

Executive Summary

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

1. Introduction

On behalf of the Somerset County Board of County Commissioners and the Department of Human Services, the Community Development Office is pleased to present the 2021 Action Plan, which details the proposed uses of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds in Somerset County. The plan also highlights the County's collective effort to improve the quality of life for residents of Somerset County, with special attention to programs and services for low-income residents and those with special needs.

The Somerset County Department of Human Services, the Board of Social Services and the Continuum of Care (CoC) Committee continue to work toward providing services to those who are either homeless or imminently homeless. In response to HUD's initiative to end chronic homelessness within ten years, the Board of County Commissioners 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 County Commissioners, as well as the County's Department of Human Services, the County continues working toward this goal. In the time since the Plan was adopted, the County has seen a drop in the number of chronically homeless individuals and families in Somerset County.

2. Summarize the objectives and outcomes identified in the Plan

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

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

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

3. Evaluation of past performance

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

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Somerset County has a thorough Citizen Participation Plan, 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 Consolidated Annual Performance Evaluation Report (CAPER). 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 ongoing COVID-19 pandemic, the County has been unable to hold in-person public meetings. In addition, the meetings associated with the 2021 CDBG and HOME allocation processes were held via virtual meetings. So that County residents could provide input regarding the 2021 Annual Action Plan, Community Development staff held a virtual public meeting via Zoom on June 17, 2021. The public was made aware of this meeting via public notices and an announcement and notice posted on the County website.

The Action Plan was advertised in a legal notice that appeared in the Courier News and Americano Newspaper, with a comment period from June 1 to July 6, 2021. The notices are included as an attachment to this report. The Action Plan was also presented for public comment at the Somerset County Board of County Commissioners meeting on June 22, 2021. All of the meetings associated with the 2021 CDBG and HOME allocation processes were advertised and open to the public.

5. Summary of public comments

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

The proposed Action Plan received no comments.

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

The proposed Action Plan received no comments.

7. Summary

Somerset County has a vibrant non-profit community that continues to provide the highest level of services to its residents. This year, CDBG funds will be used to complete sewer rehabilitation and sidewalk improvement projects in five (5) communities throughout the County and to improve handicapped accessibility and perform other improvements at several group homes for developmentally disabled residents. CDBG funds will also be used to provide financial counseling and other supportive services to seniors, supportive services for the homeless and disabled residents, and medical care for low-income residents, as well as provide employment training and job coach services to veterans, and recreation and life skills programming for youth and disabled adults.

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

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

In order to enhance coordination between public and assisted housing providers, and private and government health, mental health, and service agencies, the Community Development Office, along with the County Department of Human Services, works closely with numerous agencies as part of the Continuum of Care Committee. This Committee meets every other month to review data and discuss the needs of the homeless and other disadvantaged residents of the County. On average, these meetings are attended by more than 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The County does not receive ESG funds.

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

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

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

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

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

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

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

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Freedom Trail Self Help Center provides socialization, recreation, and self help groups for individuals living with mental illness. In addition, for the past several years they have hosted Somerset County's annual Point in Time Count, as well as numerous Project Homeless Connect and S.E.R.V. events. They are a part of the County's Continuum of Care (CoC) Committee.
30	Agency/Group/Organization	Franklin Township - Somerset
	Agency/Group/Organization Type	PHA Other government - Local Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Franklin Township is part of the Somerset County Consortium. They are consulted regarding various aspects of the County's housing plan.
31	Agency/Group/Organization	Somerset County Board of County Commissioners
	Agency/Group/Organization Type	Other government - County Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Board of County Commissioners
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Board of County Commissioners (formerly referred to as the "Board of Chosen Freeholders") governs and manages Somerset County. Every year, the Community Development Office makes a presentation to the Commissioners, outlining the goals and plans for the upcoming year, as well as the accomplishments of the past year(s). In addition, Commissioners 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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Continuum of Care Committee is comprised of numerous County agencies and organizations. The Committee meets bi-monthly to discuss and develop ways to help members of the community who need assistance.

