



FY 2019 ANNUAL ACTION PLAN

SUBSTANTIAL AMENDMENT

May 2020

1. Purpose of the Substantial Amendment:

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Executive Summary

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

1. Introduction

The City of Trenton receives funding annually from the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and the Emergency Solutions Grant (ESG) programs. The City of Trenton's FY 2019 Annual Action Plan (AAP) is mandated by federal law and regulations enforced by the U.S. Department of Housing and Urban Development (HUD) in order for the City to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income (LMI) persons.

The primary federal funding resources for the FY 2019 Annual Action Plan (AAP) include the following:

1. Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income levels. Funds can be used for a wide array of activities, including housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.
2. HOME Investment Partnerships Program (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance.
3. Emergency Solutions Grant (ESG): The Emergency Solutions Grant program became the Emergency Solutions Grant program under the Hearth Act of 2009. Recognizing the need to end homelessness, the Hearth Act places more emphasis on homeless prevention and rapid re-housing and less on shelters and transitional housing. ESG funding can be used to support traditional shelters, transitional housing that is grandfathered from 2010 funding, supportive services, rent and utility payments and security deposits to prevent homelessness or to rapidly re-house homeless individuals and families, street outreach, and management of a homeless management information system (HMIS).

Each year, the City of Trenton receives federal grants through the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), Home Investment Partnerships

(HOME) and Emergency Solutions Grant (ESG) Programs. HUD requires the City to prepare an AAP to guide the investment of CDBG, HOME and ESG grant funds to address the City's housing, community development and economic development needs. This AAP covers the period from July 1, 2019 to June 30, 2020.

The City of Trenton anticipates the following federal resources in FY 2019:

- CDBG: \$2,745,820
- HOME: \$743,213
- ESG: \$225,818

2. Summarize the objectives and outcomes identified in the Plan

The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by the CDBG program are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

All future activities funded will support at least one objective and one outcome. The overall goals of the housing, and community development and planning programs covered by this Annual Action Plan are to strengthen partnerships with other jurisdictions and to extend and strengthen partnerships among all levels of government and the private sector. This includes for-profit and nonprofit organizations to enable them to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities for every American.

Trenton has identified the following goals and outcomes for the Annual Action Plan:

- Creation and preservation of rental housing for low-income households
- Creation and preservation of affordable homeownership housing
- Support activities that prevent homelessness
- Support the ongoing operation and preservation of shelter facilities for homeless
- Support activities that move persons experiencing homelessness to permanent housing

- Improve and expand public facilities to serve low income populations
- Improve and expand infrastructure to serve low income populations
- Support public services for children, homeless and special needs populations

SUBSTANTIAL AMENDMENT:

On March 27, 2020 the Federal Coronavirus Aid, Relief and Economic Security Act (CARES) was signed into law to assist communities in their efforts to prevent, prepare for and respond to the coronavirus COVID-19. The CARES Act included supplemental formula allocations to HUD's CPD programs, including CDBG and ESG for the City of Trenton. The additional CDBG and ESG CARES Act funds allocated to City of Trenton was \$1,741,304 and \$831,962 respectively.

3. Evaluation of past performance

As outlined in the City's most recent CAPER (FY 2017), the US HUD office recaptured all of the City's FY 2017 CDBG funds, first in payment of the Voluntary Grant Reduction for ineligible costs in FY 2013-2014 and secondly for lack of timely expenditures. During this time HUD also froze the City's funds for FY 2015 - 2016 CDBG funds. FY 2015 contract was signed in February 2016 and the FY 2016 contract was signed in July 2017. The FY 2018 contract was delayed pending conditions to be met by the City including hiring new staff for the Department.

HUD found the City to be non-compliant in the administration of the program during monitoring visits regarding 2010-2012 funding and that the City lacked administrative capacity to properly administer the funds. The City has spent the past several years addressing these findings and developing a staffing plan that would address the capacity question. The City has since repaid over \$2 million through a Voluntary Grant Reduction which reduced the FY 2016 and 2017 grants and instead of accepting a grant reduction in FY 2018, received over \$1.1 million from NJHMFA that will be used as CDBG funds as a means to repay the CDBG program.

HOME funds from FY 2011 were recaptured as were CHDO funds (a special 15% set aside for Community-based organizations) through 2014 for failure to expend the funds in a timely manner. The City is working with the Trenton Housing Authority and Conifer, a housing developer, to provide support for the Page Homes project. This development will replace the out dated and deteriorated Donnelly public housing and provide affordable housing through the HUD RAD program.

The City is still working to address the staffing issue and has hired a permanent Department Director and is seeking to fill two program positions. The City is also in the process of requesting proposals from consulting firms to assist the City in this transition.

Despite these impediments to implementation, the City had over \$2 million in old funds to spend that were not frozen. In late 2018, the City procured an architectural consultant to prepare a plan for rehabilitation of several public facilities. HUD later made the City cancel this agreement and redo the

procurement in accordance with the new federal Uniform Administrative Code. However, from the cost estimates prepared by the Architects, a plan of action for rehabilitation of public facilities over several years was developed. A new RFP has been issued and a firm will be selected for implementation of phase I of the plan. The replacement of fencing at three city parks was bid and awarded with work to be done in spring 2019. Nearly \$2 million in Street improvements were also completed. The economic development and the First-Time Homebuyer programs are being carried out.

HOME funds were reallocated to the Page Homes project, a 77-unit rental development on Rossell Avenue on the site of the former dilapidated public housing project. There will be 50 HOME subsidized units in the development for an investment of \$900,000. This project also has HUD RAD funding.

ESG funds were awarded to several agencies and they are awaiting contracts. Meanwhile, 2017 funds were disbursed.

CDBG funds as well as HOME, and ESG funds are allocated to address high priority needs by supporting programs and activities that address the goals of the Five-Year Plan (2015-2019), especially meeting affordable housing needs, ending homelessness and improving the quality of life for City's low- and moderate-income residents through improved services and facilities.

4. Summary of Citizen Participation Process and consultation process

The City implemented a collaborative planning process, involving a broad range of public and private agencies, to identify key activities that will foster a stronger community for the use of federal entitlement funds available through the CDBG, HOME, and ESG Programs.

In agreement with 24 CFR 91.115(e) Trenton has adopted a Citizen Participation Plan describing the citizen participation requirements of its CDBG program. The Citizen Participation Plan is on file at the City Department of Housing and Economic Development and on the web site.

To broaden participation in the public hearing, the City sent an email blast to organizations that had received funding in the past, were currently receiving funds through CDBG, ESG and COC or had indicated an interest in receiving such funds. These groups included those that serve very low income households, non-English speaking persons and persons with disabilities.

On February 22, 2019, a public needs hearing on the FY 2019 Annual Action Plan was held to solicit input from social service agencies, housing providers, local municipalities, City agencies, and the general public. A more in-depth orientation on CDBG eligibility, national objective, and rules was provided.

The second notice was published May 1 and provided a public review period from May 1, 2019 to May 31, 2019. The document was also placed on the City of Trenton's web site: <http://www.trentonnj.org/cdbg>.

A second public hearing was held on May 24, 2019 at 11 a.m. at the Trenton Housing Authority, Administration Building and Community Center, 875 New Willow Street, Trenton NJ 08638. The City Council approved submission of the Annual Action Plan at the June 6 2019 meeting.

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The U.S. Department of Housing and Urban Development (HUD) granted several waivers to program procedure to expedite the use of these funds. These waivers included an ability to amend the Citizen Participation Plan and allow for a no less than five (5) day public display and comment period, use of the internet to make the Substantial Amendment available to the public and use of virtual meetings to allow for input and comment. Public comments regarding the activities funded were encouraged to be submitted to Gabriel Douglas, Grant Assistant City of Trenton at gadouglas@trentonnj.org.

The Plan could be downloaded and viewed from the City of Trenton's website at www.trentonnj.org. The City of Trenton advertised and made the Substantial Amendment available for public comment from Wednesday, April 29 through Tuesday, May 5th, 2020. The City held a virtual public hearing by Uber Conference on May 4, 2020 at 5 p.m.

There were (X) participants in the meeting.

