: \$2,425,920	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 45 Households Assisted Rental units constructed: 40 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Administrative Costs	2020	2024	Non-Housing Community Development Administrative Costs	Countywide	Affordable Housing for Purchase Affordable Rental Housing Housing for Persons with Special Needs Parks & Recreational Facilities Street Improvements Youth Centers Transportation Services Senior Services Energy Conservation Health Services Youth Services Crime Awareness Lead-Based Paint Hazards Employment Training	CDBG: \$1,093,355 HOME: \$266,490	Other: 4 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Assist persons at risk of becoming homeless
	Goal Description	By assisting those who are at risk of homelessness - whether through providing services, assisting those at risk to find housing, or other ways - the County will be able to help those most at risk, while reducing the number of homeless.
2	Goal Name	Improve accessibility/living standard for disabled
	Goal Description	Improving accessibility and living standards for residents who are intellectually and/or developmentally disabled enables them to remain in their homes - often group homes with some level of assistance - and "age in place."
3	Goal Name	Education/training for low-income persons
	Goal Description	Providing education and training for those who are low-income enables them to attain higher-paying jobs and increase their income.
4	Goal Name	Public improvements in LMAs
	Goal Description	Improving public facilities in LMAs helps provide better resources and services for the residents in the community.
5	Goal Name	Improvements at public facilities
	Goal Description	Make improvements at public facilities to improve accessibility and conditions for categorically eligible residents.
6	Goal Name	Maintain/expand supply of affordable housing
	Goal Description	The County has a continuing goal to maintain and expand the supply of decent, affordable housing for eligible residents.
7	Goal Name	Administrative Costs
	Goal Description	Administrative costs for the CDBG and HOME programs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

It is estimated that the projects receiving HOME funding in Program Year 2020 will provide affordable housing for approximately 8 individuals or families. Over the course of the Five-Year Consolidated Plan (2020-2024), it is estimated that projects receiving HOME funding will provide affordable housing for approximately 65-75 individuals or families. This is based on an overall average of 15-20 individuals or families per year over the last several years.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Franklin Township Housing Authority administers the public housing within the Township. It has a limited housing inventory and currently does not have plans to increase the number of accessible units. It is not party to a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The plan has a strong emphasis on empowerment through housing counseling, education and outreach, and includes activities that will encourage public housing residents to participate in homeownership. County staff will take actions including:

- a. Offer to make presentations at the Housing Authority related to homeownership, the ADDI Program and other forms of housing-related assistance.
- b. To the greatest extent possible, ensure that public housing residents are made aware of educational opportunities provided by the Central Jersey Housing Resource Center (CJHRC) and other organizations.
- c. Provide literature related to homeownership, the ADDI Program, and other forms of housing-related assistance.
- d. Encourage HOME subgrantees to include PHA residents in their outreach and affirmative marketing.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

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 current local policies and practices that may tend to restrict which type of housing may be developed in a certain area. Laws of this type make it difficult to develop affordable housing.

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 developer's ability to create housing for certain uses or beyond a certain occupancy is restricted. This practice also has an inflationary effect.

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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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. 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.

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. The County's Human Services department also sponsors Housing Month activities. Past trainings include a panel discussion on the uses of Section 202 and 811 funding from the Department of Housing and Urban Development, an information session by Habitat for Humanity, and guest speakers from Family Promise as well as the National Coalition for the Homeless. 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.

The CD Office makes presentations on Fair Housing to the public and community organizations. Also, CD Staff routinely make 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.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

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, Food Bank Network of Somerset County, Central Jersey Housing Resource Center, Community Hope, Veterans Administration, Catholic Charities, SHIP, Somerset County United Way, Volunteers of America, Interfaith Hospitality Network, HomeSharing, ADTI, and Somerset Home for Temporarily Displaced Children. 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/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 and facilitates meetings. The Homelessness Trust Fund Committee also furthers County efforts to address homelessness by making recommendations to the Freeholder Board regarding the use of revenue from the Homelessness Trust Fund.

Addressing the emergency and transitional housing needs of homeless persons

Somerset County has a comprehensive strategy for developing a system to address chronic and other homelessness and the priority needs of homeless persons and families including the mental health, veteran, substance abuse, and domestic violence subpopulations. The strategy, which ultimately seeks to ensure that clients have decent, affordable housing and supportive services as needed, includes efforts related to the development of all types of affordable, permanent housing, data collection, and education and outreach. The Department of Human Services also recognizes and is committed to the importance of advocacy as a tool to address chronic and other homelessness. To that end, department leaders and staff alike work tirelessly to raise community awareness of, and sensitivity to, the challenge of homelessness in Somerset County and to influence decision-makers.

There are a number of services in place to prevent low-income individuals and families from becoming homeless. These services can all be accessed at the Board of Social Services, and include emergency rental assistance, emergency utility payments, emergency hotel and motel vouchers, and other basic needs.

There are several emergency shelters in Somerset County, including one dedicated to victims of domestic violence and another for youth. When shelters are full, area motels and out-of-county shelters

provide additional emergency shelter. Unaccompanied veterans are often sheltered at the Veterans Administration Domiciliary program, where they also receive supportive services. Transitional housing is available for individuals with various special needs, including those suffering or recovering from mental illness and/or alcohol/drug addiction and veterans. A limited amount of transitional housing exists for families.

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 has a comprehensive strategy for developing a system to address chronic and other homelessness and the priority needs of homeless persons and families including the mental health, veteran, substance abuse, and domestic violence subpopulations. The strategy, which ultimately seeks to ensure that clients have decent, affordable housing and supportive services as needed, includes efforts related to the development of all types of affordable, permanent housing, data collection, and education and outreach. The Department of Human Services also recognizes and is committed to the importance of advocacy as a tool to address chronic and other homelessness. To that end, department leaders and staff alike work tirelessly to raise community awareness of, and sensitivity to, the challenge of homelessness in Somerset County and to influence decision-makers.

There are a number of services in place to prevent low-income individuals and families from becoming homeless. These services can all be accessed at the Board of Social of Services, and include emergency rental assistance, emergency utility payments, emergency hotel and motel vouchers, and other basic needs.

There are several emergency shelters in Somerset County, including one dedicated to victims of domestic violence and another for youth. When shelters are full, area motels and out-of-county shelters provide additional emergency shelter. Unaccompanied veterans are often sheltered at the Veterans Administration Domiciliary program, where they also receive supportive services. Transitional housing is available for individuals with various special needs, including those suffering or recovering from mental illness and/or alcohol/drug addiction and veterans. A limited amount of transitional housing exists for families.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Somerset County Department of Human Services and the agencies that provide services within the County believe that to discharge individuals and families into homelessness is unacceptable and inappropriate. The purpose of this policy is to create an instrument that service-providing agencies and health care/correctional facilities can use to prepare a homeless individual or family (defined as one who occupies a space not fit for human habitation or currently resides in emergency shelter or transitional housing) for re-entry into the community and to connect the individual or family with the basic needs, supports, and services that are necessary to prevent a return to homelessness and to promote self-sufficiency. The goals for the use of this instrument are that it be used in a manner that is time-sensitive, and that it provide for its consumer a re-entry strategy that is culturally competent, consumer-driven to the greatest extent possible, and promotes sustainable independence and self-sufficiency.

In addition, the County Community Development Office oversees a program that utilizes funds from the County's Homelessness Trust Fund to provide rental assistance and financial counseling to individuals and families who are currently paying greater than 30% of their income on rent and are at risk of falling behind on their payments. This successful program - first approved by the Board of Chosen Freeholders in 2010 - has helped dozens of residents maintain housing and get on better financial footing for the future.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Community Development Office is committed to addressing lead-based paint in all rehabilitation projects, as well as purchases of existing properties. All properties that undergo rehabilitation, or are bought by non-profits or private homebuyers, must be certified as either lead-based paint-free or certify that remediation measures have been taken. If lead paint hazards are indicated, the rehabilitation is completed using either interim controls or abatement in compliance with HUD regulations.

How are the actions listed above related to the extent of lead poisoning and hazards?

Somerset County has not had any lead-based paint-specific projects due to existing poisoning and/or hazards in recent years. The County's lead-based paint policy is based on compliance with HUD regulations. There does not appear to be wide-spread problems with lead-based paint in the County. In 2018, the County Department of Health screened over 2,100 children and found 37 to have Elevated Blood Lead Levels. That was a reduction from the 53 (out of over 2,300 tested) found in 2017. In both screenings, the majority of cases were located in Franklin Township and North Plainfield, communities with older homes.

How are the actions listed above integrated into housing policies and procedures?

All properties that undergo rehabilitation, or are bought by non-profits or private homebuyers, must be certified as lead-based paint-free. Subgrant agreements contain a provision requiring the subgrantee to maintain records concerning lead-based paint and homebuyers who receive downpayment assistance must have the home certified before purchase. If lead paint hazards are indicated, the rehabilitation is completed using either interim controls or abatement in compliance with HUD regulations.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The County's anti-poverty strategy is a multi-pronged approach that seeks to meet individuals and families where they are and to bring them toward self-sufficiency. The County is of the opinion that the causes of poverty can be traced to a number of environmental and economic factors, and that when one is entrenched in poverty, it can be very difficult to extricate oneself without meaningful, continued assistance directed toward addressing the root causes of poverty. With that in mind, the County and its human service community endeavor to impact the following areas: access to affordable medical/dental care and prescription assistance; housing counseling relative to homeownership, tenant responsibilities, and personal financial management; one's ability to earn a living wage; one's ability to secure affordable child care; and access to housing that is affordable for all income levels.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

In addition to the activities of the County's Human Services Department and non-profit human service providers, the following resources will enhance the County's anti-poverty strategy:

- a. Social Service programs - The County will continue to provide direct support for social service programs that will positively impact persons living in poverty within the County. These programs include, but are not limited to: counseling services, child care subsidies, temporary housing assistance, adult protective services, and income maintenance.
- b. Office on Aging - The Somerset County Office on Aging will assess the needs of older persons and plan programs and services to meet those needs. The Office will also offer information and referral services, outreach, nutrition centers and home-delivered meals, wellness and care coordination, legal counseling, and assistance for employees who are dealing with aging parents. All of these services will enhance the quality of life for elderly residents of the County, who often live below the poverty level.
- c. Social Services - The Board of Social Services and the Department of Human Services will provide financial assistance and referral services to appropriate County and State agencies for families in need who live below the poverty level.
- d. Work First New Jersey (WFNJ) - The Somerset County Board of Social Services, through a subcontract with the Department of Labor, will manage the WFNJ Program. Board staff will provide case management, skill assessment, job development and job readiness training to recipients of Temporary Aid to Needy Families and General Assistance funding. The subsequent transition from public assistance to gainful employment produces a positive impact on the County's overall effort to reduce the number of families in poverty.

e. Private Industry Council (PIC) - The County does not have a Private Industry Council. The Greater Raritan Workforce Investment Board will undertake efforts that were previously undertaken by this entity.

f. Division of Employment and Training - The County does not have a Division of Employment and Training. Employment and training services will be provided by a number of quasi-governmental entities within the County. For example, the Somerset County Technical Institute offers programs in office administration, commercial art, allied health/practical nursing, and ten technologies (including fiber optics, commercial art/multimedia, electronics and computer technology) to high school graduates. In addition, the Greater Raritan Workforce Investment Board has a mission to meet the labor force needs of local businesses through the Workforce Investment System; to use the Workforce Investment System's services in an effort to improve the quality of life for the employers, employees and residents in both Hunterdon and Somerset Counties, and to increase the skills and earnings of the "graduates" of the Workforce Investment System. These programs will collectively reduce the number of families that live in poverty within the County.

g. Vocational and Technical School - Somerset County Vocational and Technical Schools provide over a dozen shop programs for full and part time students, an alternate high school program, Adult Continuing Education Programs, and a training program for at-risk youth.

h. NJ Division of Vocational Rehabilitation - It is the mission of the NJ Division of Vocational Rehabilitation Services (NJDVRS) to enable eligible individuals with disabilities to achieve employment consistent with their strengths, priorities, needs, abilities, and capabilities. NJDVRS accomplishes this mission with the use of counseling staff who serve as rehabilitation and are trained to help people with disabilities become employed.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The County believes that monitoring should be directed toward examining programmatic, financial, and regulatory performance and compliance. Primary objectives are: (1) to ensure that subgrantees comply with all pertinent regulations governing their administrative, financial, and programmatic operations, (2) to ensure that subgrantees achieve their performance objectives within schedule and budget, and (3) to assess capabilities and/or any potential needs for training or technical assistance in these areas. Monitoring sessions provide a unique opportunity to get feedback, inquire as to training needs, and seek direction relative to how the CD Office can better serve its subgrantees.

MONITORING PROCEDURES

Division-wide Protocol

1. Subgrantees are evaluated as part of the post-award assessment process that immediately follows subgrantee training. Evaluation of the nature of the activity, proposed plan for carrying out the activity, the organization's capacity to do the work, and potential conflicts of interest are within the post-award assessment. CD Office staff use the assessment to create monitoring schedules, to provide individualized technical assistance, and to create a timeline for outreach and follow-up.
2. Reports must be current prior to approval of payment requests. Reports are quarterly or when a grantee submits a voucher for payment, whichever is more often. Report forms are provided to the subgrantees.
3. Technical assistance will be provided as requested or with subgrantees identified as inexperienced with CDBG/HOME.

CDBG/HOME Projects and Programs

1. Establish an annual monitoring plan.
 - a. Identify subgrantees most likely to encounter challenges and provide technical assistance to them. This identification may be due to recent personnel turnover, past performance, or the nature of the particular project.
 - b. Establish a schedule for on-site visits. Smaller subgrantees or subgrantees that have been monitored in the past and are managing well can be monitored through file evaluation, with full on-site visits taking place at least once during the course of the project.

c. If on-site monitoring is deemed appropriate, staff will use the Coordinated Monitoring Form to conduct on-site monitoring reviews.

d. Inform subgrantees of findings, concerns and areas worthy of commendation. Provide deadlines for compliance with correcting deficiencies. Include positive feedback.