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

N/A

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative

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

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

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

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

In order for County residents to provide input and indicate their preferences for Housing and Community Development needs and services, Community Development staff held a virtual public meeting on June 17, 2021. 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 local papers and announcements made on the County website.

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 members of the public in attendance.	The proposed Action Plan received no comments.	The proposed Action Plan received no comments.	

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

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For Program Year 2021, Somerset County anticipates receiving \$1,077,229 in CDBG funding and \$559,280 in HOME funding, including Program Administration costs. These amounts represent a small decrease in CDBG funds and a small increase in HOME funds as compared to PY 2020. 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 2020, the Fund accumulated approximately \$146,000. However, over \$58,000 of this was directly allocated to "Code Blue" services, leaving the County's HTF program with just under \$88,000.

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	1,077,229	0	40,693	1,117,922	3,318,038	

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	559,280	0	165,510	724,790	1,572,656	

Table 2 - Expected Resources – Priority Table

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

In nearly 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. However, in PY2021, there are CDBG funds that have not been directly allocated to a project, which will likely necessitate an additional RFP later in the year. We believe this decrease in funding requests is related to the ongoing pandemic and the inability of many organizations to do projects while their residents are quarantined. In general, in order to maximize the return of limited funding and to provide as much support as possible, the CDBG and HOME 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 2021) will continue to leverage significant outside funding and easily satisfy the HOME Match requirements.

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

N/A

Discussion

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

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Assist persons at risk of becoming homeless	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: \$43,909	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 55 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: \$50,077	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 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: \$104,712	Public service activities other than Low/Moderate Income Housing Benefit: 110 Persons Assisted
4	Public improvements in LMAs	2020	2024	Non-Housing Community Development Public Improvements	Countywide	Parks & Recreational Facilities Street Improvements	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 22476 Persons Assisted
5	Improvements at public facilities	2020	2024	Non-Housing Community Development	Countywide	Parks & Recreational Facilities Youth Centers	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 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: \$503,352	Rental units constructed: 4 Household Housing Unit Rental units rehabilitated: 8 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 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: \$215,445 HOME: \$55,928	Other: 5 Other

Table 3 – 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 2021 CDBG funds to provide funding for five (5) Public Services projects, four (4) Public Facilities projects, and five (5) 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) substantial rehabilitation project on a group home for adults with disabilities, and one (1) first-time homebuyer downpayment assistance project (which should provide assistance for 2-3 first-time homebuyers). The County expects to have a small surplus of CDBG 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 2020, the Fund accumulated approximately \$120,000.

#	Project Name
1	Arc of Somerset County - Jerry Davis Center for Children & Families
2	CASA SHaW - Child Advocate Supervision
3	Community Hope - Hope for Veterans Employment Training Program
4	Middle Earth - Youth College Readiness Program
5	Safe + Sound Somerset - Transitional Housing Direct Services
6	Alternatives - Group Home Improvements (Bound Brook)
7	Alternatives - Group Home Improvements (North Plainfield)
8	Midland Adult Services - Emergency Generator (Bernardsville)
9	Midland Adult Services - Emergency Generator (Hillsborough)
10	Bound Brook Borough - Maiden Lane Improvements
11	Manville Borough - ADA & Sidewalk Improvements
12	North Plainfield Borough - Sanitary Sewer Improvements (Rockview Ave.)
13	Raritan Borough - Storm Sewer Improvements
14	Somerville Borough - ADA Sidewalk Improvements
15	Somerset County - Future Low-/Moderate-Income Projects
16	ADTI Housing - Group Home Acquisition
17	Bellagio Property Management - Rehabilitation of Group Home
18	Central Jersey Housing Resource Center - Downpayment Assistance (ADDI)
19	Somerset County - 2021 CDBG Program Administration Costs
20	Somerset County - 2021 HOME Program Administration Costs