5. Summary of public comments

Public Needs Hearings

There were few comments from the public at the February 5, 2019 public hearing. Questions were asked about project eligibility and about contracting for 2017 funds. Comments received at this hearing were directed toward the need for the City to fund services for shut-ins as well as youth programs.

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

The City indicated that at this time the public service funding priority is on youth and funding for seniors is directed to the Community Centers. These comments would be considered as part of the Five-Year Consolidated Plan the following year.

7. Summary

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	TRENTON	Department of Housing and Economic Development
CDBG Administrator	TRENTON	Department of Housing and Economic Development
HOME Administrator	TRENTON	Department of Housing and Economic Development
ESG Administrator	TRENTON	Department of Housing and Economic Development

Table 1 – Responsible Agencies

Narrative

The Department of Housing and Economic Development (HED) is the lead agency responsible for administering the City's CDBG and HOME programs. HED works with the Department of Health and Human Services, the Department of Recreation, Natural Resources and Culture, and the Department of Public Works to coordinate activities undertaken in the Consolidated Plan.

Consolidated Plan Public Contact Information

City of Trenton Department of Housing and Economic Development

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Phone: 609.989.3516
Email: fgee@trentonnj.org
Website: www.trentonnj.org/cdbg

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

1. Introduction

The City of Trenton developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews.

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))

The City of Trenton is the lead entity for the Trenton/Mercer Continuum of Care (CoC). The CoC's Homeless Management Information System (HMIS) tracks aggregate CoC-wide data. This provides a high level of coordination between public and assisted housing providers. In 2016, the City began holding a monthly meeting between public and private property owners and social service agencies responsible for administering housing vouchers. The Housing HUB meetings are very well attended and productive on many fronts. Housing developments that are coming online in the short term are reviewed. Discussions often include specific cases where barriers exist to housing options.

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.

Progress towards meeting its goal for reducing and ending homelessness can be seen through the opening of the Coordinated Entry & Assessment Services (CEAS) Center in 2015 in a beautiful former family transitional housing building located in the heart of the city of Trenton. The goal of the CEAS Center is to move chronically homeless individuals toward permanent housing and supportive services. The Center helps the chronically homeless navigate housing options and support services at one location. In addition, a mobile outreach initiative was launched to span all four wards of the city to outreach to those "service resistant" individuals and those reluctant or unable to enter emergency shelter. The mobile outreach van is also used to transport the homeless to various appointments. This new initiative added another dimension to the homeless delivery system in Trenton/Mercer by creating a significant system change that focuses on the national Housing First approach to house homeless individuals as quickly as possible.

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 City continues to have good relationships with many of its state and local partners, including entities such as the Mercer County Alliance to End Homelessness, the Trenton Housing Authority, NJHMFA, State and County entities, supportive service providers, non-and for-profit developers, and various financial institutions. Additionally, Mercer County Human Services Advisory Council sponsors Homeless Emergency Assistance and Affordable Housing Committee (HEAAH) meetings every month. The objective of the HEAAH committee meetings is to encourage dialogue and learning among the various agencies.

In 2011, the Trenton/Mercer CoC drafted by-laws and created an Executive Committee. The purpose of the Executive Committee is annually to set priorities for homelessness services and housing based on analysis of community data and need, in accordance with HUD and the State of New Jersey; to make funding recommendations to the Collaborative Applicant for the annual allocation from the U.S. Department of HUD; to assure that programs receiving HUD funding are appropriately monitored and meet program performance standards; to identify additional funding sources that contribute to the community's ability to respond to homeless populations; and to monitor the effective functioning of the COC, including review of attendance.

Members of the CoC Executive Committee set priorities for the City's annual ESG allocation as well as score and rank applications request from local agencies.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities (Chart below)

1	Agency/Group/Organization	CITY OF TRENTON
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-homeless Services-Health Other government - Local
	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 Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various interviews and meetings with members of the Department of Housing & Economic Development, Department of Health and Human Services, and the Department of Public Works. These departments use CDBG funds for various activities.
2	Agency/Group/Organization	MERCER ALLIANCE TO END HOMELESSNESS
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans 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?	Various meetings and telephone discussions. See CoC in following section for additional details. The Chair is the Administrator of the federal grants programs.
3	Agency/Group/Organization	Trenton Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through telephone communication, the City is working closely with THA to rehabilitate vacant public housing units to expand affordable housing.

Table 2 – Agencies, groups, organizations who participated

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

There were no types of agencies that the City did not consult, either through focus group meetings, personal interviews and/or questionnaires.

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?
10-year plan to End Homelessness	City of Trenton Department of Human Services	The 10 Year plan was used to create the homeless strategies and to understand the housing needs and market analysis.
Plan to End Veterans Homelessness	City of Trenton Department of Human Services	ESG and CDBG public service funds for homeless projects were brought into alignment with this effort.
Plan to End Chronic Homelessness	City of Trenton Department of Human Services	ESG and CDBG public service funds for homeless projects were brought into alignment with this effort.
COC application for 2018	Mercer County Department of Human Services	Homeless goals
Trenton 250	Trenton Division of Planning	Housing and economic development efforts
Trenton Citywide Market Study (Fall 2014)	City of Trenton’s Department of Housing and Economic Development	Housing and economic development efforts

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 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

The City of Trenton's goal for citizen participation is to ensure broad participation of City residents, housing, economic, and service providers, city departments, nonprofit organizations, neighborhood groups, and other stakeholders in the planning and implementation of community development and housing programs.

For the development of the FY 2019 Action Plan, the City of Trenton held two public meetings that included a technical assistance workshop. The meetings were advertised in the *Trenton Times* as display advertisements. A housing and community development needs meeting was held on February 22, 2019. A second public meeting was held on May 24, 2019 to present a summary of the City's draft FY 2019 Annual Action Plan (AAP), to present the City's proposed allocations of FY 2019 CDBG, HOME, and ESG funds, and to review the City's past program performance. City Council approved submission of the AAP at the June 6, 2019 meeting. The plan will be submitted to HUD on or by June 25, 2019.

SUBSTANTIAL AMENDMENT:

The City of Trenton under the provision of the CARES Act held a 5-day public comment period from April 29, 2020 to May 5, 2020. The Plan could be downloaded and viewed from the City's website at www.trentonnj.org.

A virtual public hearing was held May 4, 2020 to inform the public of the substantial amendment to the 2019 AAP. HUD provisions eliminate in-person public hearings, but allows grantees the option to hold virtual online hearings.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing /Technical Assistance Workshop	Non-targeted/broad community	18 persons attended the February 22, 2019 public needs hearing. The attendees represented a cross-section of social service and community organizations.	Attendees had more questions about the program than comments. Comments received at this hearing were directed toward the need for the City to fund services for shut-ins as well as youth programs.	The City indicated that at this time the priority is on youth and funding for seniors is directed to the Community Centers. These comments would be considered as part of the Five-Year Consolidated Plan the following year.	
2	Public Hearing	Non-targeted/broad community	No people attended the May 24, 2019 2nd public hearing.	No comments were received.	No one was in attendance.	
3	Public Meeting	Non-targeted/broad community	City Council provided an opportunity to comment prior to decision to approve the AAP.	No comments were received	No one was in attendance.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	5 Day Public Comment Period	Non-Targeted/broad community	The City of Trenton under the provision of the CARES Act held a 5-day public comment period from April 29, 2020 to May 5, 2020. The Plan could be downloaded and viewed from the City's website at www.trentonnj.org .			
5	Public Hearing	Non-Targeted/broad community	A virtual public hearing was held May 4, 2020 to inform the public of the substantial amendment to the 2019 AAP. HUD provisions eliminate in-person public hearings, but allows grantees the option to hold virtual online hearings.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City anticipates receiving the following federal resources in FY 2019.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG-CV		Public services Economic Development	\$1,741,304.00			\$1,741,304.00	0	Funds for Covid response
ESG-CV		Financial Assistance Shelter Support Homeless Prevention	\$831,962.00			\$831,962.00	0	Funds for Covid response

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	\$2,745,820	0	0	\$2,745,820	0	CDBG funds will be allocated for activities benefiting low- and moderate-income persons.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$742,213	0	0	\$743,213	0	HOME funds will be allocated for housing activities benefiting low- and moderate-income persons.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Financial Assistance Shelter Support Street Outreach Rapid re-housing (rental assistance) Rental Assistance Services	\$225,818	0	0	\$225,818	0	ESG funds will be allocated for activities benefiting qualified persons.