HOME/ADDI Projects and Programs

Rental Projects

The County will:

1. Perform on-site inspections to determine compliance with property standards no less than once every three years for projects containing 1-4 units; once every two years for projects containing 5-25 units; and once per year for projects with 26 or more units.
2. Review income eligibility data collected in accordance with IRS 1040 methodology. Agency staff will submit HOME Beneficiary form and HOME Annual Occupancy Report on a yearly basis with the understanding that third-party verification is to be maintained on-site.
3. Verify that rents on HOME assisted units conform to current HOME Program rent considerations.

Ownership Projects and Programs

In the event that the County receives a notice of default or foreclosure for a single family residence, staff will contact the homeowner to determine the nature of the default, and if appropriate provide technical assistance and/or referral information; should a foreclosure occur, staff will pursue recapture of HOME/ADDI funds. Regarding requests for the County to provide Subordinations of Mortgage, it is the policy of the Board of Chosen Freeholders to do so as long as the amount of the new mortgage, combined with the amount of HOME assistance provided, does not exceed 80% of the unit's appraised value, and that the new loan is not characterized by any predatory lending practices.

Expected Resources

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

Introduction

For Program Year 2020, Somerset County anticipates receiving \$1,098,818 in CDBG funding and \$532,984 in HOME funding, including Program Administration costs. These amounts represent small increases in both CDBG and HOME funds as compared to PY 2019. In general, over the last several years, Somerset County has seen slight annual increases in funding in both programs.

In addition to the funding from HUD, Somerset County has a Homelessness Trust Fund (HTF) that provides funding for a rental assistance program, legal services, case management, and some construction projects. Over the last five years, the Fund - which is funded by a \$3 surcharge on real estate transactions - has averaged over \$110,000 per year. During calendar year 2019, the Fund accumulated approximately \$114,000.

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	1,098,818	0	24,221	1,123,039	4,395,267	Estimate of remainder of funds available based on current year allocation multiplied by 4.

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	532,984	0	27,490	560,474	2,131,936	Estimate of remainder of funds available based on current year allocation multiplied by 4.

Table 54 - 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 every grant year, the amount of CDBG funds requested is greater than the amount of funds available; within the Public Services category, the amount requested is often two times greater than the fifteen percent statutory cap will permit to be awarded. Likewise, the amount of HOME funds requested is often significantly greater than the amount of funds available, although PY2020 is an exception. In PY2020, there are funds that have not been directly allocated to a project, which will necessitate an additional RFP later in the year. 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.

Virtually all of the CDBG Public Service projects and many of the Public Facilities and Improvements projects will utilize additional resources. In

addition, 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 coming years (including those in 2020) 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 Consolidated 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	2020	2024	Affordable Housing	Countywide	Affordable Housing for Purchase Affordable Rental Housing Housing for Persons with Special Needs Senior Services Health Services Youth Services Employment Training	CDBG: \$51,000	Public service activities other than Low/Moderate Income Housing Benefit: 37 Persons Assisted
2	Improve accessibility/living standard for disabled	2020	2024	Non-Homeless Special Needs	Countywide	Housing for Persons with Special Needs Transportation Services	CDBG: \$147,055	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 25 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Education/training for low-income persons	2020	2024	Education	Countywide	Health Services Youth Services Employment Training	CDBG: \$102,834	Public service activities other than Low/Moderate Income Housing Benefit: 452 Persons Assisted
4	Public improvements in LMAs	2020	2024	Non-Housing Community Development Public Improvements	Countywide	Parks & Recreational Facilities Street Improvements	CDBG: \$464,653	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16446 Persons Assisted
5	Improvements at public facilities	2020	2024	Non-Housing Community Development	Countywide	Parks & Recreational Facilities Youth Centers	CDBG: \$114,604	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
6	Maintain/expand supply of affordable housing	2020	2024	Affordable Housing	Countywide	Affordable Housing for Purchase Affordable Rental Housing Housing for Persons with Special Needs	HOME: \$459,686	Homeowner Housing Added: 9 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Administrative Costs	2020	2024	Non-Housing Community Development Administrative Costs	Countywide	Affordable Housing for Purchase Affordable Rental Housing Housing for Persons with Special Needs Parks & Recreational Facilities Street Improvements Youth Centers Transportation Services Senior Services Energy Conservation Health Services Youth Services Crime Awareness Lead-Based Paint Hazards Employment Training	CDBG: \$218,671 HOME: \$53,298	Other: 4 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Assist persons at risk of becoming homeless
	Goal Description	One of the County's primary goals and priorities is to assist individuals and families at risk of becoming homeless.
2	Goal Name	Improve accessibility/living standard for disabled
	Goal Description	One of the County's primary goals and priorities is to improve accessibility and living standards for disabled persons. On average, several projects each year are dedicated to improving accessibility in group homes and/or public facilities.
3	Goal Name	Education/training for low-income persons
	Goal Description	One of the County's primary goals and priorities is to improve education and training for low-income persons. This education and training is designed to assist low-income persons in raising their income levels and, thus, improving their standard of living.
4	Goal Name	Public improvements in LMAs
	Goal Description	One of the County's primary goals and priorities is to make public improvements in Low/Mod Areas (LMAs). On average, several projects every year are dedicated to making improvements such as sewer and sidewalk improvements in LMAs, which contain a higher percentage of lower income and at-risk residents.
5	Goal Name	Improvements at public facilities
	Goal Description	One of the County's primary goals and priorities is to make improvements to public facilities, which often serve lower income residents.
6	Goal Name	Maintain/expand supply of affordable housing
	Goal Description	One of the County's primary goals and priorities is to maintain and, when possible, expand the supply of affordable housing for lower income residents. Over the years, significant HOME funds have been dedicated to projects that have added hundreds of units of housing for low-/mod-income individuals and families, including those with disabilities.

7	Goal Name	Administrative Costs
	Goal Description	These are funds dedicated to administrative costs.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The County intends to use its Program Year 2020 CDBG funds to provide funding for six (6) Public Services projects, eight (8) Public Facilities projects, and six (6) Public Improvements projects. In addition, the County expects to use its HOME funds to provide funding for one (1) group home acquisition project (providing housing for 4 adults with disabilities), one (1) first-time homebuyer downpayment assistance project (which should provide assistance for 3-4 first-time homebuyers) and one (1) CHDO operating costs project. In addition, the County expects to have a small surplus of HOME funds which will be distributed via a future RFP and dedicated to low-/moderate-income projects.

In addition to the funding from HUD, Somerset County has a Homelessness Trust Fund (HTF) that provides funding for a rental assistance program, legal services, case management, and some construction projects. Over the last five years, the Fund - which is funded by a \$3 surcharge on real estate transactions - has averaged over \$110,000 per year. During calendar year 2019, the Fund accumulated approximately \$114,000.

#	Project Name
1	Arc of Somerset - Jerry Davis Center for Children & Families
2	Community Hope - Hope for Veterans Employment Training Program
3	Middle Earth - Youth College Readiness Program
4	Safe + Sound Somerset - Transitional Housing Direct Services
5	Somerset YMCA - Active Older Adults Program
6	Visions & Pathways - Street Smart Outreach Program
7	Alternatives - Group Home Kitchen Improvements
8	Delta Community Supports - Group Home Improvements
9	Martin Luther King Youth Center - Roof & Gutter Replacement
10	Midland Adult Services - Group Home Accessibility Improvements
11	Our House - Group Home Roof Replacement (Vail)
12	Our House - Group Home Roof Replacement (Winsor)
13	Visions & Pathways - Group Home Improvements
14	Zufall Health - Installation of Dental Operatories
15	Bound Brook Borough - West 2nd Street Improvements
16	Manville Borough - Sidewalks & Ramp Improvements
17	North Plainfield - Sanitary Sewer Improvements
18	Raritan Borough - Sanitary Sewer Improvements
19	Somerville Borough - Sanitary Sewer Improvements
20	South Bound Brook Borough - Sidewalk Improvements
21	ADTI Housing Corp. - Group Home Acquisition
22	ADTI Housing Corp. - CHDO Operating Costs
23	Central Jersey Housing Resource Center (CJHRC) - Homebuyer Downpayment Assistance

#	Project Name
24	Somerset County - Future Low-/Moderate-Income Projects
25	Somerset County - 2020 CDBG Program Administration Costs
26	Somerset County - 2020 HOME Program Administration Costs

Table 56 – Project Information

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

The Community Development Office issues a Request for Proposal (RFP) and the CDBG and HOME Committees review the respective proposals. The Committees use a ranking system to rank the proposals before and after presentations are made. One of the qualifications for proposals is that it meets one of the Priority Needs, which have been determined by a survey. The survey - which is made available to the public and is issued in both English and Spanish - is given every five (5) years (prior to the submission of the 5-Year Consolidated Plan) and asks respondents to rank various community needs. Based on the responses to the survey, the needs are then ranked as "high," "medium," and "low" priority. Proposals that fall into the "high" priority category are encouraged and are given priority.

AP-38 Project Summary
Project Summary Information

1	Project Name	Arc of Somerset - Jerry Davis Center for Children & Families
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled Education/training for low-income persons
	Needs Addressed	Youth Centers Youth Services
	Funding	CDBG: \$43,000
	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	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20-25 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	Community Hope - Hope for Veterans Employment Training Program
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	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	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 50 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.
3	Project Name	Middle Earth - Youth College Readiness Program
	Target Area	Countywide
	Goals Supported	Education/training for low-income persons
	Needs Addressed	Youth Services Employment Training
	Funding	CDBG: \$15,000
	Description	Funding to teach college readiness skills to at-risk youth, increase their academic readiness, and include parent engagement.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 40 students will benefit from this program.
	Location Description	The program will be delivered at the following schools: Bound Brook High School: 111 West Union Avenue, Bound Brook, NJ Bernards High School: 25 Olcott Avenue, Bernardsville, NJ Manville High School: 1100 Brooks Boulevard, Manville, NJ

	Planned Activities	Students in the program will receive services including: academic assistance and tutoring; community service opportunities; weekly workshops on college preparedness; assessment of financial aid needs; job shadowing/internships; support services; and scholarships to top performing seniors.
4	Project Name	Safe + Sound Somerset - Transitional Housing Direct Services
	Target Area	Countywide
	Goals Supported	Assist persons at risk of becoming homeless
	Needs Addressed	Housing for Persons with Special Needs Health Services Youth Services
	Funding	CDBG: \$15,000
	Description	Funding for a Transitional Housing program that provides safe, affordable housing to victims of domestic abuse as they transition from crisis-oriented living to independent, violence-free living.
	Target Date	8/31/2021
	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.	
5	Project Name	Somerset YMCA - Active Older Adults Program
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled Education/training for low-income persons
	Needs Addressed	Senior Services
	Funding	CDBG: \$9,834

	Description	Funding to support programs that help to improve the health and well-being of residents ages 65 and older. Programs will include: physical fitness classes, health screenings, social groups, and volunteer activities.
	Target Date	9/15/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 342 residents, ages 65 and older, will benefit from this program.
	Location Description	2 Green Street Somerville, NJ 08876
	Planned Activities	Activities available to residents through this program include: exercise classes, swim programs, social clubs, gardening, health screenings, disease prevention programs, games, and volunteer activities.
6	Project Name	Visions & Pathways - Street Smart Outreach Program
	Target Area	Countywide
	Goals Supported	Assist persons at risk of becoming homeless
	Needs Addressed	Health Services Youth Services Employment Training
	Funding	CDBG: \$36,000
	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	8/31/2021
	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	
7	Project Name	Alternatives - Group Home Kitchen Improvements
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Affordable Rental Housing Housing for Persons with Special Needs
	Funding	CDBG: \$18,882
	Description	Funding to replace the existing kitchen at a group home for five (5) adults with developmental disabilities.
	Target Date	1/15/2022
	Estimate the number and type of families that will benefit from the proposed activities	There are five (5) individuals residing in the home who will benefit from this project.
	Location Description	85-87 Fairview Avenue Somerville, NJ 08876
	Planned Activities	Planned activities include replacing the existing kitchen at a group home for five (5) adults with developmental disabilities.
8	Project Name	Delta Community Supports - Group Home Improvements
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Affordable Rental Housing Housing for Persons with Special Needs
	Funding	CDBG: \$21,675
	Description	Funding for improvements to a group home for adults with developmental disabilities. Improvements will include: roof replacement, window replacement, and boiler replacement.