Table 4 – 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 (and is available to be translated into many other languages on the County's website) - 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 County - 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: \$44,175
	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	8/31/2022
	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 - will benefit from this activity.
	Location Description	141 South Main Street Manville, NJ 08835
Planned Activities	Provides funds to low-/moderate-income families for subsidized childcare services for children with developmental and intellectual disabilities and family support for identified parents who present with intellectual, developmental, physical or mental health challenges.	
2	Project Name	CASA SHaW - Child Advocate Supervision
	Target Area	Countywide
	Goals Supported	Assist persons at risk of becoming homeless
	Needs Addressed	Youth Services
	Funding	CDBG: \$21,733
	Description	Funding for case supervisors - who are primarily Master's-level social workers - who oversee advocacy efforts of volunteers who act as court-appointed special advocates (CASA) for children in foster care.
	Target Date	9/20/2022

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 51 children will benefit from this service.
	Location Description	120 Finderne Avenue, Suite 280 Bridgewater, NJ 08807
	Planned Activities	The case supervisors participate in a number of activities, including: keep volunteers abreast of upcoming court hearings/meetings, review/edit reports, write court reports, ensure compliance with CASA volunteer protocols, accompany volunteers to court hearings, and ensure case records are accurate and complete.
3	Project Name	Community Hope - Hope for Veterans Employment Training Program
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled Education/training for low-income persons
	Needs Addressed	Employment Training
	Funding	CDBG: \$38,377
	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	8/31/2022
	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	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.
4	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: \$22,160
	Description	Funding to teach college readiness skills to at-risk youth, increase their academic readiness, and include parent engagement.
	Target Date	8/31/2022
	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.	
5	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: \$22,176

	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	8/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 4 families (12 individuals) 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.
6	Project Name	Alternatives - Group Home Improvements (Bound Brook)
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Housing for Persons with Special Needs
	Funding	CDBG: \$26,500
	Description	This project involves improvements to a group home for developmentally disabled adults. The improvements include: renovating deck to make it safer and using long-lasting material.
	Target Date	12/15/2022
	Estimate the number and type of families that will benefit from the proposed activities	There are four (4) individuals in the group home who will benefit from this project.
	Location Description	429 West Maple Avenue Bound Brook, NJ
	Planned Activities	This project involves improvements to a group home for developmentally disabled adults. The improvements include: renovating deck to make it safer and using long-lasting material.
7	Project Name	Alternatives - Group Home Improvements (North Plainfield)

	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Housing for Persons with Special Needs
	Funding	CDBG: \$23,500
	Description	This project involves improvements made at a group home for developmentally disabled adults. The improvements include: replacement of a deficient ADA accessible ramp with new, longer lasting material.
	Target Date	12/15/2022
	Estimate the number and type of families that will benefit from the proposed activities	There are three (3) individuals in the group home who will benefit from this project.
	Location Description	76 Summit Avenue North Plainfield, NJ
	Planned Activities	This project involves improvements made at a group home for developmentally disabled adults. The improvements include: replacement of a deficient ADA accessible ramp with new, longer lasting material.
8	Project Name	Midland Adult Services - Emergency Generator (Bernardsville)
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Housing for Persons with Special Needs
	Funding	CDBG: \$17,150
	Description	The project involves the installation of an emergency generator at a group home for individuals with intellectual and developmental disabilities. The generator will allow the residents to shelter in place during emergencies.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	There are four (4) individuals in the group home who will benefit from this project.

	Location Description	181 Claremont Road Bernardsville, NJ
	Planned Activities	The project involves the installation of an emergency generator at a group home for individuals with intellectual and developmental disabilities. The generator will allow the residents to shelter in place during emergencies.
9	Project Name	Midland Adult Services - Emergency Generator (Hillsborough)
	Target Area	Countywide
	Goals Supported	Improve accessibility/living standard for disabled
	Needs Addressed	Housing for Persons with Special Needs
	Funding	CDBG: \$23,940
	Description	The project involves the installation of an emergency generator and front step hand rails at a group home for individuals with intellectual and developmental disabilities. The generator will allow the residents to shelter in place during emergencies.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	There are four (4) individuals in the group home who will benefit from this project.
	Location Description	234 Hockenbury Road Hillsborough, NJ
	Planned Activities	The project involves the installation of an emergency generator and front step hand rails at a group home for individuals with intellectual and developmental disabilities. The generator will allow the residents to shelter in place during emergencies.
10	Project Name	Bound Brook Borough - Maiden Lane Improvements
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street Improvements
	Funding	CDBG: \$100,000
	Description	This activity would involve the reconstruction of the roadbed and curbing, as well as the sidewalks and ADA ramps to bring them into compliance with ADA guidelines.