Table 5 - Expected Resources – Priority Table

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

The City has continuously sought public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs to create the vision. This Annual Action Plan leverages many different resources, beyond CDBG, ESG, and HOME to meet the priority needs and goals set forth in the Consolidated Plan. The City of Trenton is adept at leveraging resources from all levels of government, as well as from for-profit and non-profit organizations to address the many needs in the community.

The City will utilize funds from the City's Regional Contribution Agreements to complement the CDBG funded housing rehabilitation program.

The Emergency Solutions Grant Program and the HOME Program require matching funds. All applicants to these programs must identify the match in the applications for funding from the Department of Housing and Economic Development. All matching sources are verified prior to commitment of any federal funds. The City has not committed any funds specifically to provide a monetary match to any activity but may provide the match for Emergency Solutions activities through local grant-in-aid to homeless service providers. Sponsors of HOME activities are responsible to provide their match. Specific matching requirements will be met as follows:

- HOME: The City of Trenton has a 100% match reduction.
- ESG: The City must provide a 1:1 match for funding provided from the Emergency Solutions Grant Program. The City continues to fund a coordinated assessment, single point of entry known as the CEAS Center at 509 Perry Street. Funds from the City's operating budget in the amount of \$440,265 are used for the operation of the CEASE Center which provides adequate match for the ESG program. CDBG funds have also been allocated to expand Case Management at the CEASE Center.

The City and Trenton Housing Authority are applying for a Choice Neighborhood Planning Grant. The Choice Neighborhoods Planning Grant (CNI) is a grant issued by the U.S. Department of Housing and Urban Development (HUD) and the successor program to HOPE VI. The City of Trenton will be a Co-Applicant with the Trenton Housing Authority as the Lead Applicant for the CNI Planning and Action grant. The CNI Planning and Action Grant is approx. \$1.3 million dollars. The CNI planning process is approximately 2 years, followed by an Action Activity Implementation process of approximately 1.5 years.

The Choice Neighborhoods Planning Grant program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and stakeholders, such as public housing authorities, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan that revitalizes

distressed HUD housing and addresses the challenges in the surrounding neighborhood. The program helps communities transform neighborhoods by redeveloping severely distressed public and/or HUD-assisted housing and catalyzing critical improvements in the neighborhood, including vacant property, housing, businesses, services and schools.

It was determined that THA's Donnelly Homes would be a good fit under the CNI program to redevelop along with transforming the North Trenton neighborhood. The THA held an initial partnership meeting in March 2019 that received very positive feedback from many local leaders and stakeholders. If awarded a CNI planning and action grant, the THA and the City of Trenton along with the local leaders and other stakeholders will develop a neighborhood transformation plan for the North Trenton Neighborhood. If awarded, the City of Trenton will dedicate CDBG funds towards the planning process and an action activity (TBD).

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

The City has concluded a study that identified vacant structures throughout the City. The City has a number of these that were acquired through Tax Foreclosure . The City has been auctioning off the properties which local contractors and small local developers are purchasing and rehabilitating to create new housing opportunities. Other properties owned by the City are not suitable for rehabilitation and are being demolished through the NJHMFA Demolition program, part of which is under the CDBG program.

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	Increase the number of affordable units	2019	2019	Affordable Housing	CITY OF TRENTON RESIDENTS	Create and Maintain Affordable Housing	CDBG: \$0 HOME: \$667,992	Rental units constructed: 11 Household Housing Unit Homeowner Housing Rehabilitated: 7- Household Housing Unit
2	Improve public facilities	2019	2019	Non-Housing Community Development	CITY OF TRENTON RESIDENTS	Improve Public Facilities	CDBG: \$1,582,094	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 81,965 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide public services	2019	2019	Non-Housing Community Development	CITY OF TRENTON RESIDENTS	Provide Public Services	CDBG: \$614,562	Public service activities other than Low/Moderate Income Housing Benefit: 1,707 Persons Assisted
4	Provide homeless housing and services	2019	2019	Homeless	CITY OF TRENTON RESIDENTS	Provide Homeless Housing and Services	ESG: \$208,882 CDBG: \$75,000	Rapid Rehousing: 12 Households Assisted; shelter operations persons assisted 1,554; HMIS system
5	Planning and administration	2019	2019	Planning and administration	CITY OF TRENTON RESIDENTS	Planning and administration	CDBG: \$594,164 HOME: \$74,221 ESG: \$16,936	Other: 3 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the Number of Affordable Units
	Goal Description	Continue the housing rehabilitation, first-time homebuyer, and new housing construction activities to support an increase in the number of affordable units in the City of Trenton.
2	Goal Name	Improve public facilities
	Goal Description	Public facilities serving low income residents including senior centers that require capital improvements.
3	Goal Name	Public Services
	Goal Description	Expand and continue non-housing community development supportive services.
4	Goal Name	Provide homeless housing and services
	Goal Description	Funds will be used for Rapid Rehousing, shelter support; HMIS system; shelter supplies.
5	Goal Name	Administration
	Goal Description	Provide administrative support for the CDBG, HOME, and ESG programs.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

HOME funds will be used to support rental housing construction for units for households with incomes under 60% of the MFI. CDBG funds will be used to rehabilitate approximately 7 homes using funds from prior years. All units will provide affordable housing for persons under 80% of median.

AP-35 Projects – 91.220(d)

Introduction

The City's FY 2019 planned actions will address the City's priority housing and community development needs.

Projects

#	Project Name
1	HOME CHDO Set-aside
2	HOME Housing Development
3	Senior Center Operations
4	CEASE
5	Boys and Girls Clubs of Mercer Co.
6	Catholic Youth Organization (CYO) of Mercer County
7	Mill Hill Child & Family Development Corporation
8	Isles, Inc.
9	Prevention Education Inc. t/a PEI Kids
10	Trenton Civil Circus Project (dba Trenton Circus Squad)
11	YMCA of Trenton
12	Trenton Music Makers, Inc.
13	Literacy New Jersey, Inc.
14	HomeFront, Inc.
15	Mercer County Community College Foundation
16	Public Facilities Improvements
17	CDBG Administration
18	HOME Administration
19	ESG
20	Shelter Building Rehabilitation
21	Homeless Prevention/TBRA

#	Project Name
22	Emergency Shelter Operations
23	Legal Services/Financial Counseling
24	Economic Development Assistance Small Business
25	Food Services Programs
26	ESG-CV

Table 8 – Project Information

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

The City of Trenton’s 2019 Action Plan is based on anticipated FY 2019 CDBG, HOME, and ESG allocations.

The City anticipates that 100% of its CDBG resources this year, other than those allocated for administration/planning will be spent to benefit low- and moderate-income residents. The primary obstacle to meeting underserved needs is limited resources to meet the competing demands.

The City released funding application guidelines in February 2019. The City utilized a ZoomGrants system in order to process, prioritize, and approve the funding applications from recipients. To streamline the application process, CDBG and ESG applications were combined into one application.