	Target Date	11/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	There are three (3) adults with developmental disabilities who are residents of the group home and who will benefit from this project.
	Location Description	174 Opossum Road Montgomery, NJ
	Planned Activities	This project involves improvements to a group home for adults with developmental disabilities. Improvements will include: roof replacement, window replacement, and boiler replacement.
9	Project Name	Martin Luther King Youth Center - Roof & Gutter Replacement
	Target Area	Countywide
	Goals Supported	Improvements at public facilities
	Needs Addressed	Youth Centers
	Funding	CDBG: \$42,604
	Description	Funding to replace a leaking roof, along with damaged gutters, at a building housing a non-profit program serving underprivileged children from primarily low-income households.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	There are 65-70 children in the After School program and 100-110 in the Summer Camp program.
	Location Description	1298 Prince Rodgers Avenue Bridgewater, NJ 08807
	Planned Activities	Activities in this project include: replacing the 25-year-old leaking roof, as well as gutters that have been damaged by the leaking roof.
10	Project Name	Midland Adult Services - Group Home Accessibility Improvements
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Housing for Persons with Special Needs
	Funding	CDBG: \$81,050

	Description	Funding to make improvements at a group home for adults with intellectual and developmental disabilities. These improvements include: create a fully accessible bathroom, turn a small den into a bedroom, create a larger family room, and remove an old deck and build a new one with accessible ramping.
	Target Date	11/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	There are four (4) adult residents of the group home who will benefit from this project.
	Location Description	363 Pleasant Run Road Branchburg, NJ 08876
	Planned Activities	This project involves improvements to be made at a group home. These improvements include: create a fully accessible bathroom, turn a small den into a bedroom, create a larger family room, and remove an old deck and build a new one with accessible ramping.
11	Project Name	Our House - Group Home Roof Replacement (Vail)
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Housing for Persons with Special Needs
	Funding	CDBG: \$11,625
	Description	Funding to replace the roof, leaders and gutters at a group home for adults with developmental disabilities.
	Target Date	7/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	There are four (4) adults with developmental disabilities who live in the group home and who will benefit from this project.
	Location Description	17 Vail Terrace Bernards Township, NJ
	Planned Activities	This project includes the replacement of the roof, leaders and gutters at a group home for adults with developmental disabilities.
12	Project Name	Our House - Group Home Roof Replacement (Winsor)

	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Housing for Persons with Special Needs
	Funding	CDBG: \$12,090
	Description	Funding to replace the roof, leaders and gutters at a group home for adults with developmental disabilities.
	Target Date	7/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	There are four (4) adults with developmental disabilities who reside at the group home and who will benefit from this project.
	Location Description	642 Winsor Street Bound Brook, NJ
	Planned Activities	This project involves the replacement of the roof, leaders and gutters at a group home for adults with developmental disabilities.
13	Project Name	Visions & Pathways - Group Home Improvements
	Target Area	Countywide
	Goals Supported	Assist persons at risk of becoming homeless Improve accessibility/living standard for disabled
	Needs Addressed	Affordable Rental Housing Housing for Persons with Special Needs
	Funding	CDBG: \$25,955
	Description	Funding for improvements at a group home for five (5) homeless men ages 16-21. Improvements include: renovation of the bathroom to meet compliance standards of the Uniform Commercial Code (UCC) and repair of the front entrance and steps to meet compliance of the UCC.
	Target Date	7/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	There are five (5) homeless men who will benefit from this project.

	Location Description	5 Third Avenue Bridgewater, NJ 08807
	Planned Activities	Planned activities include: renovation of the bathroom to meet compliance standards of the Uniform Commercial Code (UCC) and repair of the front entrance and steps to meet compliance of the UCC.
14	Project Name	Zufall Health - Installation of Dental Operatories
	Target Area	Countywide
	Goals Supported	Improvements at public facilities
	Needs Addressed	Health Services
	Funding	CDBG: \$72,000
	Description	Funding to install dental operatories at a health care center that provides services to low-income residents.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	There are over 6,000 clients who visit Zufall in an average year. It is expected that the addition of one full-time dentist, approximately 900 patients will be served.
	Location Description	71 Fourth Street Somerville, NJ 08876
	Planned Activities	This project involves the creation of dental operatories (sewer lines, new doors, walls/ceiling/floors, sinks and duct work).
15	Project Name	Bound Brook Borough - West 2nd Street Improvements
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street Improvements
	Funding	CDBG: \$77,442
	Description	Funds for improvements to Second Street, which provides access to schools, the Borough First Aid Squad, and a firehouse. Improvements include: reconstructing the roadbed and curbing, reconstructing sidewalks and ADA ramps, and bring the sidewalks and ramps into compliance with Federal ADA guidelines.
	Target Date	11/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	There are approximately 12,026 residents in the affected area who will benefit from this project.
	Location Description	West Second Street from Van Keuren Avenue to Lafayette School Bound Brook, NJ
	Planned Activities	This project involves improvements to Second Street, which will include: reconstructing the roadbed and curbing, reconstructing sidewalks and ADA ramps, and bring the sidewalks and ramps into compliance with Federal ADA guidelines.
16	Project Name	Manville Borough - Sidewalks & Ramp Improvements
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street Improvements
	Funding	CDBG: \$77,443
	Description	Funds for the installation of sidewalks and improvements to ADA ramps to bring them into compliance with current ADA standards. These improvements will take place along Louis Street, which is block away from both an intermediate school and the Manville High School, and will eliminate a pedestrian gap to provide a walkable route for students.
	Target Date	10/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 500 students and residents will benefit from this project.
	Location Description	Louis Street & North 9th Avenue Manville, NJ
	Planned Activities	This project involves the installation of sidewalks and improvements to ADA ramps to bring them into compliance with current ADA standards.
17	Project Name	North Plainfield - Sanitary Sewer Improvements
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street Improvements

	Funding	CDBG: \$77,442
	Description	Funds for improvements to the sanitary sewer infrastructure, which has been the cause of a sanitary sewer emergency in recent months. Approximately 345 linear feet of sewer will be improved.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 170 households will benefit from this project.
	Location Description	This project will take place at the intersection of Jefferson Avenue and Walnut Street in North Plainfield, NJ.
	Planned Activities	This project involves improvements to approximately 345 linear feet of sanitary sewer infrastructure, which has been the cause of a sanitary sewer emergency in recent months.
18	Project Name	Raritan Borough - Sanitary Sewer Improvements
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street Improvements
	Funding	CDBG: \$77,442
	Description	Funds for the inspection and improvement of the sanitary sewer system, which has experienced several backups recently.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 750 households will benefit from this project.
	Location Description	This project will take place in areas east of Route 206, and between La Grange Street and Somerset Street.
	Planned Activities	This project involves the inspection and improvement of the sanitary sewer system, including minor and major cleaning, video inspection, and root cleaning.
19	Project Name	Somerville Borough - Sanitary Sewer Improvements

	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street Improvements
	Funding	CDBG: \$77,442
	Description	Funds for improvements to the sanitary sewer system and manhole rehabilitation.
	Target Date	10/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that over 1,000 residents, along with many businesses, will benefit from this project.
	Location Description	This project will take place in numerous locations along 2nd, 3rd, 4th, & 5th Streets, Southside Avenue, South Bridge Street, and Holy Glen.
	Planned Activities	This project involves sanitary sewer improvements and rehabilitation of 38 manholes.
20	Project Name	South Bound Brook Borough - Sidewalk Improvements
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street Improvements
	Funding	CDBG: \$77,442
	Description	Funds for improvements to sidewalks that have been damaged by tree roots and other conditions in an all-walkway school district.
	Target Date	7/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 2,000 residents will benefit from this project.
	Location Description	This project will take place along Edgewood Terrace, in Census Tract 530, Block Group 2, in South Bound Brook, NJ.
	Planned Activities	This activity involves improvements to sidewalks that have been damaged by tree roots and other conditions in an all-walkway school district.

21	Project Name	ADTI Housing Corp. - Group Home Acquisition
	Target Area	Countywide
	Goals Supported	Assist persons at risk of becoming homeless Improve accessibility/living standard for disabled Maintain/expand supply of affordable housing
	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$296,666
	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	1/15/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 4 individuals with disabilities will benefit from this project.
	Location Description	At this time, the exact location of the home is unknown. However, it will be located in Somerset County.
	Planned Activities	This activity involves the acquisition of an existing home for conversion to a 4-bedroom group home for adults with disabilities.
22	Project Name	ADTI Housing Corp. - CHDO Operating Costs
	Target Area	Countywide
	Goals Supported	Administrative Costs
	Needs Addressed	Affordable Rental Housing Housing for Persons with Special Needs
	Funding	HOME: \$20,000
	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	12/31/2021

	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.
23	Project Name	Central Jersey Housing Resource Center (CJHRC) - Homebuyer Downpayment Assistance
	Target Area	Countywide
	Goals Supported	Maintain/expand supply of affordable housing
	Needs Addressed	Affordable Housing for Purchase
	Funding	HOME: \$25,000
	Description	Funds to provide downpayment assistance to first-time homebuyers. This is Somerset County's American Dream Downpayment Initiative (ADDI) Program, a continuation of the HUD program from several years ago.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 3-4 first-time homebuying households will benefit from this project.
	Location Description	The location of the houses will be throughout the County. The administrative office of the Central Jersey Housing Resource Center is located at: 92 East Main Street Somerville, NJ
Planned Activities	Funds to provide downpayment assistance to first-time homebuyers. This is Somerset County's American Dream Downpayment Initiative (ADDI) Program, a continuation of the HUD program from several years ago.	
24	Project Name	Somerset County - Future Low-/Moderate-Income Projects

	Target Area	Countywide
	Goals Supported	Assist persons at risk of becoming homeless Improve accessibility/living standard for disabled Improvements at public facilities Maintain/expand supply of affordable housing
	Needs Addressed	Affordable Housing for Purchase Affordable Rental Housing Housing for Persons with Special Needs
	Funding	HOME: \$165,510
	Description	Funding for future projects that will benefit low-/moderate-income residents of Somerset County.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	At this time, it is unknown how many residents will benefit from these future projects.
	Location Description	At this time, the locations of these future projects are unknown.
	Planned Activities	Funding for future projects that will benefit low-/moderate-income residents of Somerset County.
25	Project Name	Somerset County - 2020 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 Youth Centers Transportation Services Senior Services Energy Conservation Health Services Youth Services Crime Awareness Lead-Based Paint Hazards
	Funding	CDBG: \$218,671
	Description	Funds for the administration of the PY2020 CDBG program.
	Target Date	8/31/2021
	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
	Planned Activities	Funds for the administration of the PY2020 CDBG program.
26	Project Name	Somerset County - 2020 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 Youth Centers Transportation Services Senior Services Energy Conservation Health Services Youth Services Crime Awareness Lead-Based Paint Hazards
Funding	HOME: \$53,298
Description	Funds for the administration of the PY2020 HOME program.
Target Date	8/31/2021
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 - 4th Floor Somerville, NJ
Planned Activities	Funds for the administration of the PY2020 HOME 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 44.87% (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, Bound Brook, Bridgewater, Montgomery, and Somerville which will benefit categorically-eligible residents. There is also a HOME-funded project in Bridgewater and down payment assistance funds will be provided throughout the County.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County's LMAs are where the lowest-income residents reside and where there is the greatest need for investment of funds.

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 44.87% (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, Bound Brook, Bridgewater, Montgomery, and Somerville which will benefit categorically-eligible residents. There is also a HOME-funded project in Bridgewater and 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	5
Non-Homeless	9
Special-Needs	25
Total	39

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	12
The Production of New Units	5
Rehab of Existing Units	25
Acquisition of Existing Units	0
Total	42

Table 59 - 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. Currently, there are 50 units and 230 vouchers.

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. The Township has partnered with the Central Jersey Housing Resource Center (CJHRC) to administer this program.

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 Township has recently completed or is in the process of completing:

- Summerfields at Franklin- 100 affordable units
- 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
- Funding for Habitat for Humanity by providing a funding commitment of \$72,230 of \$125,000 original allocation from the spending plan and assistance 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 (postponed in 2020 due to COVID-19), and Somerset County Employee Reserve Volunteer (S.E.R.V.) events twice a year (the spring 2020 event was canceled due to COVID-19). 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.

At the most recent Point In Time Count event, in January 2020, County staff met with a number of homeless and at-risk individuals and were able to provide them with assistance. In addition, in coordination with the 2020 Census, the County held two "WinterFest" events - one in January (Franklin Township) and one in February (North Plainfield) - at which service providers and other social service agencies were present and available to speak with and assist residents. There is optimism that future events planned for the fall - such as the County S.E.R.V. projects - will be able to be held. In the meantime, County agencies have held weekly virtual meetings, and coordinated efforts, to assist homeless and low-income persons during the COVID-19 crisis.

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. Even though all spring and summer 2020 events have been canceled or postponed due to the COVID-19 crisis, the County is hopeful that events will be able to resume in the fall.

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:

- Continuing to make emergency shelter and supportive services available and accessible to this population;
- Continuing to collect and review data related to this population in order to assess their needs and better address those needs;
- Continuing to meet regularly and to use relevant data to discuss trends and emerging issues;
- Continuing to perform outreach and encourage this population to accept services;

- Continuing with the provision of life skills and other educational opportunities designed to assist one to become more self-sufficient;
- Continuing 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, 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, Legal Services) 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 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 full Continuum of Care (COC) Committee meetings every other month, along with COC Executive Committee meetings in alternate months, 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 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 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 to provide 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.

With 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 Somerset County Employee Reserve Volunteer (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(l)(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 2020 represent a HOME match of over \$370,000 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 2020 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).

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 92 East Main Street in Somerville, 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.

Appendix - Alternate/Local Data Sources

1	Data Source Name Maplewood Neighborhood Study
	List the name of the organization or individual who originated the data set. Student intern
	Provide a brief summary of the data set. The data is an analysis of existing housing and land use and a survey of residents regarding priority needs.
	What was the purpose for developing this data set? To provide specific information about neighborhood needs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Includes data for the entire area that is known as Maplebrook Neighborhood.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2012-2013
	What is the status of the data set (complete, in progress, or planned)? The data set was completed on August 31.

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Township in accordance with federal regulations must develop a Consolidated Plan that describes the needs, resources, priorities and proposed activities to be undertaken with CDBG funds during the planning period September 2020 through August 2024. The Township is also required to submit a 1 year Action Plan outlining the specific activities that will be funded for the first plan year 2020-2021 and is

included with this submission. The Township's planning cycle coincides with Somerset County's program planning cycle as it is also a member of the Somerset County Home Consortium. This document is a result of the analysis of demographics of the Township and consultation with stakeholders including residents, agencies and businesses in Franklin Township.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Franklin Township Consolidated Plan is intended to serve as the strategy outlining how these funds will be applied to assist the Township's low and moderate income residents over the next five years.