	Target Date	12/15/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that over 12,000 individuals in town will benefit from this activity.
	Location Description	Maiden Lane, in Bound Brook, between East Second Street and East High Street.
	Planned Activities	This activity would involve the reconstruction of the roadbed and curbing, as well as the sidewalks and ADA ramps to bring them into compliance with ADA guidelines.
11	Project Name	Manville Borough - ADA & Sidewalk Improvements
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street Improvements
	Funding	CDBG: \$100,000
	Description	This activity would address pedestrian safety concerns in the area around the Manville Library. Improvements will include: replacing concrete pavers, bringing ramps into compliance with ADA regulations, and installing gutter curb to separate pedestrians and vehicular traffic.
	Target Date	11/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 5,500 people will benefit from this activity.
	Location Description	The area around the Manville Public Library, off Washington Avenue between South 10th and South 11th Avenues.
	Planned Activities	This activity would address pedestrian safety concerns in the area around the Manville Library. Improvements will include: replacing concrete pavers, bringing ramps into compliance with ADA regulations, and installing gutter curb to separate pedestrians and vehicular traffic.
12	Project Name	North Plainfield Borough - Sanitary Sewer Improvements (Rockview Ave.)
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street Improvements

	Funding	CDBG: \$100,000
	Description	This activity would address previously-revealed defects in the sewer main by replacing approximately 274 linear feet of clay sewerage infrastructure.
	Target Date	12/15/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 3,200 people will benefit from this project.
	Location Description	This project will take place on Rockview Avenue, between Washington Avenue and Sycamore Avenue.
	Planned Activities	This activity would address previously-revealed defects in the sewer main by replacing approximately 274 linear feet of clay sewerage infrastructure.
13	Project Name	Raritan Borough - Storm Sewer Improvements
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street Improvements
	Funding	CDBG: \$100,000
	Description	This project would repair the storm sewer and drainage structures located south west of the Somerville Circle (mainly, south of Bell Avenue).
	Target Date	11/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,500 people living in the area will benefit from this activity.
	Location Description	This project will take place in the area south west of the Somerville Circle, specifically, south of Bell Avenue.
	Planned Activities	This project would repair the storm sewer and drainage structures located south west of the Somerville Circle (mainly, south of Bell Avenue).
14	Project Name	Somerville Borough - ADA Sidewalk Improvements
	Target Area	Countywide
	Goals Supported	Public improvements in LMAs
	Needs Addressed	Street Improvements

	Funding	CDBG: \$100,000
	Description	This project will involve the installation of ADA compliant curb ramps.
	Target Date	10/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that several hundred people will benefit from this project.
	Location Description	This project will take place at various intersections between South Bridge Street (to the west) and Hamilton Street (to the east), running from Second Street to Fourth Street (north to south).
	Planned Activities	This project will involve the installation of ADA compliant curb ramps.
15	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 Education/training for low-income persons Public improvements in LMAs Improvements at public facilities Maintain/expand supply of affordable housing
	Needs Addressed	Housing for Persons with Special Needs Parks & Recreational Facilities Street Improvements Youth Centers
	Funding	CDBG: \$162,766
	Description	In part due to the pandemic, the County received fewer applications than expected. As a result, there is funding remaining that will be reserved for future projects. If a mid-year RFP is not issues, this funding will be combined with PY2022 funding in the next RFP round.
	Target Date	8/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	At this time, it is unknown how many families will benefit from these activities.
	Location Description	The locations of these projects has yet to be determined.