Eligible CDBG activities were limited to the following three categories:

- CDBG Public Services - Youth After School, Day Care or Summer Programs
- CDBG Public Services - Adult Employability and Life Skills Development
- CDBG Public Services - Job Training

Eligible ESG activities were limited to: Rapid Rehousing, Street Outreach and Emergency Shelter Operations. Funding for ESG activities was divided into three categories: 1) Rapid Re-Housing for Individuals, 2) Street Outreach; and 3) Operations and Support for Emergency Shelters. The City awarded the Rapid Re-Housing for Individuals Program to one (1) agency and Street Outreach Program to one (1) agency. Multiple awards were made for Emergency Shelter projects. The selection process was outlined to give funding priority to projects that:

- Were clearly defined as to scope, location, need, budget, and goals;
- Met the 2015-19 Consolidated Five-Year Housing and Community Development Plan Strategic Goals
- Can begin immediately and finish within the contracted time;
- Demonstrate the applicant has the capacity and the capability to carry out the project successfully;
- Establish means for program evaluation and accomplishment tracking;
- Have adequate community support, and address an identified community need;
- Impact a significant number and/or percentage of low- and moderate-income persons;
- Maximize the use of outside funds and services and coordinate with other public and private efforts;
- Help end homelessness and/or create connections with employment in the community.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	HOME CHDO set aside
	Target Area	CITY OF TRENTON RESIDENTS
	Goals Supported	Increase the number of affordable units
	Needs Addressed	Create and Maintain Affordable Housing
	Funding	HOME: \$111,481.95 \$0
	Description	The City is working with an existing CDC to develop the capacity for the organization to become a CHDO. The organization is interested in purchasing and rehabilitating homes in their neighborhood for resale to low- and moderate- income buyers. Reduced by Amendment #1 May 5, 2020. (-\$111,481.95)
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that the CHDO set aside will benefit two (2) low income families.
	Location Description	City of Trenton.
	Planned Activities	The City is currently working with several organization that may meet CHDO requirements and have the capacity to undertake single-family rehabilitations that will improve the City's housing stock.
2	Project Name	HOME Housing Development
	Target Area	CITY OF TRENTON RESIDENTS
	Goals Supported	Increase the number of affordable units
	Needs Addressed	Create and Maintain Affordable Housing
	Funding	HOME: \$557,409.75 \$515,650.66
	Description	Housing Development. Reduced by Amendment #1 May 5, 2020. (-\$41,759.09)
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 11 families will benefit from the housing development activity.
	Location Description	City of Trenton.
	Planned Activities	A rental housing development has been identified that will utilize HOME funds to create 11 new housing units targeting households below 50% of the MFI.
3	Project Name	Senior Center Operations
	Target Area	
	Goals Supported	Improve public facilities
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$186,000
	Description	On-going senior Center operations for senior centers run by the City
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	700
	Location Description	multiple locations within the City of Trenton
	Planned Activities	Senior Center Operations
4	Project Name	CEASE - Homeless Prevention Case Management
	Target Area	CITY OF TRENTON RESIDENTS
	Goals Supported	Provide public services
	Needs Addressed	Provide Homeless Housing and Services
	Funding	CDBG: \$75,000
	Description	CEASE Homeless Prevention - Case Management - the City operates the Centralized Intake for the COC. A staff person is needed to provide case management to near homeless persons to direct them to other services to prevent homelessness.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	125
	Location Description	509 Perry Street
	Planned Activities	Case management by CEAS
5	Project Name	Boys & Girls Clubs of Mercer County - Youth After School & Summer Camp
	Target Area	City-Wide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	\$25,000
	Description	<p>12 Low to Moderate income Trenton youth will attend the Boys & Girls Clubs of Mercer County summer camp and afterschool program in 2019-2020. Transportation from area schools will be provided to help ensure access of Trenton youth. The program runs each school day from dismissal for 3 hours. The program includes a healthy snack, dinner at two of our locations, homework assistance four days per week, along with a diversity of enrichment and recreational programs. Literacy support and intervention will be provided for students to help ensure that 100% of the students are on reading grade level skill level by the second year of Club participation.</p> <p>Summer camp activities run all 10 weeks of the summer for youth ages 5 to 15 years old. Camp occurs in two locations with bus transportation to and from both sites throughout the city in the am and pm. All campers have access to a free breakfast and lunch program along with weekly field trips, swimming, education support, and a wide variety of enrichment and recreational activities. Summer educational support will focus on literacy through access of a club-based software program which adapts lesson plans to the students reading and language arts skill level. The software tracks student's usage and progress so staff can monitor progress and support students who are struggling.</p>
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	12 youth
	Location Description	
Planned Activities	Youth enrichment	

6	Project Name	Catholic Youth Organization (CYO) of Mercer County Broad St. Trenton Center Recreational/Educational Camp (REC)
	Target Area	City-wide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	\$25,000
	Description	171 low to moderate City of Trenton youth will attend the CYO's Recreational/Educational Summer Camp (REC) from mid-June through August, with extended hours & subsidies available. REC offers age appropriate activities, including swimming; hands-on computer activities; arts & crafts; STEM studies; sports; life skills; excursions; & special events. Participants served lunch & snack daily. REC, along with CYO's after school program, is designed to address need for non-school hours childcare, critical issue here, as documented by County & City childcare reports. Programs are designed to provide positive activities, to engage, stimulate interests & provide alternative to "hanging out" unsupervised, vulnerable to crime, substance abuse & gang involvement.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	171 households
	Location Description	Broad St. Trenton Center
	Planned Activities	Youth enrichment
7	Project Name	Millhill Child & Family Development Corporation-Trenton PEERS
	Target Area	City-wide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	\$25,000

	Description	<p>Trenton PEERS is a year-round leadership program for Trenton high school students that prepares them to become PEER educators, graduate high school on time and advance to post-secondary education. The program provides peer education, mentoring, and college planning to twenty-four students. The goal of the program is to empower Trenton PEERS to realize their full potential, graduate from high school on time and pursue post-secondary pathways.</p> <p>The students serve as educators and role models, performing workshops on issues facing youth to engage and encourage them to make positive choices. Workshop topics are anti-bullying, self-esteem, gang violence prevention, anger management, postponing sexual involvement, avoiding drug and alcohol abuse, and mental wellness. The PEERS reach over 2,000 youth each year with a unique and creative approach to peer led education. PEERS support students through high school and their transition to college or post –secondary pathway with financial education, college tours, college essay review and resume writing.</p>
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	24 Households
	Location Description	
	Planned Activities	Youth enrichment
8	Project Name	Isles, Inc. - Isles Urban Agriculture-Camp Carrot
	Target Area	City-wide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	\$25,000
	Description	CDBG funds will be used to provide 80 underserved children aged 8-12 with out of school time educational and recreational services that bolster in-school learning with activities related to STEM, health and wellness, gardening, nutrition, physical activity, and environmental sustainability. Isles staff will operate a three-week 2019 summer camp, a one-week 2020 spring break camp, and weekly afterschool activities during the 2019-2020 school year (Sept-Nov and Apr-Jun).
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	80 households
	Location Description	
	Planned Activities	Youth enrichment
9	Project Name	Prevention Education Inc. t/a PEI Kids -Comprehensive Juvenile Offenders Outreach Services
	Target Area	City-wide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	\$25,122
	Description	<p>PEI Kids' Comprehensive Juvenile Offenders Outreach Services (CJOOS) Program is a delinquency intervention program which provides youth on probation with conflict resolution and gang-resistance skills; job preparation; life skills & academic support; and cultivate respect for authority and critical/strategic thinking that enables at-risk youth to redirect their lives. Through mentoring, an evidence-based curriculum, and recreational/educational excursions, CJOOS helps youth improve communication & interpersonal relationships; develop a healthier life perspective; recognize risk factors; and develop links to protective assets. CJOOS' curriculum teaches skills that empower and motivate participants to de-escalate or walk away from potentially violent situations, reduce recidivism, and prevent future justice system involvement.</p> <p>Weekly program sessions are 3 hours and meet at Trenton's Sam Naples Community Center. There are three 16-week program cycles, comprised of 20 youth, as well as an intensive 9-week Summer Session comprised of 15 youth and 2 peer mentors, serving 77 youth annually. Clients are Mercer County youth (age 11-17) referred to the program by the Mercer County Family Court and/or the Juvenile Probation Unit; 95% of participants are Trenton residents who have generally been involved in auto theft; simple or aggravated assault; harassment; terroristic threats; theft/receiving stolen property; mutual combat & weapons offenses. 85% are gang-affiliated upon intake.</p>
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	60 Households
	Location Description	Sam Naples Community Center
	Planned Activities	Youth enrichment
10	Project Name	Trenton Civil Circus Project (dba Trenton Circus Squad) - Trenton Circus Squad Youth Engagement
	Target Area	City-wide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	\$28,440
	Description	<p>Trenton Circus Squad youth take great leaps in life. The Service-Learning Program will provide low- to moderate-income teens with an opportunity to gain life skills and put those skills to work through as volunteers in their community. At Circus Squad youth from Trenton work together with youth from surrounding suburbs to learn how to cooperate, challenge themselves and serve their community - all through the practice of circus arts. Circus arts are challenging. They require focus, teamwork, and a lot of discipline to make achieving difficult goals seem magical - just like everyday life. That's why they are a proven, effective tool for fostering self-reliance and confidence in young people.</p> <p>This program is a service-learning volunteer opportunity for youth aged 12-18. Squad youth will host workshops and performances at our site and travel to community events, nursing homes, hospitals and other youth programs, to entertain and inspire others.</p>
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	125 households
	Location Description	
	Planned Activities	Youth Enrichment
11	Project Name	YMCA of Trenton - YMCA After School and Summer Academic Success
	Target Area	City-wide