The Township goals are to:

- provide decent affordable housing for low and moderate income homeowners, frail elderly and the disabled
- provide support to non-profits that provide public services for low and moderate income residents to create a suitable living environment
- provide support to non-profits for public facilities improvements
- provide support to non-profits for homeless prevention
- support infrastructure improvements in East Franklin
- support economic development opportunities for low and moderate income residents and East Franklin businesses

3. Evaluation of past performance

The Township of Franklin has utilized its Community Development Block Grant funds in accordance with the stated goals and objectives in the past Consolidated Plan period. The resources facilitated the rehabilitation of low and moderate income Franklin homeowner units, improvements to a transitional housing facility to its HVAC and office space, funded youth services and housing services throughout the Township. The Township has met its timeliness of expenditures test for 2019.

4. Summary of citizen participation process and consultation process

The Township conducted a Consolidated Plan Needs Assessment survey to receive input from residents, businesses and nonprofits on the 2020-2024 Consolidated Plan. The survey was posted on line on the Township's website twenty survey responses were received. The results were utilized in the planning strategy for this consolidated plan. The survey prioritized in rank order the following: 1) public services 2) housing 3) economic development 4) community facilities 5) public improvements. While not all priorities were funded they are included in the plan should the need arise to make plan adjustments.

The Township solicited funding applications and posted a notice for a public hearing on the applications due to coronavirus the hearing date was rescheduled for May 12, 2020. Funding applicants submitted written statements in support of their applications in lieu attending the virtual hearing. The final hearing on the Consolidated Plan was conducted on June 23, 2020.

5. Summary of public comments

There were no public comments received on the Plan.

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

There were no comments which were rejected.

7. Summary

The Township of Franklin has made every effort to assist activities that benefit all of its low and moderate income residents needs within the limited amount of funds received and has supplemented from its housing trust funds additional dollars to assist in improving the living conditions of its low and moderate income residents.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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	FRANKLIN TOWNSHIP	Grants

Table 60– Responsible Agencies

Narrative

The Township of Franklin is an entitlement community and a member of the Somerset County Home Consortium in which Somerset County is the lead agency.

Consolidated Plan Public Contact Information

Deborah A. Mitchell, CDBG Grant Administrator

475 DeMott Lane Somerset NJ 08873

732-873-2500 ext 6338 email deborah.mitchell@franklinnj.gov

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The grant funding process requires the Township of Franklin to document efforts to heighten community awareness of the community block grant planning process and receive community input on its strategic plan for its community block grant fund expenditures.

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(I)).

The Township of Franklin coordinates with a network of service providers in order to assist in the delivery of services to its residents, this includes the providers of both public and assisted housing, private affordable housing, and government health agencies.

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 Township of Franklin due to limited budget constraints relies on Somerset County to provide for the services of single persons and families through the Somerset County Department of Social Services. This agency is able to provide a wider array of services for those who are homeless or at risk of homelessness through the Continuum of Care agency members. All persons in need of these services are directed to the Somerset County Social Services office located in the Township for assistance. The County of Somerset is able to provide some homeless assistance to families and individuals through its Homeless Trust fund others have to rely on other facilities in the Somerset County area. There are no emergency shelters in Franklin Township. There are transitional housing facilities available through the Center for Great Expectations for homeless teen mothers and children and women with addiction problems and children. There is also transitional housing for women and children offered through Alternatives, Inc. in the Township. Homeless veterans are connected to services through the Lyons Center.

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

The Township of Franklin does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 61– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Franklin Township Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with Assistant Executive Director and con plan needs assessment survey. The Township will continue to coordinate with the Housing Authority regarding participants interested in homeownership opportunities, financial literacy and activities that will improve housing choice.
2	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview, email and con plan needs assessment. There is an increased need to expand outreach to landlords and do more fair housing education for landlords and residents.
3	Agency/Group/Organization	The ARC of Somerset County, Inc
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Email and con plan housing needs assessment. Housing for persons with disabilities face issues in the maintenance of decent safe housing due to changes in funding rules for services provided to the special needs community.
4	Agency/Group/Organization	SISTERS NETWORK OF CENTRAL NEW JERSEY
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Email and Con Plan Needs Survey. This agency serves health needs of minority women and men who are have breast cancer. The need for health education and awareness of breast cancer is of great importance in the prevention of breast cancer especially in the minority and low income sectors of the community. The funding of these types of services are supported in the Con Plan goals.
5	Agency/Group/Organization	Franklin Township Foodbank
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Email and Con Plan needs assessment. The Foodbank provides assistance to families who are not able to make it through the month financially with food assistance. The need food help has grown much stronger as the COVID-19 virus impacts the finances of families. The food bank is constantly search for grant funds and donations to help local families maintain good health. The Township includes services of this type in its overall public service and facility goals
6	Agency/Group/Organization	Middle Earth
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Email and Con Plan needs assessment. This agency works with at-risk youths to keep them in school and provide the necessary mentoring needed for them to successfully complete high school. The Township is focused on youth education, training and development of youths and includes activities in the con plan focused on the youth.

7	Agency/Group/Organization	THE CENTER FOR GREAT EXPECTATIONS
	Agency/Group/Organization Type	Services - Housing Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Email and con plan needs assessment. The provision of services and support to young teen mothers and women with children who need shelter while addressing personal issues and gaining stability for themselves and their children. Grant funds supplement private fund raising to address these needs. Additional grant fund allow them to assist more families in need. The Con Plan supports these services in the public services and public facilities
8	Agency/Group/Organization	HOMESHARING INC NJ
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Email and Con Plan needs assessment survey. This agency seeks to prevent homelessness by matching individuals in need of housing with homeowners looking to share their homes. This provides much needed housing to someone facing homelessness and help the homeowner maintain possession of their home. Homeless prevention services are included in this Con Plan under public services special needs.
9	Agency/Group/Organization	Hamilton Street Advisory Board
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Meeting with the Executive Director. This advisory board represents businesses that operate within the Hamilton Street Business District which is located in the East Franklin portion of the Township. There are approximately 120 businesses in this area the majority of them rank as small to micro business enterprises. The goals are to continue physical improvements in the business area which will improve safety, improve sidewalks, parking and general walk ability of the area to encourage more business activity. To encourage the development of mixed commercial residential building up to four stories to attract more young professionals to reside in the area. Especially along the portion of Hamilton Street that abuts New Brunswick, near Rutgers University. These are Township committed goals as well and have been included in the Master Plan update. The Con Plan looks to lend assistance with infrastructure improvements and economic development support as this area is located in the East Franklin portion of the Township.</p>
10	<p>Agency/Group/Organization</p>	<p>Franklin Township redevelopment Agency</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Other government - Local</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Economic Development</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Meeting with the Executive Director. The redevelopment agency is responsible for the implementation of the renaissance redevelopment Plan, this area is encompassed within the East Franklin portion of the Township in the CDBG low mod Census tract 533. The final portion of this redevelopment plan will include the construction of 183 units of rental housing which will include a mix of affordable and market rental units. The final phase of the development will include the construction of for sale housing. This will bring more affordable housing on line and is consistent with the Con Plan, it also improves the living conditions in this area as a whole bringing a mixture of incomes into the area.</p>
--	---	--

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

The Township consulted agencies that have the most impact on Franklin Township resident needs none were intentionally omitted.

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	To provide for services that aid in the prevention of homelessness by supporting non profit entities who provide services to assist in homeless prevention.
Franklin Township Affordable Housing Spending Plan	Franklin Township	The plan funds housing rehabilitation and new construction which helps to preserve the affordable housing stock in the Township. It also funds fair housing agency activities for the Township
FTWP-PHA Plan	Franklin Housing Authority	The plan preserves the affordable housing for extremely low and low income persons with its public housing and Section 8 housing choice vouchers.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Franklin Township Renaissance Redevelopment Plan	FTWP Redevelopment Agency	The plan increase the supply of affordable housing in the Township and provides opportunities for economic development by encouraging the development of mixed use commercial/residential development
Hamilton Street Market and Economic Strategy	Hamilton Street Advisory Board and FTWP	The plan serves as a strategic guide for improving economic development opportunities in the Township's Corporate Business District and the Hamilton Business District.
FTWP Master Plan	Franklin Township	The plan is the comprehensive guide for how the Township will manage the growth and development of the Township.
FTWP Flood Mitigation and All Hazards Plan	Franklin Township	The plan provides information on steps the Township has undertaken to mitigate flooding the Township in coordination with Somerset County and the surrounding communities. Issues which remain outstanding and recommendations on moving forward.
2020 NJ Scientific Report on Climate Change	NJ Dept of Environmental Protection	The study reports on the impact of climate change in the various sections of the State of New Jersey.
Fourth National Climate Assessment Volume II	United States	The study examines the impacts of climate change on low income people
Somerset County Human Services Priority Population	Somerset County	A needs assessment and service study for Somerset County children, youth and families, behavioral health issues, developmentally disabled, homeless, physically disabled and aging populations
Somerset County Comprehensive Plan	Somerset County	Plan for delivery of services for alcohol abuse and drug abuse for Somerset County
State of NJ Childhood Lead Exposure in NJ	State NJ	Compilation of annual lead testing for municipalities in NJ

Table 62– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Coordination and cooperation with other public entities and adjacent units of local governments concerning interests covered by this Consolidated Plan occur on an on- going basis. The Township maintained a variety of local committees to increase citizen participation in the ongoing planning, and community development efforts and to heighten citizen awareness of the importance of their input in their community. The Township regularly participates in Together North Jersey a regional planning group which focuses on housing and planning issues which have an impact for the region.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

The citizen participation process provides residents the opportunity to comment on the planned activities through public hearings at a minimum of twice per year at the beginning of the planning process and prior to the plan adoption. The Township also broadcasts its local public meetings live on cable access channels and posts community development block grant information on its website and in the local newspaper as well as ethnic newspapers for Latinos and Asian populations. This planning period brought unique challenges that limited the ability to conduct in person community meetings in local neighborhoods due to COVID-19, social distancing and building closures, the Township used virtual hearings.

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	Newspaper Ad	Minorities Non-English Speaking - Specify other language: posted on Latinos Nueva Jersey(Spanish) . Desi Talk-Gharjiti,Hindu Non-targeted/broad community	An advertisement notifying the public of the availability of applications for funding for 2020 was posted on the Township webpage and posted in the newspaper.	None.	None	

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	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish, Gharjaiti, and Hindu Non-targeted/broad community	A public hearing on May 12, 2020 on the Community Development Block grant Program and the Consolidated Plan Process for 2020-2024. Notice of meeting posted in local newspaper and on the Township webpage.	None Received.	None	
3	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish, Gharjaiti and Hindu Non-targeted/broad community	Public notices regarding virtual hearing on the Consolidated Plan and Action Plan were posted on the Township website.	.None received.	None	

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)
4	Consolidated Plan Needs Assessment Survey	Minorities Non-English Speaking - Specify other language: Spanish, Gharjaiti and Hindu Non-targeted/broad community	he Township posted a Consolidated Plan Needs Assessment Survey on the Township website to receive programmatic input.	Township received 20 survey responses from a combination of residents, business owners and non-profits serving the Township. These surveys along with input from Township staff and Council members were utilized to establish Township goals for this planning period.	None	
5	Public Hearing	Non-targeted/broad community	A final virtual public hearing on the 2020-2024 Consolidated Plan and Action Plan was held on June 23, 2020	None	None	

Table 63– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Consolidated Plan needs assessment is a view of the community wide needs for non housing community development in Franklin Township. The data utilized in this survey is from the American Cities Survey 2011-2015 and supplemental data from the Township of Franklin planning documents and Somerset County agency and State agency documents.

This data was supplemented with data from the Community Needs Assessment Survey and phone interviews and correspondence with individual agency organizations who service Franklin Township residents.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Township assists local non-profits providers in serving the needs of the frail elderly, severely disabled adults, homeless persons, youths, and other special needs and agencies whose facilities need assistance in serving the low and moderate income residents of Franklin.

How were these needs determined?

The Township received input from its Community needs assessments, local non-profits serving the community were notified of the Township's funding availability via email and through public advertising on both the Township website and area newspapers.

Describe the jurisdiction's need for Public Improvements:

The following public improvements are in planning or development stages:

- A Youth Center at 429 Lewis Street in the East Franklin section of the Township, our local CDBG target area. Installation of new sidewalks for the youth center with CDBG support.
- Street improvements throughout the Township annually.
- Addressing the gaps in the location of parks and facilities and the expansion of existing neighborhood parks. Areas to be addressed include mini parks in Wards 4 and 5 and in the Hamilton Street Business District.
- The addition of an outdoor family aquatic center and a community wellness and fitness center.
- The implementation of a Township wide trail system.
- The need for continuous sidewalk system in the Hamilton Street Business District and abutting neighborhoods to improve the walkability of the area.

How were these needs determined?

These needs were identified in the Township Master Plan update in 2016 and additional input from the various Township committees responsible for moving the plans forward including: Open Space Advisory Committee, Trail Advisory Committee, and Public Works Committee. Input also provided by Hamilton Street Business District Corporation and the Consolidated Plan Community Needs Assessment Survey.

Describe the jurisdiction's need for Public Services:

The Township of Franklin annually allocates the 15% of the CDBG grant allowed to support public service activities. The Township's need for public services is considerable and greatly exceeds the 15% allowed per the grant. There are many nonprofits in the area who offer services which directly benefits Township residents and requests always far exceed the amount of funding available. The priority needs were:

- Children and Youth services
- Senior services and programs
- Services and programs for Alcohol, drug abuse and mental health
- Services and programs for general health
- Services and programs the support fair housing and homeownership opportunities
- Services and programs that aid the homeless

How were these needs determined?

These needs were determined through our consolidated plan needs assessment survey which ranked the need for public services as a high priority. We also solicited input in the survey from local non-profits and current subgrantees regarding Township resident needs and various Township staff members.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Franklin Township is a community comprising 46 square miles located in the southeastern section of Somerset County, adjacent to Middlesex County. The township is extremely diverse in terms of land use, economy, population and character. It is simultaneously urban, and rural; historic and modern. It is characterized primarily by single family homes in defined neighborhoods. However, there are large tracts of agricultural and open space lands and employment centers.