	Planned Activities	In part due to the pandemic, the County received fewer applications than expected. As a result, there is funding remaining that will be reserved for future projects. If a mid-year RFP is not issues, this funding will be combined with PY2022 funding in the next RFP round.
16	Project Name	ADTI Housing - 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	Housing for Persons with Special Needs
	Funding	HOME: \$309,899
	Description	This project will involve the acquisition of an existing home for the purposes of converting it to a group home for individuals with developmental disabilities. (The funding will be for the purchase/acquisition only.)
	Target Date	6/1/2023
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that four (4) individuals with developmental disabilities will benefit from this project.
	Location Description	The home's location is yet to be determined.
	Planned Activities	This project will involve the acquisition of an existing home for the purposes of converting it to a group home for individuals with developmental disabilities. (The funding will be for the purchase/acquisition only.)
17	Project Name	Bellagio Property Management - Rehabilitation of Group Home
	Target Area	Countywide
	Goals Supported	Maintain/expand supply of affordable housing
	Needs Addressed	Affordable Rental Housing Housing for Persons with Special Needs
	Funding	HOME: \$346,763
	Description	This project will involve the creation of two, four-bedroom Special Needs Housing units in Somerville.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that eight (8) individuals will benefit from this activity.
	Location Description	87 West End Avenue Somerville, NJ
	Planned Activities	This project will involve the creation of two, four-bedroom Special Needs Housing units in Somerville.
18	Project Name	Central Jersey Housing Resource Center - Downpayment Assistance (ADDI)
	Target Area	Countywide
	Goals Supported	Maintain/expand supply of affordable housing
	Needs Addressed	Affordable Housing for Purchase
	Funding	HOME: \$12,200
	Description	This project would provide downpayment assistance for first time homebuyers.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this funding will provide downpayment assistance to 2-3 first time homebuyers.
	Location Description	Locations of the applicants/homes will be in Somerset County. The program will be administered from the Central Jersey Housing Resource Center (CJHRC) office: 92 East Main Street Somerville, NJ
Planned Activities	This project would provide downpayment assistance for first time homebuyers.	
19	Project Name	Somerset County - 2021 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 Employment Training Crime Awareness Lead-Based Paint Hazards
	Funding	CDBG: \$215,445
	Description	Funds for the administration of the PY2021 CDBG program.
	Target Date	8/31/2022
	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 PY2021 CDBG program.
20	Project Name	Somerset County - 2021 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 Employment Training Crime Awareness Lead-Based Paint Hazards
Funding	HOME: \$55,928
Description	Funds for the administration of the PY2021 HOME program.
Target Date	8/31/2022
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 PY2021 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, Bernardsville, Bound Brook, Bridgewater, Hillsborough Manville, North Plainfield and Somerville which will benefit categorically-eligible residents. There are also HOME-funded projects planned in Hillsborough and Somerville and down payment assistance funds will be provided throughout the County.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County's LMAs are where the lowest-income residents reside 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, Bernardsville, Bound Brook, Bridgewater, Hillsborough Manville, North Plainfield and Somerville which will benefit categorically-eligible residents. There are also HOME-funded projects planned in Hillsborough and Somerville 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	5
Special-Needs	15
Total	25

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	7
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	35

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

Discussion

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

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

Introduction

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

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

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

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).

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 and 2021 due to COVID-19), and Somerset County Employee Reserve Volunteer (S.E.R.V.) events twice a year (currently on hold due to the ongoing pandemic). 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.

Unfortunately, due to the ongoing pandemic, there have been limited opportunities for events. In response, the County has worked to coordinate vaccination events that are aimed at reaching those most in-need (including the homeless and low-income residents). There is optimism that future events planned for the summer and fall of 2021 will be able to be held. In the meantime, throughout the pandemic, County agencies have held regular (often 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 events since the spring of 2020 have been canceled or postponed due to the COVID-19 crisis, the County is hopeful that events will be able to resume this summer (2021).

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 (now referred to as the Board of County Commissioners) 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 County Commissioners, 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 (HTF) 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 County Commissioners 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 County Commissioners 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, HOME of Somerset County (formerly 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 (when reasonable, due to the ongoing pandemic).

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 County Commissioners 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 County Commissioners in April of 2010 and consistently renewed since then, is used to provide rental assistance and case management services to those who qualify, as well as to provide funding for projects that will address the County's need for housing for homeless people and those at risk of homelessness.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

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

estimated that HOME projects that were awarded funding for Program Year 2021 represent a HOME match of over \$850,000 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 2021 HOME Program, along with the County's excess match of over \$18 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.