	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	\$45,000
	Description	The YMCA, partnered with Building Educated Leaders for Life (BELL) to expand learning time after school and limit summer learning loss. The YMCA will expand school learning time by operating BELLXcel After School for four days per week over 40 weeks during the school year; and BELLXcel Summer for 8 weeks. The YMCA applies BELLXcel's toolkit of comprehensive and evidence-based solutions for preparing elementary school scholars, recognized as scholars, to become college- and career-ready young adults. Through this strengthened partnership and holistic approach to serving the whole-child, the YMCA will serve 120 academically struggling scholars, grades K to 3, from Trenton public schools both district and charter. Monday through Thursday will consist of the structured BELLXcel program, while Fridays will be devoted to community and civic engagement.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	120 households
	Location Description	
	Planned Activities	Youth enrichment
12	Project Name	Trenton Music Makers, Inc.
	Target Area	City-wide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	\$30,000

	Description	<p>The Trenton Music Makers Orchestra is a transformative afterschool program that uses music and ensembles as a platform for social development. TMM works in coordination with the Trenton Public Schools and complement and build synergies with the music instruction in the schools. This year, our 103 students meet at Grant Elementary and Dunn Middle Schools to play the violin, viola, cello and double bass; they study sight reading, movement and bucket drumming, and they play as an orchestra. Instruction is provided by a diverse team of teaching artists: certified music teachers, freelance musicians, private music instructors; seasoned professionals and energetic college graduates – a winning combination whose combined strengths serve children’s development in an unparalleled manner. As young people surprise themselves with the pace of their development as musicians, they are then encouraged to concurrently raise their expectations of themselves as scholars and citizens.</p> <p>Our young musicians regularly share the music-making that they love for wider audiences in Greater Trenton and represent Trenton youth throughout the region. Performances serve as a touchpoint for their growing understanding of their role as an asset to their community.</p>
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	120 Households
	Location Description	Trenton Music Makers Hedgepeth-Williams Site
	Planned Activities	Youth enrichment
13	Project Name	Literacy New Jersey, Inc. - Adult Employability and Life Skills Development
	Target Area	City-wide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	\$25,000

	Description	<p>Literacy New Jersey provides free, one-to-one and small group tutoring to low-literate adults through a network of volunteers. The tutoring program focuses on teaching adult learners the skills that enable them to get a job or a better job, continue their education, help their children with schoolwork. The program also offers our adult students the flexibility of meeting with a tutor at a time and location that is convenient for them, unlike many classroom-based services.</p> <p>Literacy New Jersey's programs include: Basic Literacy (BL)/High School Equivalency Tutoring (HSE): These programs help students improve their basic reading, writing and math skills. Literacy New Jersey also helps learners prepare for the high school equivalency test. Adults with high school-level skills are better equipped to compete in the workforce, continue their education or move ahead in their careers. Tutoring will occur in libraries in and around Trenton. Job Readiness Training: This 12-week course assists adult learners with resume writing, online job searching and mock interviews. Tutor Training Program: The Mercer County program holds two tutor training classes per year. This 15-hour course provides volunteers with the tools to successfully tutor adults in need.</p>
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	35 households
	Location Description	
	Planned Activities	Literacy for adults
14	Project Name	HomeFront, Inc. - Hire Expectations
	Target Area	City-wide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	\$25,000
	Description	A.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	60 Persons
Location Description	Ewing	

	Planned Activities	Adult employment
15	Project Name	Mercer County Community College Foundation - Job Training
	Target Area	City-wide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	\$75,000
	Description	Mercer County Community College will offer tuition assistance to up to 30 low to moderate income City of Trenton residents interested in a Non Credit Certificate Program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	75-100 Persons
	Location Description	
	Planned Activities	Job training
16	Project Name	Public Facilities
	Target Area	CITY OF TRENTON RESIDENTS
	Goals Supported	Improve public facilities
	Needs Addressed	Improve Public Facilities
	Funding	CDBG: \$1,585,656 \$ 1,086,431.99
	Description	Public Facility improvements may include rehabilitation to some or all of the below senior and community center facilities. A comprehensive list of improvements covering nearly \$7 million was created and will be used to select projects over the next several years. The highest priority is the North Clinton Community Center because the City has a large grant to run at - risk youth programs from this facility. Other facilities include: Reading Senior Center (Phase II), Sam Naples, West Ward Rec Center, Jennye Stubblefield, S. Broad Street Senior Center, Roebing Wire Factory (community center). Specific projects within these facilities will be selected once an architect is hired. Reduced by Amendment #1 May 5, 2020. (-\$495,662.01)
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	4000
	Location Description	various
	Planned Activities	Rehabilitation of the facilities
17	Project Name	CDBG Administration
	Target Area	CITY OF TRENTON RESIDENTS
	Goals Supported	Planning and administration
	Needs Addressed	Planning and administration
	Funding	CDBG: \$549,164 CDBG-CV: \$80,000
	Description	Administration of the CDBG Program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Planning and administration.
18	Project Name	HOME Administration
	Target Area	CITY OF TRENTON RESIDENTS
	Goals Supported	Planning and administration
	Needs Addressed	Planning and administration
	Funding	HOME: \$74,321 \$131,655.14
	Description	HOME program administration. Increased by Amendment #1 May 5, 2020. (+\$57,334.14)
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A

	Planned Activities	HOME program administration.
19	Project Name	ESG Trenton
	Target Area	CITY OF TRENTON RESIDENTS
	Goals Supported	Provide homeless housing and services
	Needs Addressed	Provide Homeless Housing and Services
	Funding	ESG: \$225,818
	Description	ESG funds will provide funds for Rapid Rehousing, Street Outreach, administration of the ESG program, emergency shelter operations support to the following facilities: Funds will be supplied to the Rescue Mission for (\$30,000) Womanspace (\$11,000), and Anchor House (\$17,554), for shelter operations. ESG funds will also be provided for street outreach (\$50,000) and rapid rehousing (\$90,328) activities to Catholic Charities. In addition, ESG funds will be used to support the HMIS system (\$10,000). ESG Administration: (\$16,936).
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that more than 2000 homeless individuals and families will benefit from the various activities under the ESG Program.
	Location Description	Various.
Planned Activities	ESG funds will provide funds for Rapid Rehousing and Street Outreach, administration of the ESG program, emergency shelter operations support. Matrix code: 05S.	

20	Project Name	Shelter - Building Rehab
	Target Area	CITY-WIDE
	Goals Supported	Homeless
	Needs Addressed	Homeless
	Funding	CDBG-CV: \$175,000 CDBG: \$25,966.01
	Description	Rehabilitation of a public facility to operate an emergency shelter to prevent the spread of COVID-19. Added by Amendment #1 May 5, 2020 (+\$200,966.01)
	Target Date for completion	12/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	Public Facility improvements
	21	Project Name
Target Area		CITY-WIDE
Goals Supported		Homeless
Needs Addressed		Homeless
Funding		HOME: \$450,000
Description		Provide up to 3 months of back rent payments to avoid eviction as the result of financial hardship related to COVID-19. Homeless Prevention for Trenton residents earning less than 50% of median income. Added by Amendment #1 May 5, 2020 (+\$450,000)
Target Date for completion		12/30/2020
Estimate the number and type of families that will benefit from the proposed activities		TBD
Location Description		TBD
Planned Activities		Rental assistance
22	Project Name	Emergency Shelter Operations
	Target Area	CITY-WIDE
	Goals Supported	Homeless