The Township's location has contributed to its rich historical significance and early development. Located within a major transportation network which spurred its growth. The population trends since 2015 has shown that growth has somewhat slowed, though interest in living in the Township is still immense. Franklin once again was rated as one of the best places to live in America. The Township hopes to capture that interest and create a niche market for housing in the East Franklin section of the Township to spur growth and stability in that portion of the Township while also maintaining and preserving the existing housing stock in East Franklin and throughout the Township.

A full discussion of the housing market is included in the Somerset County submission.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The following data comprises a view of Franklin Township businesses, the labor force characteristics and economic conditions for businesses within the Township. This information is based on the 2011-2015 American Cities Data from the US Census.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	36	331	0	1	1
Arts, Entertainment, Accommodations	2,272	1,901	9	7	-2
Construction	742	1,012	3	4	1
Education and Health Care Services	5,298	4,032	21	14	-7
Finance, Insurance, and Real Estate	2,240	1,616	9	6	-3
Information	985	884	4	3	-1
Manufacturing	2,124	3,874	8	14	6
Other Services	957	600	4	2	-2
Professional, Scientific, Management Services	4,712	5,293	18	19	1
Public Administration	0	0	0	0	0
Retail Trade	3,011	2,235	12	8	-4
Transportation and Warehousing	1,146	977	4	3	-1
Wholesale Trade	2,012	5,276	8	19	11
Total	25,535	28,031	--	--	--

Table 64 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	35,283
Civilian Employed Population 16 years and over	33,105
Unemployment Rate	6.39
Unemployment Rate for Ages 16-24	23.34
Unemployment Rate for Ages 25-65	4.51

Table 65 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	11,552	
Farming, fisheries and forestry occupations	1,545	
Service	2,725	
Sales and office	7,400	
Construction, extraction, maintenance and repair	1,443	
Production, transportation and material moving	1,102	

Table 66 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,464	50%
30-59 Minutes	10,002	32%

Travel Time	Number	Percentage
60 or More Minutes	5,482	18%
Total	30,948	100%

Table 67 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,010	90	644
High school graduate (includes equivalency)	4,735	430	1,334
Some college or Associate's degree	6,550	445	1,245
Bachelor's degree or higher	16,425	670	2,849

Table 68 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	15	120	98	424	662
9th to 12th grade, no diploma	334	265	269	574	582
High school graduate, GED, or alternative	1,207	1,094	1,519	3,893	3,924
Some college, no degree	1,745	1,364	1,489	2,945	1,220
Associate's degree	489	450	584	1,415	363
Bachelor's degree	540	3,370	3,029	5,100	1,769
Graduate or professional degree	19	2,735	2,204	3,494	1,922

Table 69 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	329,339
High school graduate (includes equivalency)	373,896
Some college or Associate's degree	675,776
Bachelor's degree	1,012,065
Graduate or professional degree	1,154,232

Table 70 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The majority of Franklin residents are employed in management, professional and related occupations followed by sales and office occupations, and service occupations.

Describe the workforce and infrastructure needs of the business community:

A review of the available workforce in Franklin in accordance with ACS data above indicates that there are more workers available than jobs in the following sectors information, other services, retail trade and transportation and warehousing. The remaining sectors have more jobs than workers indicative of commuters entering Franklin Township for employment. The Township is easily accessible by Route 287 and Route 27 and Interstate 1. However, these areas do experience backups during peak commute times, this is a regional issue beyond local control and does not deter businesses from locating here.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Township announced major developments in warehousing for Franklin Township in late 2019 prior to the COVID-19 pandemic. The Township is centrally located between New York and Philadelphia and has available space in its industrial parks to accommodate more development. It has attracted Amazon to the area, the company is building 616,032 square foot facility which expected to bring in 1,000 jobs. In addition plans are underway by LG to build a 925,000 square foot facility and an unidentified firm is building a facility of 79,725 square feet the amount of new jobs to be determined. All projects are still in progress with a late 2020 opening anticipated for Amazon provided there are no further impacts from COVID-19. The businesses will be able to draw available workers from Franklin Township, Somerset County and surrounding areas. There are no substantial changes to infrastructure anticipated.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The majority of Franklin Township residents have a high school diploma and at least half have a bachelor's degree or higher. The need for technically skilled workers has outpaced the available workforce. Hence employers are forced to hire outside of Franklin and in the area of software related job skills import temporary employees into the area with H-1B visas to bolster the workforce.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Greater Raritan Workforce Investment Board (GRWIB) serves all of Somerset and Hunterdon County residents. The One Stop Career training Center, which is part of the GRWIB structure, provides services to individuals seeking career training, education or certificate programs. Participants are also offered assistance with job networking and workshops on interviews and resumes. Raritan Valley Community College also offers training in partnership with local business to create new career paths. During late 2020 or early 2021 the Township anticipates opening a new Youth Center in the East Franklin section of the Township. The center will contain special programs geared toward the youths of the Township. It is in the process of inviting service providers to open satellite service offices in the facility. The Somerset County Workforce Investment Board has expressed an interest in being a part of this new facility. One of the goals of the Township is to facilitate employment and training opportunities for area youths.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Township of Franklin is a participant in the Somerset County CEDS. The high priority goals of the CEDS are as follows:

- 1) marshaling business resources such as hiring incentives, job training programs, financial assistance programs, entrepreneurial resources, help for displaced workers and energy efficient improvement programs which can be leveraged to attract and retain businesses consistent with available resources in Somerset County.
- 2) the reuse of significant properties, and
- 3) reducing regulatory burdens

Discussion

The Township supported the CEDS goals but also recognized a need to development specific goals which would enhance the growth of businesses in Franklin Township. As a part of its regular review of the Master Plan zoning changes were made to both the Corporate Business District and the Hamilton Business Area. In addition, the Township commissioned a market and economic development study of its business areas to develop goals and objectives that would attract more businesses to the Township. The Hamilton Business area which is located in the East Franklin portion of the Township was expanded from Hawthorne Street abutting the New Brunswick boundary down to Franklin Boulevard encompassing the business located on both sides of Franklin Boulevard.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For purpose of this Consolidated Plan areas with multiple housing problems concentrated in census block groups that are greater than 51% low and moderate income have been identified utilizing the CHAS data, ACS data 2011-2015. Census tract 533 located in the East Franklin section of the Township 865 households or 56.72% have any of 4 housing problems. This area extends from Churchill Road to Brookline Ave between Hamilton Street and Somerset Street (Rt 27) along the New Brunswick border.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For purposes of this Consolidated Plan, an area of concentration of minority/ethnic residents is a Census tract in which the percentage of minority residents exceeds 50% or have a minority population that is 20% higher than the minority percentage of the Township as a whole. Township wide, 61% of the population is composed of racial and ethnic minorities-48.23% racial minorities (25.50% Black/African Americans,19.93% Asian/Pacific Islanders, Other 2.8% other races). and 12.92% Hispanic.

The areas with a concentration of racial/ethnic minorities are listed below.

Census Tract 533 Block Group 01

Census Tract 533 Block Group 02

Census Tract 532 Block Group 02

Census Tract 532 Block Group 04

What are the characteristics of the market in these areas/neighborhoods?

Census Tract 533 and 532 are located in the East Franklin section of the Township, this neighborhood is the oldest part of Franklin Township. It is comprised generally of single family homes, multi-family tax credit units and the Township's public housing which are embedded in a tax credit development.

Are there any community assets in these areas/neighborhoods?

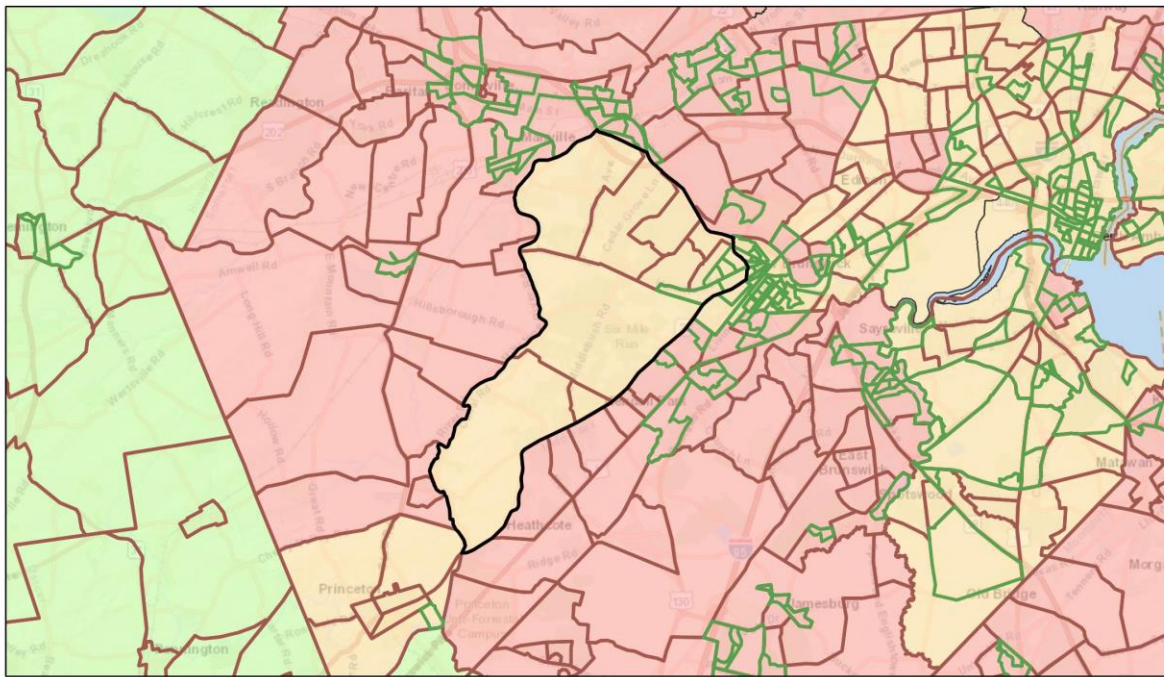
There are neighborhood schools in the area, two elementary schools and a middle school is located near the area. The Hamilton Street Business District is located in this area, the Township is in the process of building a Community Youth Center in the neighborhood which will house CDBG youth funded activities, an employment and training program, a local library branch, and other programs of neighborhood

interest. The occupant selection still in process. There are also three small shopping areas in the neighborhood in addition to the small businesses on Hamilton Street and along Somerset Street (Rt 27).

Are there other strategic opportunities in any of these areas?

This neighborhood is partially included in the Hamilton Street Business revitalization area and the Renaissance Redevelopment area. The Township is currently working on strategies to improve the business area and enhance the walk ability of the community. Additional security measures have been taken to improve safety in the area and private development in being encouraged in the business sector. A community policing unit has been located in the business area. Changes are already occurring in the area with recent construction of new mixed commercial residential development near the end of the business district adjacent to the New Brunswick border. There are also spaces for more potential commercial development in the area which would bring a small amount of jobs to the area. it remains to be seen how much COVID will impact plans to encourage development in this area.

Franklin TWP Low Mod Census Tracts - Consolidated Plan and Continuum of Care Planning Tool



July 21, 2020

Override 1	Census Tract	City
Low Mod Blockgroup	CDBG Grantee	Urban County
	State	

1:262,029
 0 1.75 3.5 7 mi
 0 2.75 5.5 11 km
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Low Mod Census Tracts-FTWP

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The Township of Franklin's broadband wiring and connections for households is fully available to all residents in all census tracts. Residents can choose from a variety of options as indicated on the FCC Fixed Broadband deployment report June 2019. Access is available through ADSL, cable, fiber, fixed wireless, or satellite.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The Township of Franklin has a contract agreement with Comcast and the State of New Jersey has an authorized agreement with Verizon which also services residents of Franklin Township. The contract agreement is not exclusive and does not prevent residents from contracting with any carrier of their choice who is able to provide the requested services. The Township has an internet connection rate of 90.9% according to the American Cities Survey 2018.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The New Jersey Scientific Report on Climate Change (6/2020) published by the New Jersey Department of Environmental Protection identified 3 areas which will impact Franklin Township.

The Township is located in a section of the state that is subject to increased ozone levels which affects air quality which leads to increased health problems such as more respiratory problems and increased heart and lung diseases. It is also likely that the Township will experience issues with water quality due to rising temperatures and increased demands on the water supply. Changing precipitation patterns will also have an affect on the Township as more intense rainstorms occur and the frequency of the storms increase. Currently, the Township already experiences problems with periodic flooding in certain portions of the Township including the following locations; Millstone River, Blackwell Mills Causeway, Raritan River, Six Mile Run, Delaware and Raritan Canal, Ten Mile Run, Nine Mile Run, Carter's Brook, Simonson Brook, Cedar Grove Brook, Selty's Brook and Randolph Brook. The Township's 100 year flood map is attached to this plan outlining the hazardous flood areas.

The Township has a posted Flood Mitigation Plan that was adopted in 2003 and it has also adopted the Somerset County Multi-Jurisdictional Multi-Hazard Plan in 2008 which was updated in 2014. The Township's plan was last updated in 2016.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

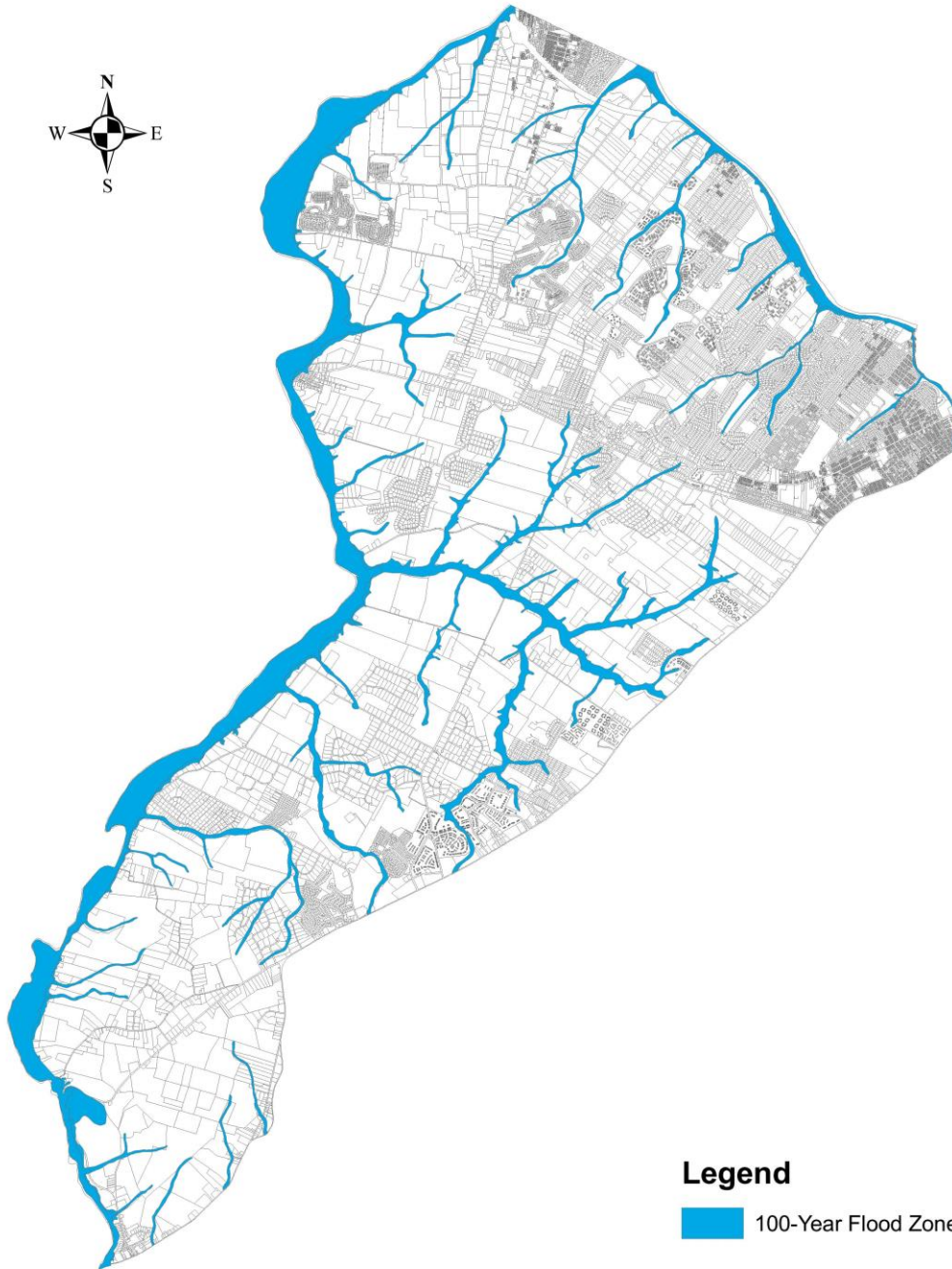
The Fourth National Climate Change Assessment Volume II: Impacts, Risks and Adaptation in the United States identified 3 areas where climate changes have particular impact on low income households. 1) low income households are at risk living in areas where they are exposed to cumulative multiple pollutants. (2) low income children have a higher risk of experiencing heat stroke than adults. (3) low income households are at more risk from physical and mental illness during flooding in overcrowded shelters.

Low residents reside throughout Franklin Township with the largest concentration in the East Franklin area of the Township in census tract 533 and 532. This area is not located in the 100 year flood plain area, however, this does not preclude homes with basements experiencing flooding during particularly intense rain events.

The Township has no specific plans in its multi hazard mitigation plan targeted to low income residents, rather the issue is directed toward the benefit of all Township residents. The proactive steps taken to reduce flooding issues include:

- 1) Obtaining conservation easements in flood prone areas to prevent future building.
- 2) Encouraging new developments to build stormwater detention facilities that infiltrate rainwater back into the ground. This helps to recharge the aquifers as a lot of residents have wells.
- 3) Incorporating green engineering into public works projects
- 4) Encouraging new developments to install underground utilities to prevent outages.
- 5) Working with Somerset County and adjacent municipalities on regional issues beyond its control and
- 5) Continuing to work on all of the above items and others incorporated into its multi-hazard mitigation plan which the Township has adopted.

Special Flood Hazard Areas in Franklin Township



Legend

 100-Year Flood Zone

100 Flood Map

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Township in accordance with federal regulations must develop a Consolidated Plan that describes the needs, resources, priorities and proposed activities to be undertaken with CDBG funds during the planning period of September 2020 through August 2024. The Township is also required to submit a 1 year Action Plan outlining the specific activities that will be funded for the first plan year 2020-2021 and is included with this submission. The Township's planning cycle coincides with Somerset County's program planning cycle. This document is a result of analysis of demographics of the Township and consultation with our stakeholders including residents and agencies that provide services to low and moderate income persons in the Township.

The Franklin Township Consolidated Plan is intended to serve as the strategy outlining how these funds will be applied to assist the Township's low and moderate income residents over the next five years. The Township will implement this Consolidated Plan utilizing the following principals in keeping with the Community Development Block Grant national objectives of providing decent housing, a suitable living environment and providing economic opportunities by:

- Providing strong public services. This includes a broad range of activities that provide for social, mental and physical well being of its residents;
- Providing decent affordable housing for low and moderate income homeowners, renters and special needs for the frail elderly, disabled, homeless and those in transitional housing;
- Providing funds for public facility improvements that increase access and improve services for the benefit of the low and moderate income residents;
- Funding non-housing community development projects including infrastructure improvements, street improvements, water and sewer, new sidewalks all to improve the safety and livability of neighborhoods;
- Expanding economic opportunities, including those that create jobs that are accessible to low and very-low income persons. This includes providing technical assistance and loan support to microenterprise businesses in the Hamilton Street Business District and East Franklin section of the Township.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 71 - Geographic Priority Areas

1	Area Name:	East Franklin
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The East Franklin portion of the Township extends from Brookline Street at the New Brunswick border to Churchill Ave between Franklin Boulevard and Rt. 27(Somerset Street).
	Include specific housing and commercial characteristics of this target area.	This neighborhood is comprised of single family homes, apartment complexes and a mixture of small neighborhood commercial spaces, local restaurants, and small shopping centers. The small remaining public housing units are in this area contained in a LITC property. There are other developments in the area that are a mix of LITC and market rate housing.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area is prioritized in the Township Master Plan and in the Economic and Marketing strategy for the Township to increase economic opportunities, increase tax rateables in the area by encouraging mixed residential and commercial development. There was full community input in these plans through the hearing processes for the Master Plan update and the development of the business strategy. This area also contains the Renaissance Redevelopment Area which is still in the final phases of completion. The plan will bring more new housing into the area which will be a mix of market, affordable and for sales housing.	

	Identify the needs in this target area.	<p>The area needs are as follows:</p> <ul style="list-style-type: none"> • rehabilitation of older single family homes in the area • increase availability of job opportunities for residents in this area • improve the safety and walkability of the area • increase new business and residential opportunities in the area
	What are the opportunities for improvement in this target area?	<p>The Township has developed a marketing and economic strategy to increase private investment in this area which is designed to encourage mixed commercial business and residential development. In addition this area also contains the Churchill Millstone Redevelopment area which is the remaining section of the Renaissance Redevelopment Plan. This area will include a mixed income housing development in Phase One and for sale housing in Phase 2 the intent is to uplift the economic conditions of the East Franklin area.</p>
	Are there barriers to improvement in this target area?	<p>The number of multiple owners in the Hamilton Street area some what restricts some business opportunities, but there are some spaces that provide for future opportunities.</p>
2	Area Name:	Township of Franklin
	Area Type:	Township wide
	Other Target Area Description:	Township wide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	

<p>Identify the neighborhood boundaries for this target area.</p>	<p>The Township is comprised of diverse communities that include low and moderate income residents disbursed through out its 46 square miles due to where housing has been built in the Township. It includes the following neighborhoods within its boundaries: Somerset, Clyde, Blackwell Mills, East Millstone, East Rocky Hill, Griggstown, Franklin Park, Middlebush, Pleasant Plains, Six Mile Run, Ten Mile Run, Voorhees, Weston and Zarepath.</p>
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>There are low and moderate income residents residing in most neighborhoods in the Township all of whom are eligible and in need of the limited amount of services that can be provided with our grant funds.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The need for services throughout the Township was expressed in the responses received in the Con Plan needs assessment survey and based on the Township's experience with resident needs from prior years Consolidated Plans.</p>
<p>Identify the needs in this target area.</p>	<p>The needs are similar to the balance of the Township a need for public services, housing rehabilitation help, especially with the early affordable housing units which have been occupied in the early Fair Share rounds. They are now exhibiting the need for renovations.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The Township's service providers are able to service all of our residents who qualify regardless of location arrangements are made for those in need of services at alternate locations when necessary if they are unable to reach the main offices of the providers.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Residents who reside outside of the East Franklin and Somerset portion of the Township have to travel for services to these areas of the Township, for the residents in the southern most portion of the Township better access to transportation and services would assist the low and moderate income residents in these areas. Unfortunately, this is a need that exceed the funding available from CDBG and requires further work by the Township with local and regional entities to bring better services to the area. A car is necessary residing in this portion of the Township.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The allocation of the block grant funds are subject annual review by Township residents through citizen participation, local community meeting with residents of public and assisted housing, and meetings with local agencies who provide services to our low and moderate income residents. The advent of COVID-19 restricted in person meetings, all communication was conducted in virtual meeting settings.

The Township's overall goals and strategies for meeting the needs of the Township are also considered in the form of the Affordable Housing Plan, Capital Improvement Plan, the Renaissance Redevelopment Plan, The Hamilton Street Business District Economic Strategy and any other Township wide plan which could impact the low and moderate income residents of the Township.

The public service projects are allocated for services to all low and moderate income residents of Franklin township-wide as they reside in nearly all neighborhoods comprising the Township.

The public facility projects are targeted first to benefits residents in CDBG eligible census tracts and then to the balance of the Township where other low and moderate Township residents reside.

The Township has identified the low and moderate income tracts where at least 51% of the low and moderate income residents reside and have included a map outlining the boundary areas. The Township also qualifies as an exception community which permits the use of uncapped income for certain activities. The Township will apply the uncapped limits when determining the low mod area benefit for its street improvements.

The Township Housing Rehabilitation program is available city-wide for all low and moderate income residents as there is a need for assistance throughout the Township especially for low and moderate income elderly residents.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 72 – Priority Needs Summary

1	Priority Need Name	Non housing community development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	East Franklin Township wide
	Associated Goals	NH-Community Development-NCHD-1 Public Services NH-Community Development-NCHD-2 Public Facilities NH-Community Development-NCHD-3 Infrastructure NH-Community Development-NCHD-4 Job training NH-Community Development-NCHD-5-Microenterprises
	Description	Providing funding for: 1) public facility improvements that increase access and improve services for the benefit of low and moderate income residents 2) people with disabilities, and other special needs populations. The provision of non housing services to low and moderate income residents inclusive of all activities that provide a benefit that improves the well being and sustainability of their living environment.
	Basis for Relative Priority	Priority result of con plan needs assessment survey results.

2	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	East Franklin Township wide
	Associated Goals	AH-1 Affordable Existing Homeowner Rehabilitations AH-2 Rental Housing Rehabilitation-Frail Elderly AH-3 Rental Rehabilitation- Housing for Disabled AH-4- Administration-Rehabilitation
	Description	This priority includes the rehabilitation of extremely low, low and moderate income single family homeowner units. The rehabilitation of existing rental units that house the frail elderly and that serve the special housing needs for the disabled and other special needs households.
	Basis for Relative Priority	The Consolidated Plan Needs Assessment Survey along with input from Township staff and leaders.
3	Priority Need Name	Homeless Prevention
	Priority Level	Low
	Population	Extremely Low Low Moderate Individuals Elderly

	Geographic Areas Affected	Township wide
	Associated Goals	HP- Homeless Prevention
	Description	Assisting local social service agencies in the prevention of homelessness.
	Basis for Relative Priority	The needs assessment survey conducted for the plan indicated a need for more services, funding for this activity is limited and services for families are provided by Somerset County due to budget limitations of the Township.
4	Priority Need Name	Program Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	East Franklin Township wide
	Associated Goals	PA-1 Program Administration
	Description	The administration of the community development block grant fund to obtain maximum benefit of funds for low and moderate income residents of franklin.
	Basis for Relative Priority	Administration of the program to direct funding consistently to much needed programs.

Narrative (Optional)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Township will receive an allocation of 273,571.00 for program year 2020. The Township does not anticipate the receipt of any program income during the grant year.

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	273,571	0	0	273,571	1,094,284	This budget assumes that federal funding level for CDBG remains constant during the grant funding cycle should reductions in spending occur it will reduce the amount of funds expended.

Table 73 - Anticipated Resources

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

The Township anticipates utilizing its Affordable Housing Trust fund to assist the CDBG program with the rehabilitation of low and moderate income homeowner occupied units. The township does not require matching funds in order to receive CDBG funds, all grantees have other

sources of funding to carry out their respective missions as CDBG dollars are programmatically limited. These sources are often in the form of private donations from fund raising and other state or local grant sources.

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

The Township does not anticipate acquiring any property in order to fulfill the goals of its Consolidated Plan. It does assist Habitat for Humanity in building affordable for sale housing from time to time utilizing property in its inventory.

Discussion

The Township will use the funds to address housing needs, public services, public facilities, public improvements, economic development and administrative expenses for the program. A report on these accomplishments is provided in the Annual Performance and Evaluation Report or (CAPER).