	Needs Addressed	Homeless
	Funding	CDBG: \$175,000 CDBG-CV: \$800,000
	Description	The City will utilize funds to support Emergency Shelter Operation and creation costs to prevent the spread of COVID-19. Shelter Operations, including staff, maintenance, rent, repair, security, fuel, equipment, insurance, utilities, food, furnishings, and supplies necessary for the operation of the emergency shelter. Where no appropriate emergency shelter is available for a homeless family or individual, eligible costs may also include a hotel or motel voucher for that family or individual. Added by Amendment #1 May 5, 2020 (+\$975,000) City of Trenton Established Shelters: \$800,000 Rescue Mission: \$175,000
	Target Date	12/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
23	Project Name	Legal Services/Financial Counseling for Low Income Tenants and Homeowners
	Target Area	CITY-WIDE
	Goals Supported	Homeless
	Needs Addressed	Homeless
	Funding	CDBG 2019: \$75,000
	Description	Eviction and Foreclosure prevention to increase housing stability by providing landlord/tenant counseling, education, referrals, and legal assistance to tenants facing unlawful evictions or other landlord/tenant issues. These services will include additional outreach and education to low income tenants Citywide. Added by Amendment #1 May 5, 2020 (+\$75,000)
	Target Date	12/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	Counseling services
24	Project Name	Economic Development Small Business Loans
	Target Area	CITY-WIDE

	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG-CV: \$522,000
	Description	Low-interest loans for working capital and business restarting to retain and/or create jobs during and after the COVID-19 crisis. Added by Amendment #1 May 5, 2020 (+\$522,000)
	Target Date for completion	12/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	Small business loans for Job Retention and/or Creation

25	Project Name	City Food Services
	Target Area	CITY-WIDE
	Goals Supported	Homeless
	Needs Addressed	Homeless
	Funding	CDBG: \$219,696 CDBG-CV: \$164,304
	Description	Meal program to prepare and deliver food/meals throughout the City to its most vulnerable populations: homeless, disabled, seniors, and low-income individuals and families. Funds will also support food pantries, soup kitchens and food banks. Added by Amendment #1 May 5, 2020 (+\$384,000)
	Target Date for completion	12/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	750
	Location Description	TBD
	Planned Activities	Food assistance
26	Project Name	Emergency Cares (ESG-CV)
	Target Area	CITY-WIDE
	Goals Supported	Homeless
	Needs Addressed	Homeless

Funding	ESG-CV: \$831,962
Description	Emergency Shelter Operations - The City will utilize ESG Cares funds to support Emergency Shelter Operation and creation costs to prevent the spread of COVID-19. Shelter Operations, including maintenance, rent, repair, security, fuel, equipment, insurance, utilities, food, furnishings, and supplies necessary for the operation of the emergency shelter. Where no appropriate emergency shelter is available for a homeless family or individual, eligible costs may also include a hotel or motel voucher for that family or individual. Added by Amendment #1 May 5, 2020 (+\$125,000) Homeless Prevention - Provide up to 3 months of back rent payments to avoid eviction as the result of financial hardship related to COVID-19. Homeless Prevention for Trenton residents earning less than 50% of median income. Added by Amendment #1 May 5, 2020 (+\$696,962) HMIS data entry and system monitoring for Covid-19 activities. Added by Amendment #1 May 5, 2020 (+\$10,000)
Target Date	12/30/2020
Estimate the number and type of families that will benefit from the proposed activities	TBD
Location Description	TBD
Planned Activities	Emergency Shelter Operations, Homeless Prevention, Homeless Management Information System

ESG Summary:

Womanspace, Inc.
Womanspace's Safe House (Emergency Shelter) for Women and Children Impacted by Domestic Violence
ESG Emergency Shelter Operations
City Wide
125 Individuals
\$11,000

Support of the Safe House, our emergency shelter that provides housing, protection and safety for domestic violence victims in immediate crisis. The purchase of food and supplies for the women and children we serve.

Providing emergency shelter for survivors of domestic violence is the core of Womanspace’s work. As the only short-term residential program in Mercer County offering housing and support services for women and child victims of domestic violence, the Safe House offers emergency protection for victims in immediate crisis. Opened in 1978, our Safe House has since provided safe emergency shelter and housing to over 7,500 women and children. It is staffed 24 hours a day, seven days a week, and provides secure, temporary (6-8 weeks) housing for families impacted by domestic violence.

Anchor House Inc.
Anchor House Shelter
ESG Emergency Shelter Operations
City Wide
25 Homeless Youth
\$17,554

Anchor House Shelter has been a safe haven for abused, runaway, homeless, and at-risk youth for 41 years. Residential services include a safe and clean environment, food, clothing, crisis intervention, case management and individual, family and group counseling. Youth receive a physical and any necessary medical, dental and mental health care. All youth, including aftercare and out-clients, receive assessment, life skills education, prevention education, educational preparation, counseling, and aftercare. The School Outreach Program works to keep youth in school, arranging for transportation or school work so the youth does not fall behind in school. We help them build a support system, gain the life skills they need to be successful, address physical and mental health issues, learn how to advocate for themselves and peers, and plan for a brighter future. Anchor House Shelter serves abused, runaway, homeless, and at-risk youth 12 to 17 years of age. The majority of Shelter youth, 58% in calendar year 2018, were from the City of Trenton. Many of the youth have numerous needs that often require multiple system involvement as they have suffered complex traumas in their life. Shelter youth primarily come from families with very low or extremely low income. Most, 86% in 2018, are involved in the child welfare system, with only 34% of youth returning home or to a relative. Often after aging out at 18, they become involved in our transitional and supportive housing programs.

Anchor House is seeking shelter operations expenses of \$25,000 for insurance, food to serve the youth at the Shelter, and weekly janitorial services. Youth receive three meals a day, plus a snack. The Shelter is a three-story stone block building with a large kitchen, recreation room, dining room, office, group room, and three counseling rooms on the first floor, and offices, laundry and rooms in the basement. The second floor has 12 bedrooms for youth, as well as bathrooms and staff offices.

RESCUE MISSION
Emergency shelter operations (food and utilities).
Citywide
\$30,000

1300 individuals

The Rescue Mission provides life-sustaining services 24 hours/day to single, homeless adults in the city of Trenton. Funding for the emergency services program not only supports shelter stays for those in need, but provides for a day center and night shelter where clients may access services including on-site case management, referrals to housing providers, and the opportunity to meet with social service providers for behavioral health, legal, and primary care assistance. Services include breakfast and dinner in the Evening Shelter; meals in the shelter Soup Kitchen each Sunday and 5th Saturday in a month; bag lunches for employed and job-seeking clients; fresh linen daily; shower facilities and distribution of personal hygiene kits; clothing as needed via the courtesy shop; storage lockers; laundry facility; and mail services.

Catholic Charities Diocese of Trenton**Catholic Charities Street Outreach****ESG Street Outreach****CityWide****\$50,000****104 individuals**

Catholic Charity of Trenton's (CCT) Homelessness Prevention Program emphasizes both immediate and longer-term strategies for reducing homelessness and strengthening self-sufficiency. CCT's Street Outreach goes outside the walls of the agency to engage and reach people experiencing homelessness who may be disconnected and alienated, not only from mainstream services and supports, but from the services targeting homeless people in the City of Trenton. The Street Outreach program establishes supportive relationships, gives people advice and support, and enhances the possibility that they will be able to access necessary services and supports to help them move off the streets and into stable housing in a short amount of time (within 90 days). The program develops strong relationships within the homeless community, to identify barriers that people from accessing services, including unsatisfying or problematic experiences of child protection services, homeless shelters, or mental health facilities. The primary goal of CCT's Street Outreach services is simply to identify, assist, and link any homeless person not eligible for our Rapid Rehousing to other agencies using the Homeless Management Information System (HMIS) and the Trenton Coordinated Entry & Assessment System (CEAS) Center. Outreach workers share information with the CEAS team on the homeless people encountered during street outreach.

CCT is asking for \$60,000 for the Street Outreach program to cover the cost of two part-time outreach workers, one case aide to assist with HMIS tracking and eligibility determination, a vehicle for outreach and for staff to attend CEAS and CoC partnership meetings, and other costs from providing services to homeless individuals. The program will seek to contact and evaluate 13 individuals per month for eligibility for programs and services. CCT will provide in-kind matching funds of \$18,450.

Catholic Charities Diocese of Trenton
Catholic Charities Rapid Rehousing
ESG Rapid Rehousing
CityWide
\$90,328
12-13 individuals

Catholic Charities Diocese of Trenton is requesting \$84,000 to offer Re-Housing services to 12 individuals (12 units of housing). Costs will include housing location and placement; moving cost assistance; case management; rental assistance; security deposits; wraparound services; and additional services for special populations. CCT will provide in-kind matching funds of \$25,200.