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
FRANKLIN TOWNSHIP	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Franklin Township redevelopment Agency	Redevelopment authority	Planning	Jurisdiction
Franklin Township Foodbank	Subrecipient	public services	Jurisdiction
THE CENTER FOR GREAT EXPECTATIONS	Subrecipient	Homelessness public services	Jurisdiction
The ARC of Somerset County, Inc	Continuum of care	Rental	Jurisdiction
Alternatives Inc	Subrecipient	Non-homeless special needs Rental	Jurisdiction
HOMESHARING INC NJ	Non-profit organizations	Homelessness public services	Jurisdiction
The Lena and David T. Wilentz Senior Residence	Non-profit organizations	Rental	Jurisdiction
SOMERSET COUNTY	Government	Homelessness Non-homeless special needs Planning	Jurisdiction
Middle Earth	Non-profit organizations	public services	Jurisdiction

**Table 74 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

The Township of Franklin provides funding to assist organizations who serve Franklin Township's low and moderate income residents. All are working at capacity to deliver much needed services with the resources available. The funding levels for services from various public and private sources continue to dwindle making coordination of services a necessity. The Somerset County Continuum of Care is one avenue through which communication with other service providers can assist in coordination. The Township has limited staff capacity available to provide additional coordination. The Township most recently further consolidated the social services function by transferring responsibility for the case management of its remaining component of welfare services over to Somerset County. They now administer all welfare cases for individuals and families in Franklin Township.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 75 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Services are available through our sub recipients, referrals are made to other county and state agencies for services. Some HIV services are not located in Somerset County at all, those services are in Middlesex County, New Brunswick, Essex County or Morris County which require transportation for access.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The largest amount of people requiring assistance in Franklin Township are those who are in the process of applying for disability assistance. The wait time for approval can be extraordinarily long and complicated requiring repeated applications. Another area where there are gaps in the structure is in meeting the needs of residents who are released from mental institutions without a secure place to live. This is a problem beyond the local level that requires a coordinated solution. of all agencies responsible for serving the mentally ill.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The most effective strategy in maximizing resources is communication and coordination. The Township will encourage the service providers to continue their participation in the Continuum of Care to assist in service coordination and resource management where appropriate.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH-1 Affordable Existing Homeowner Rehabilitations	2020	2024	Affordable Housing	East Franklin Township of Franklin	Affordable Housing	CDBG: \$159,510	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	AH-2 Rental Housing Rehabilitation-Frail Elderly	2020	2024	Affordable Housing	Township of Franklin	Affordable Housing	CDBG: \$120,500	Rental units rehabilitated: 40 Household Housing Unit
3	AH-3 Rental Rehabilitation- Housing for Disabled	2020	2024	Affordable Housing	Township of Franklin	Affordable Housing	CDBG: \$72,500	Rental units rehabilitated: 5 Household Housing Unit
4	HP- Homeless Prevention	2020	2025	Homeless	East Franklin Township of Franklin	Homeless Prevention	CDBG: \$25,000	Homelessness Prevention: 800 Persons Assisted
5	NH-Community Development-NCHD-1 Public Services	2020	2025	Non-Homeless Special Needs	East Franklin Township of Franklin	Non housing community development	CDBG: \$180,175	Public service activities other than Low/Moderate Income Housing Benefit: 2590 Persons Assisted
6	NH-Community Development-NCHD-2 Public Facilities	2020	2024	Non-Housing Community Development	East Franklin Township of Franklin	Non housing community development	CDBG: \$468,100	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1689 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	NH-Community Development-NCHD-3 Infrastructure	2020	2024	Non-Housing Community Development	East Franklin	Non housing community development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
8	NH-Community Development-NCHD-4 Job training	2020	2024	Non-Housing Community Development	East Franklin Township of Franklin	Non housing community development	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
9	NH-Community Development-NCHD-5-Microenterprises	2020	2024	Non-Housing Community Development	East Franklin	Non housing community development	CDBG: \$0	Businesses assisted: 0 Businesses Assisted
10	AH-4- Administration-Rehabilitation	2020	2024	Rehab Administration	East Franklin Township of Franklin	Affordable Housing	CDBG: \$68,500	Other: 0 Other
11	PA-1 Program Administration	2020	2024	Program administration	East Franklin Township of Franklin	Program Administration	CDBG: \$273,570	Other: 0 Other

Table 76 – Goals Summary

Goal Descriptions

1	Goal Name	AH-1 Affordable Existing Homeowner Rehabilitations
	Goal Description	The Township will assist extremely low, low and moderate income homeowners maintain their homes with minor and major rehabilitation work.
2	Goal Name	AH-2 Rental Housing Rehabilitation-Frail Elderly
	Goal Description	The rehabilitation of frail elderly low income housing in Franklin Township.
3	Goal Name	AH-3 Rental Rehabilitation- Housing for Disabled
	Goal Description	Rehabilitation of housing for the disabled throughout Franklin Township.
4	Goal Name	HP- Homeless Prevention
	Goal Description	Provision of funding to non-profit agencies to assist in the prevention of homelessness for individuals
5	Goal Name	NH-Community Development-NCHD-1 Public Services
	Goal Description	The provision of funding for non housing community development in the area of public services including all activities that assist in improving the quality of life for low and moderate income residents of Franklin Township, including but not exclusive to child care services, youth services, health services, senior services.
6	Goal Name	NH-Community Development-NCHD-2 Public Facilities
	Goal Description	The provision of funding for public facilities projects that are of benefit to Franklin Township low and moderate income residents which include physical improvements.
7	Goal Name	NH-Community Development-NCHD-3 Infrastructure
	Goal Description	This goal is included but not funded, there is a need to do more streetscape improvements and sidewalks in the East Franklin area in support of improving economic conditions in this corridor, it may be funding later in the planning cycle depending on market conditions.

8	Goal Name	NH-Community Development-NCHD-4 Job training
	Goal Description	Job training is added as a plan goal but, not funded at this time. There is a need to increase economic opportunities for low and moderate income residents of Franklin, especially the East Franklin area, however additional funding partners are needed, as this requires more assets than available from CDBG.
9	Goal Name	NH-Community Development-NCHD-5-Microenterprises
	Goal Description	This goal is included but not funded at this time because the Township recognizes that there will likely be a need to assist business development in the East Franklin area of the Township when the after effects of COVID-19 can be accessed. It will also require more funding than is available and assistance from other public and private entities.
10	Goal Name	AH-4- Administration-Rehabilitation
	Goal Description	Program administration for the rehabilitation of 4 single family housing units of low and moderate income housing, this includes testing,work write ups, prep of specifications, monitoring of contractors, inspections, and processing of all paperwork for program.
11	Goal Name	PA-1 Program Administration
	Goal Description	Program administration for community development block grant program.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

20 homeowner housing units rehabilitated

40 existing rental housing rehabilitations for frail elderly

5 existing rental housing rehabilitations for special needs

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Township of Franklin contracts with Somerset County Department of Health to administer all health related issues in the Township. The County does annual lead screening of school age children in Franklin. The County conducts follow up investigations of the affected children and households. According to the 2018 report 957 tests conducted and 10 cases that required follow up. None of the cases involved lead based paint, the issues involved food, toys or medication. However, should an investigation require lead based paint abatement the County staff is responsible for developing the specifications and overseeing the work necessary to alleviate the problem. The Township has added new housing to its inventory during its high growth period and continues to add a small amount of new units annually. Roughly 62% of its housing was built after 1979 and is therefore unlikely to contain lead paint.

How are the actions listed above integrated into housing policies and procedures?

The actions above are not intergrated into our policies for lead based paint rather, the Township has defined ints Housing rehabilitation Guidebook and its contracting procedures with homeowners the procedures to be followed with regards to the testing and abatement of lead based paint should it be necessary to abate a lead paint problem in a housing rehabilitation unit. All contractors participating in the Township program are required to have lead based paint certification and have to be registered per New Jersey requirements. All homes that are rehabbed are tested for lead based paint as a prerequisite for any work being done where lead paint may be disturbed.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Township has limited resources and relies on the local non profits who receive funding from the Township to provide services to these families. All adult residents in need of employment training and development are referred to Somerset County for these services. The Township uses the block grant funds to assist in elevating the youth of Franklin which includes programs that mentor and encourage youth personal development, leadership skills and in preparing for the future. More than half of the 5.8% or 3,726 persons under the poverty level are children under the age of 17. In order reduce instances where lack of food sustenance is an issue the Township also provides public service funds to the Township Foodbank to assist in that area.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Township supports affordable decent housing for its residents, CDBG funds and Affordable Housing Trust funds which the Township has set aside are utilized to rehabilitate single family homes for low and moderate income residents. The fund also provides downpayment assistance for low and moderate income residents through the Central Jersey Housing Resource Center, the Township's affordable housing agent. In addition other local non profits apply annually for funding that provide services that are needed by Township

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Township begins program compliance in the applicant process. It requires that each applicant provide documentation that they are in compliance with federal audit procedures, have DUNS numbers and have filed their IRS 990 forms. They must also submit a copy of their most recent audit for review. These documents are reviewed with the Township Financial Oversight Committee prior to any grant award.

The Township also requires that prior to any drawdown of funds the subrecipient must execute a written contract for formal approval by Township Council and execution by the Mayor. Technical assistance is provided to subrecipients through contract execution, budget revisions, procurement and amendments.

The drawdown requests must also include a quarterly report which contains data regarding the number of persons served during the reporting period. This allows the Township to determine if the subrecipient is going to be timely in meeting the goals as outlined in the contract.

The Township goes out on site visits annually on a rotating basis of all subrecipients varied with distance monitoring and more frequently if quarterly reports indicate there are performance issues.

The Township advertises regularly for minority contractors for its Housing Rehabilitation Program. It uses a competitive public bid process to award contracts.

Expected Resources

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

Introduction

The Township will receive an allocation of 273,571.00 for program year 2020. The Township does not anticipate the receipt of any program income during the grant year.

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	273,571	0	0	273,571	1,094,284	This budget assumes that federal funding level for CDBG remains constant during the grant funding cycle should reductions in spending occur it will reduce the amount of funds expended.

Table 77 - 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

The Township anticipates utilizing its Affordable Housing Trust fund to assist the CDBG program with the rehabilitation of low and moderate income homeowner occupied units. The township does not require matching funds in order to receive CDBG funds, all grantees have other sources of funding to carry out their respective missions as CDBG dollars are programmatically limited. These sources are often in the form of private donations from fund raising and other state or local grant sources.

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

The Township does not anticipate acquiring any property in order to fulfill the goals of its Consolidated Plan. It does assist Habitat for Humanity in building affordable for sale housing from time to time utilizing property in its inventory.

Discussion

The Township will use the funds to address housing needs, public services, public facilities, public improvements, economic development and administrative expenses for the program. A report on these accomplishments is provided in the Annual Performance and Evaluation Report or (CAPER).

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	AH-1 Affordable Existing Homeowner Rehabilitations	2020	2024	Affordable Housing	East Franklin Township of Franklin	Affordable Housing	CDBG: \$31,902	Homeowner Housing Rehabilitated: 4 Household Housing Unit
2	AH-2 Rental Housing Rehabilitation-Frail Elderly	2020	2024	Affordable Housing	Township of Franklin	Affordable Housing	CDBG: \$24,100	Rental units rehabilitated: 8 Household Housing Unit
3	AH-3 Rental Rehabilitation-Housing for Disabled	2020	2024	Affordable Housing	Township of Franklin	Affordable Housing	CDBG: \$14,500	Rental units rehabilitated: 1 Household Housing Unit
4	HP- Homeless Prevention	2020	2025	Homeless	East Franklin Township of Franklin	Homeless Prevention	CDBG: \$5,000	Homelessness Prevention: 140 Persons Assisted
5	NH-Community Development-NCHD-1 Public Services	2020	2025	Non-Homeless Special Needs	East Franklin Township of Franklin	Non housing community development	CDBG: \$36,035	Public service activities other than Low/Moderate Income Housing Benefit: 445 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	NH-Community Development-NCHD-2 Public Facilities	2020	2024	Non-Housing Community Development	East Franklin Township of Franklin	Non housing community development	CDBG: \$93,620	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1689 Persons Assisted
7	AH-4- Administration-Rehabilitation	2020	2024	Rehab Administration	East Franklin Township of Franklin	Program Administration	CDBG: \$13,700	Other: 0 Other
8	PA-1 Program Administration	2020	2024	Program administration	East Franklin Township of Franklin	Program Administration	CDBG: \$54,714	Other: 0 Other

Table 78 – Goals Summary

Goal Descriptions

1	Goal Name	AH-1 Affordable Existing Homeowner Rehabilitations
	Goal Description	
2	Goal Name	AH-2 Rental Housing Rehabilitation-Frail Elderly
	Goal Description	
3	Goal Name	AH-3 Rental Rehabilitation- Housing for Disabled
	Goal Description	

4	Goal Name	HP- Homeless Prevention
	Goal Description	
5	Goal Name	NH-Community Development-NCHD-1 Public Services
	Goal Description	
6	Goal Name	NH-Community Development-NCHD-2 Public Facilities
	Goal Description	
7	Goal Name	AH-4- Administration-Rehabilitation
	Goal Description	
8	Goal Name	PA-1 Program Administration
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The CDBG funding allocation for 2020 will be utilized to fund the following activities: housing rehabilitation for single family low and moderate income homeowners, housing rehabilitation for the frail elderly and disabled, housing services the increase opportunities for homeownership, child care services, homeless prevention, youth programs and a community farm program. The public facilities improvements will include parking improvements and security fencing for a transitional housing program, ADA improvements for a foodbank, security lighting upgrades for a cancer support and parking improvements for a senior neighborhood center.