Rapid Rehousing is a short-term financial (Rental) assistance program operated by the Catholic Charities Diocese of Trenton for low-income to moderate-income citizens of the city who are currently homeless and who experience moderate barriers to obtaining permanent housing. The Rapid Rehousing program rapidly connects individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include time-limited financial assistance and targeted supportive services. Rapid Rehousing removes immediate challenges to obtaining permanent housing while reducing the amount of time clients suffer from lack of permanent residence, avoiding a near-term return to homelessness, and linking to community resources that enable them to achieve long-term housing stability. Services will include, as needed: Housing location and placement; Moving cost assistance; Intensive home-based case management and housing stability planning; Short or medium-term rental assistance (3 months to 1 year); Security deposits; Wraparound services such as tenant/landlord mediation, job search assistance, employment support, credit repair/budgeting/money management, referrals to benefit programs and other community resources.

AP-50 Geographic Distribution – 91.220(f)

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

By federal regulation, 70% of CDBG funds must be spent in neighborhoods where at least 51% of the population is Low and Moderate Income (LMI). New Census Data issued by HUD Effective April 1, 2019 shows that Portions of all census tracts in the city meet the LMI criteria with one exception (Census Tract 6, or the Villa Park neighborhood). Census Tract 13 is the only other non-LMI census tract.

In Trenton itself, there are clear patterns of racial segregation throughout the City. Tract data from the 2010 Census shows evidence of minority concentration with respect to both the African-American and Latino populations. Approximately 62% of the City's African-American population lived in tracts in which 65% or more of the population was African-American. The Latino population was concentrated in the city's South and East wards, Census Tracts 1, 4, 9, 10, 21 and 22.

Geographic Distribution

Target Area	Percentage of Funds
CITY OF TRENTON RESIDENTS	100

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG and HOME funds are intended to provide low and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities to be funded with CDBG funds include public improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. ESG funds are intended to address homelessness.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program;
- Meeting the needs of very-low, low-, and moderate-income residents;
- Focusing on low- and moderate-income persons, areas, or neighborhoods;
- Coordinating and leveraging of resources;
- Responding to expressed needs;
- Achieving sustainability and/or long-term impact;
- Having the ability to measure or demonstrate progress and success.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	1,566
Non-Homeless	18
Special-Needs	0
Total	1584

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	12
The Production of New Units	11
Rehab of Existing Units	7
Acquisition of Existing Units	0
Total	23

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion:

Homeless goals is to provide shelter and services to 1,554 persons and rapid re-housing for 12 (rental assistance); create 11 new rental units and rehabilitate 7 homes.

AP-60 Public Housing – 91.220(h)

Introduction

The Trenton Housing Authority (THA) provides public housing within the City of Trenton.

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

THA will continue to use its Capital Fund grant to make, physical, operational and management improvements at its various housing developments and administrative sites.

The Trenton Housing Authority has received a commitment from HUD to convert up to 77 public housing units as part of the Redevelopment to project-based funding under HUD's Rental Assistance Demonstration ("RAD") program. The Redevelopment will consist of a single phase and will include the demolition of the existing Page Homes Site (159 units) and the new construction of 77 dwelling units, including 7 one-bedroom units, 39 two-bedroom units and 31 three-bedroom units. The Page Homes calls for complete demolition and reconstruction at the existing site. THA applied for demolition approval from HUD to demolish all existing residential structures, sidewalks and parking areas at the Page Homes site. The Page Homes site is part of the Authority's Project NJ 005000003 (Donnelly Homes).

All of the Redevelopment units will be RAD-assisted units (the "RAD-Assisted Units"). The Page Homes project is part of the City of Trenton's larger objective of revitalizing and stabilizing immediate neighborhoods with high concentration of vacancy and abandonment. In addition, this project is aligned with the City's goals to create and preserve rental housing for low-income households.

The City of Trenton will be a Co-Applicant with the Trenton Housing Authority (THA) as the Lead Applicant for the Choice Neighborhood Initiative (CNI) Planning and Action grant. The THA's Donnelly Homes would be a good fit under the CNI program to redevelop along with transforming the North Trenton neighborhood. If awarded a CNI planning and action grant, the THA and the City of Trenton along with the local leaders and other stakeholders will develop a neighborhood transformation plan for the North Trenton Neighborhood. If awarded the City of Trenton will dedicate CDBG funds towards the planning process and an action activity (TBD).

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

The Trenton Housing Authority (THA) has established a Resident Advisory Board. Tenants were recommended to this board by their property managers as a tenant who is involved in their residential community and is in good tenant standing with THA. The purpose of the RAB is to include THA residents in the THA's strategic planning and redevelopment efforts. The RAB will provide THA staff and residents with a forum for sharing information and providing input concerning the THA's Annual and Five-Year

Plans. The main role of the RAB is to make recommendations regarding the development of the THA's Annual and Five-Year Plans and to provide input related to THA's public housing redevelopment efforts.

Trenton Housing Authority has promoted the development of resident councils for the various housing sites and encourage resident leaders to participate. The resident council are charged with communicating with THA and property management staff about programming and service needs and other resident concerns that may emerge. These resident councils have input/involvement with THA management operations and modernization needs. The resident council is opened to all families at their residential developments. Some Resident council officers serve on THA's Resident Advisory Board (RAB).

Trenton Housing Authority created an endowment trust from the remaining HOPE VI program funds. These funds were designed to continue services for households in meeting their self-sufficiency goals, especially those associated with maintaining residency, and for some, moving out of subsidized housing. In addition, these funds will go to promote family self-sufficiency through family stability and increased opportunities for case management, supportive services, stable employment, job training, education programs, higher paying jobs, financial literacy, and homeownership.

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

Not applicable, the THA is not designated troubled.

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

Introduction

The Trenton/Mercer Continuum of Care has a comprehensive a Coordinated Assessment System that targets and prioritizes the most vulnerable persons experiencing homelessness in the community. The CoC Program interim rule (24 CFR 578) released by HUD in 2012 requires that CoCs establish and operate a “centralized or coordinated assessment system,” hereafter referred to as a coordinated entry system. The rule defines coordinated entry as a centralized or coordinated process designed to coordinate program participant intake assessment and provision of referrals. [Such a] system covers the [CoC’s] geographic area, is easily accessed by individuals and families seeking housing or services, is well advertised, and includes a comprehensive and standardize assessment tool. (24 CFR part 578.3)

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 Trenton/Mercer Coordinated Assessment System has a process for homeless individuals and families.

- a. For individuals unaccompanied by children, CoC has a Coordinated Entry and Assessment System (CEASe) for individuals experiencing homelessness. This system operates as the point of entry to access housing and community services for homeless individuals. Through a coordinated assessment process, the needs of the homeless are identified and prioritized and a plan to move from homelessness to housing is developed. The goal of this system is to prioritize chronically homeless individuals and families with the longest history of homelessness and with the most severe service needs.
- b. For homeless households with children, a centralized intake is in place at the Mercer County Board of Social Services that seeks to mediate/prevent homelessness whenever possible and reduce the length of time families are homeless through a rapid rehousing - a model that places a priority on moving a family experiencing homelessness into permanent housing as quickly as possible, ideally within 30 days of a family becoming homeless. A Universal screening Tool is used to identify and prioritize families for services with a primary goal of returning the family to permanent housing.

The Mercer Alliance to End Homelessness with its system partners, the City of Trenton, the Mercer County Department of Human Services and the Mercer County Board of Social Services have been pursuing a system change planning and implementation process centered around Mercer County's Ten-Year Plan to End Homelessness. The City of Trenton, Department of Health and Human Services is the lead agency for planning and grant applications under the Trenton/Mercer Continuum of Care process.

The Continuum is made up of over 40 social service providers; both governmental and non-profit organizations.

The Trenton/Mercer CoC coordinates a broad array of services that includes, but is not limited to:

- Outreach Assessments
- Prevention of Homelessness
- Emergency Shelter/Services
- Rapid Rehousing
- Transitional Housing
- Case management/Support Services
- Permanent Housing
- Education Resources

Addressing the emergency shelter and transitional housing needs of homeless persons

The agencies in the City provide an array of Shelter and Transitional housing facilities, although the latter are being phased out and converted to permanent housing. The City is supporting emergency shelters with support for both operations and capital improvements from the Emergency Solutions Grant for repairs and operations. The following facilities will receive ESG funds for shelter operations: Womanspace (\$11,000), Anchor House (\$17,554), and the Rescue Mission (\$30,000). Street outreach will be funded for \$50,000 and HMIS for \$10,000.