#	Project Name
1	AH-1 Affordable Existing Housing Rehabilitation
2	AH-2 Rental Housing Rehabilitation
3	AH-3 Rental Housing Rehabilitation- Housing for Disabled
4	HP-Homeless Prevention
5	Center for Great Expectations-Child Care
6	Boys Council/Girls Circle
7	Middle Earth
8	Central Jersey Housing Resource Center
9	Foodbank Community Garden
11	Sister2Sister
12	Greater Somerset County YMCA
13	Sister2Sister-Interior Lighting and signage
14	Franklin Township Foodbank- ADA Bathroom
15	Somerset Community Action Program
16	Center for Great Expectations-ADA Compliant Parking lot
17	Center for Great Expectations-Playground Improvements
18	Senior Citizens Club of Franklin Township
19	Rehab Housing Administration
20	Program Administration

Table 79 – Project Information

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

The funding allocations are based upon the strategic goal priorities included in the strategic plan which strives to meet the needs of the extremely low, low and moderate income residents of Franklin Township.

The needs are far greater than the amount of funds received especially in the area of public service. The Township is constantly in search of supplemental funds to meet these needs, however, resources are

scarce.

AP-38 Project Summary

Project Summary Information

1	Project Name	AH-1 Affordable Existing Housing Rehabilitation
	Target Area	East Franklin Township of Franklin
	Goals Supported	AH-1 Affordable Existing Homeowner Rehabilitations
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$31,902
	Description	Rehabilitation of extremely low, low and moderate income single family homeowner units
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	4 housing units
	Location Description	
	Planned Activities	Housing rehabilitation
2	Project Name	AH-2 Rental Housing Rehabilitation
	Target Area	Township of Franklin
	Goals Supported	AH-2 Rental Housing Rehabilitation-Frail Elderly
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$24,100
	Description	Complete kitchen rehabilitation and installation of down-flush toilets

	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	8 families
	Location Description	360 Demott Lane Somerset NJ
	Planned Activities	Complete kitchen rehabilitation and new down-flush toilets
3	Project Name	AH-3 Rental Housing Rehabilitation- Housing for Disabled
	Target Area	Township of Franklin
	Goals Supported	AH-3 Rental Rehabilitation- Housing for Disabled
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$14,500
	Description	Installation of permanent gas fired generator to maintain the utilities in this unit due to frequent outages. This would assist the persons to remain in their own homes instead of having to temporarily relocate.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	4
	Location Description	37 Johnson Road Somerset NJ
	Planned Activities	Installation of gas fired generator.
4	Project Name	HP-Homeless Prevention
	Target Area	East Franklin Township of Franklin
	Goals Supported	HP- Homeless Prevention

	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$5,000
	Description	
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	140
	Location Description	120 Finderne Ave Bridgewater NJ
	Planned Activities	Home matching service for individuals seeking housing and homeowners with rooms to rent.
5	Project Name	Center for Great Expectations-Child Care
	Target Area	East Franklin Township of Franklin
	Goals Supported	NH-Community Development-NCHD-1 Public Services
	Needs Addressed	Non housing community development
	Funding	CDBG: \$5,318
	Description	Child care services for a transitional housing facility that serves teen mothers and women with addictions who reside in the facility with their children.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	24
	Location Description	19B Dellwood Ave Somerset NJ
	Planned Activities	Child care services

6	Project Name	Boys Council/Girls Circle
	Target Area	East Franklin
	Goals Supported	NH-Community Development-NCHD-1 Public Services
	Needs Addressed	Non housing community development
	Funding	CDBG: \$2,500
	Description	An afterschool mentoring program for middle school aged youths.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	130
	Location Description	429 Lewis Street
	Planned Activities	A mentoring program for middle school aged youths.
7	Project Name	Middle Earth
	Target Area	East Franklin Township of Franklin
	Goals Supported	NH-Community Development-NCHD-1 Public Services
	Needs Addressed	Non housing community development
	Funding	CDBG: \$7,889
	Description	This program provides services including mentoring, homework assistance, employment readiness and assistance with social problems.
	Target Date	8/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	40
	Location Description	429 Lewis Street Somerset NJ
	Planned Activities	Youth mentoring services, homework assistance , employment readiness ans social adjustment.
8	Project Name	Central Jersey Housing Resource Center
	Target Area	East Franklin Township of Franklin
	Goals Supported	NH-Community Development-NCHD-1 Public Services
	Needs Addressed	Non housing community development
	Funding	CDBG: \$7,914
	Description	Providing services to low and moderate income residents who are seeking to become homeowners, credit counseling, financial literacy, rental delinquencies and fair housing issues.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	149
	Location Description	92 East Main Street Somerville NJ
	Planned Activities	Housing services including prepurchase housing , rental delinquencies, credit counseling, and financial literacy.
9	Project Name	Foodbank Community Garden
	Target Area	East Franklin Township of Franklin

	Goals Supported	NH-Community Development-NCHD-1 Public Services
	Needs Addressed	Non housing community development
	Funding	CDBG: \$1,500
	Description	Provides fresh produce during the growing season to supplement the diets of families in need of food assistance.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	60
	Location Description	224 Churchill Ave Somerset NJ
	Planned Activities	Community garden.
10	Project Name	Sister2Sister
	Target Area	East Franklin Township of Franklin
	Goals Supported	NH-Community Development-NCHD-1 Public Services
	Needs Addressed	Non housing community development
	Funding	CDBG: \$4,000
	Description	Staff cost for part time social worker/office manager, to address the support issues for recovering victims of breast cancer, lwo and moderate incoem
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	31
	Location Description	1201 Hamilton Street Somerset NJ

	Planned Activities	Support services
11	Project Name	Greater Somerset County YMCA
	Target Area	East Franklin Township of Franklin
	Goals Supported	NH-Community Development-NCHD-1 Public Services
	Needs Addressed	Non housing community development
	Funding	CDBG: \$6,914
	Description	A water safety program for grades K-5 in the Title 1 schools Pine Grove and Hillcrest.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	84
	Location Description	140 Mt Airy Road Basking Ridge NJ
	Planned Activities	Swimming safety program for K-5 school age children
12	Project Name	Sister2Sister-Interior Lighting and signage
	Target Area	Township of Franklin
	Goals Supported	NH-Community Development-NCHD-2 Public Facilities
	Needs Addressed	Non housing community development
	Funding	CDBG: \$9,300
	Description	Installation of interior lighting upgrade and new signage for a facility that serves low and moderate income persons who have breast cancer.
	Target Date	8/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	31
	Location Description	1201 Hamilton Street Somerset NJ
	Planned Activities	Interior lighting and signage.
13	Project Name	Franklin Township Foodbank- ADA Bathroom
	Target Area	East Franklin Township of Franklin
	Goals Supported	NH-Community Development-NCHD-2 Public Facilities
	Needs Addressed	Non housing community development
	Funding	CDBG: \$15,000
	Description	Installation of a ADA public bathroom for users of foodbank and installation of a utility closet with wash sink.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	150
	Location Description	224 Churchill Ave Somerset NJ
	Planned Activities	ADA Bathroom
14	Project Name	Somerset Community Action Program
	Target Area	Township of Franklin
	Goals Supported	NH-Community Development-NCHD-2 Public Facilities
	Needs Addressed	Non housing community development

	Funding	CDBG: \$30,000
	Description	Facility improvements to convert space for office use and to expand use of facility for more community activities
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	44
	Location Description	155 Pierce St Somerset NJ
	Planned Activities	Office conversion and facility expansion
15	Project Name	Center for Great Expectations-ADA Compliant Parking lot
	Target Area	Township of Franklin
	Goals Supported	NH-Community Development-NCHD-2 Public Facilities
	Needs Addressed	Non housing community development
	Funding	CDBG: \$8,271
	Description	Installation of new surfaces marking and ADA compliant parking.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Installation of new ADA compliant parking lot
	Location Description	55 Fuller Street Somerset NJ
	Planned Activities	Installation of a new parking lot.
16	Project Name	Center for Great Expectations-Playground Improvements
	Target Area	Township of Franklin

	Goals Supported	NH-Community Development-NCHD-2 Public Facilities
	Needs Addressed	Non housing community development
	Funding	CDBG: \$6,049
	Description	Playground improvements, installation of security fencing for children's playground and replenishing of landscaping
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	84
	Location Description	19 B Dellwood Lane Somerset NJ
	Planned Activities	Playground improvements installation of security fencing and replenishment of landscaping.
17	Project Name	Senior Citizens Club of Franklin Township
	Target Area	East Franklin
	Goals Supported	NH-Community Development-NCHD-2 Public Facilities
	Needs Addressed	Non housing community development
	Funding	CDBG: \$25,000
	Description	Installation of new parking surface for a senior community center.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1505
	Location Description	Installation of new parking lot.
	Planned Activities	Parking lot resurfacing for a senior community center.

18	Project Name	Rebab Housing Administration
	Target Area	East Franklin Township of Franklin
	Goals Supported	AH-4- Administration-Rehabilitation
	Needs Addressed	Program Administration
	Funding	CDBG: \$13,700
	Description	Services for housing rehabilitation program administration, lead testing, radon testing and other associated costs.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	475 Demott Lane Somerset NJ
	Planned Activities	Single family extremely low, low and moderate rehabilitation
19	Project Name	Program Administration
	Target Area	East Franklin Township of Franklin
	Goals Supported	PA-1 Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$54,714
	Description	Administrative expenses for CDBG program
	Target Date	8/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	475 Demott Lane Somerset NJ
	Planned Activities	Program administration CDBG

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 Township of Franklin has allocated its funding to best meet the needs of its low and moderate income residents who reside in the East Franklin area comprised of Census Tracts 533 and 532 which extends from Churchill Ave to Home Street between Route 27 and Franklin Boulevard and the balance of the Township.

Geographic Distribution

Target Area	Percentage of Funds
East Franklin	48
Township of Franklin	52

Table 80 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Township works diligently to meet the needs of all of its low and moderate income residents who live throughout the Township. The funds are distributed to be mindful of all residents needs.

Discussion

It is in the best interest of the Township to assist as many of its residents as possible with the limited funds available. There are other areas of the Township where income eligible populations reside, therefore, activities are open to all low and moderate income residents in the Township.

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

Introduction

This section of the plan specifies other actions that will be undertaken by the Township of Franklin to meet the needs of its low and moderate income residents during the action plan year.

Actions planned to address obstacles to meeting underserved needs

The Township will continue to work with the Somerset County Continuum of Care on behalf of Franklin Township residents as needed. The Township is committed to providing decent housing and suitable living conditions to its residents and will work together with the County and its local non-profits to achieve these goals.

Actions planned to foster and maintain affordable housing

The Township actively supports affordable housing development in Franklin Township utilizing the combine financial support of its Affordable Housing Trust Fund and CDBG to maximum benefit of its low and moderate income residents. In supporting new housing development, this plan year the Township has committed affordable housing trust funds to reserve 22 units of extremely low income housing in a mixed income development named Somerset Square, this project currently under construction will include 83 tax credit affordable units as well. The Township will also continue to fund from its affordable housing trust fund downpayment assistance and closing costs to promote homeownership opportunities for low and moderate income residents. The Township will continue its housing rehabilitation and assist the Wilentz Senior Residence and Alternatives Inc with their special needs rental rehabilitations. The Central Jersey Housing Resource Center will offer periodic workshops in Franklin Township to encourage low and moderate income residents prepare for homeownership.

Actions planned to reduce lead-based paint hazards

The Township will perform lead based paint testing on units when repairs involve work that will disturb paint or require painting. The Township includes information regarding lead based paint as a part of its contracts documents and distributes lead based paint information to rehab program participants.

Actions planned to reduce the number of poverty-level families

The Township coordinates with the Somerset County Continuum of Care and with State of New Jersey to combat issues of poverty level families. In addition, the Township has funded in this Action Plan the Franklin Township Foodbank in two activities which are dedicated to its mission of hunger prevention in Franklin Township. The Foodbank's Community Garden project.

Actions planned to develop institutional structure

The organizations that we are funding are working at the maximum capacity within their limited budgets, all could do much more if funding opportunities were available. We will continue to maintain an open dialogue with our service providers.

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

The Township of Franklin will continue to work the County of Somerset, the Franklin Township Housing Authority and its service providers to serve its low and moderate income residents. In addition, the Township also participates in Together North Jersey, a regional planning agency seeking to address housing needs and related issues on a regional basis.

Discussion

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%

Discussion

Appendix - Alternate/Local Data Sources

1	Data Source Name FTWP Affordable Housing Spending Plan
	List the name of the organization or individual who originated the data set. Township of Franklin Department of Planning and Zoning
	Provide a brief summary of the data set. This document contains the most recently amended spending plan for the Township of Franklin's affordable Housing Trust Fund. As approved by the Township Council it documents the Township's efforts to provide affordable housing to Franklin Township residents.
	What was the purpose for developing this data set? This contains information on the leveraging of funds in the Township to provide affordable housing opportunities in support of the Consolidated Plan activities.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This dat is specific to Franklin Township Somerset County NJ
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? July 2012
	What is the status of the data set (complete, in progress, or planned)? In progress
	2
Data Source Name Township Of Franklin Master Plan	
List the name of the organization or individual who originated the data set. Township of Franklin Department of Planning and Zoning as prepared and amended through 2014.	
Provide a brief summary of the data set. The document contains the Township's plan for regulating growth and development in the Township of Franklin.	
What was the purpose for developing this data set? This document contains information regarding Township priority needs.	
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This information is specfic to Franklin Township Somerset County NJ.	

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2006 through 2014.</p> <p>What is the status of the data set (complete, in progress, or planned)? In progress, this document is reviewed and revised as needed. The Township is preparing to undertake the development of a new master plan in the near future.</p>
3	<p>Data Source Name FTWP Fair Share Affordable Housing 2018</p>
	<p>List the name of the organization or individual who originated the data set. Franklin Township Department of Planning</p>
	<p>Provide a brief summary of the data set. Contains updated list of all fair share housing in FTWP and updated spending plan</p>
	<p>What was the purpose for developing this data set? To verify the Franklin Township provides its fair share of affordable housing.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Franklin Township</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? up to April 2018</p>
	<p>What is the status of the data set (complete, in progress, or planned)? in progress</p>