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.

The Trenton/Mercer CoC, led by the City of Trenton, has made great strides in helping families and individuals move from homelessness to housing. The newly developed CEASe System prioritizes the most vulnerable persons experiencing homelessness in the community by utilization the prioritization policy established by the CoC. The goal is to move those designated with the highest priority to housing within 30 days. The CEAS Center serves as the single point of entry for homeless individuals and will collect information on homeless individuals and coordinate resources, services and outreach activities that facilitate housing for homeless singles. All individuals, both sheltered and unsheltered, are screened and assessed and a housing plan is developed based on the person's homeless history and level of need, with priority given to the chronically homeless.

Over the past five years, the total number of homeless persons has been largely trending downward in Mercer County. During the five-year period from 2013 to 2017, the overall number of homeless persons in Mercer County is down by 190 persons (28.4%). The number of homeless persons in emergency shelter and transitional housing has gone down since 2013 as well. Though the number of unsheltered persons has fluctuated, the overall unsheltered count is up by 25.4% since 2013.

Families receiving rapid re-housing have been very successful at remaining stably housed. Since the CoC transitioned to a rehousing service model 94% of families that were rehoused did not become homeless again. Pilot projects targeting the singles population, during the same period of time, show similar success with 98.5% of participants not returning to homelessness.

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.

The Trenton/Mercer CoC worked with the New Jersey Policy academy to develop the State's discharge plan. The vision for this plan is one that plans for greater coordination of services and programs required to address homelessness in New Jersey including the promotion of prevention strategies and services to prevent homelessness and reduce the risk of homelessness for families and individuals.

The New Jersey Department of Human Services Division of Mental Health Services, New Jersey Department of Children and Families, Division of Youth and Family Services, Division of Developmental Disabilities, and the New Jersey Department of Corrections in conjunction with the Department of Health and Senior Services Division of AIDS, prevents discharges from facilities without the immediate

provision of shelter. The State's plan guarantees no persons being discharged from an institutional setting into homelessness.

Since Foster Care in New Jersey is a statewide system it is part of this statewide discharge policy. Specially, the case worker works with the youth to identify available Trenton and Mercer County City and County resources and appropriate housing. Under current New Jersey child welfare reform legislation, several new programs have been implemented that allow for a more seamless transition from youth to adulthood. Many of these programs include permanent housing.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The City of Trenton completed its Analysis of Impediments to Fair Housing Choice in 2013. The most significant identified barrier to affordable housing in Trenton was, and continues to be, the difficulty with home buyer financing. The City has outlined several new initiatives for 2015 to help address housing needs, including a Home buyer Assistance Program.

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

The Five Year Consolidated Plan did not identify any impediments in local tax or land use policy, building codes, fees or other policies that would restrict affordable housing.

There are two key issues identified in the Consolidated Plan that limit the ability of would-be purchasers of government-subsidized homes to obtain mortgages. The first is the requirement of many government agencies that there be a second mortgage recorded on properties for the amount of the subsidy that has gone into the home, to help protect the public investment. This frequently raises the loan to value ratio to well beyond both the sales price and the appraised value of the home, creating a situation lender perceive as high risk, despite the fact that these liens are subordinated to the lender's first mortgage. This practice is being required not only by the state, but also by many county and municipal governments in NJ, and is being applied to homes funded by HOME, the Neighborhood Stabilization Program, Balanced Housing and other programs.

The second issue is that many housing subsidy programs require affordability controls in the form of deed restrictions that do not extinguish in the case of foreclosure. It has become a problem over the last few years because lenders are relying increasingly on FHA to insure their mortgages, rather than private mortgage insurance companies, and FHA rules prohibit them from insuring mortgages that have deed restrictions that survive foreclosure. While this rule has been on the books at FHA for years, it apparently wasn't aggressively enforced until recently.

Over the last few years, these issues combine in a way that severely limited the availability of home purchase financing for subsidized homes in Trenton. The City has set aside funds for a First Time Homebuyer Program. The First Time Homebuyer Program has provided 9 households to date with up to \$25,000 each toward down payment, closing costs and mortgage write-down assistance. This program also requires affordability controls and 2nd mortgages but in the event of foreclosure the lien is extinguished if there are insufficient funds to repay all or part of the loan. This policy has also removed the loan-to-value ratio impediment as in the event of foreclosure the secondary financing does not infringe on the lenders ability to recapture the investment. The program has been successful at assisting

homeowners overcome the upfront costs of homeownership by writing down the cost of the homes to affordable levels as well as assisting with down payment (maximum support 50%) and closing costs.

AP-85 Other Actions – 91.220(k)

In FY 2019, the City of Trenton plans the following actions to help address the housing and community development needs of City residents, especially low/moderate income residents.

Actions planned to address obstacles to meeting underserved needs

The chief obstacle to meeting underserved needs is a lack of, or inadequate, resources---both financial and human (staffing). The City of Trenton will continue to collaborate with human and social service agencies and the Continuum of Care to identify potential resources for meeting the service needs of City residents. The City will support the efforts of service agencies to maximize the use of available resources and to obtain additional resources whenever possible.

The City is focusing heavily on improving project management and greater system-wide efficiencies. The City will continue to improve staffing through additional training on CDBG, HOME, and ESG programs, providing the ability to maximize limited resources to address underserved needs.

Actions planned to foster and maintain affordable housing

The City of Trenton will continue to create and maintain affordable housing. The City will continue to support its goals of maintaining and expanding affordable housing by utilizing its CDBG and HOME allocations to create new opportunities for affordable rental and homeownership and rehabilitate existing affordable units. The housing rehabilitation program will be continued with funding allocated in prior years. HOME funds, \$742,213, will be used to support creation of new rental units and support a CHDO with a home rehabilitation for resale.

Actions planned to reduce lead-based paint hazards

In the Spring of 2016, the City received a 3-year Lead Hazard Reduction Demonstration Grant from the US Department of HUD in the amount of \$2.1M. Those funds have been leveraged with contributions from the CDBG program. Although slow to start, the program is expected to remove lead hazards from 30 homes in the time remaining on the grant. In addition, the City's Housing Rehabilitation Program includes provisions to test for and address any lead hazards found. That program expects to serve 30 households in the coming year.

Actions planned to reduce the number of poverty-level families

The resources that the City of Trenton has to reduce the number of persons with incomes below the poverty level are limited. The City will continue to pursue and support various economic development and housing activities in an effort to provide an environment that will attract or retain businesses or facilitate the expansion of existing businesses thereby securing employment and increased incomes for City residents.

Actions planned to develop institutional structure

The City of Trenton relies on a network of public sector, private sector, and non-profit organizations to deliver needed housing and community development services to City residents, particularly the homeless and special needs populations. Many of the organizations in the network operate on a county or regional level.

The demand for services greatly exceeds the available resources. The City of Trenton will continue to collaborate with human and social service agencies and the Trenton/Mercer County Continuum of Care (CoC) to identify potential resources for meeting the service needs of City residents. The City will support the efforts of service agencies to obtain any available or future resources.

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

The Department of Housing and Economic Development (HE&D) is the lead agency responsible for administering the City's CDBG and HOME programs. HE&D works with the Department of Health and Human Services, and the Department of Public Works to coordinate activities undertaken in the Action Plan. The Department of Health and Human Services assists in the administration of the City's ESG program.

The Trenton/ Mercer CoC is a planning committee that reviews, evaluates, maintains and develops ongoing strategies to address quality of life issues for the residents of Mercer County who may be homeless or in jeopardy of homelessness. The CoC has developed a system-wide approach for implementation of the HEARTH Act which is to consolidate homeless assistance programs, codify the CoC planning process, and establish a goal of ensuring that families who become homeless return to permanent housing within 30 days.

The Mercer Alliance to End Homelessness, the Mercer County CoC, and County of Mercer County have all been partners in the development of this Action Plan.

In addition, the City of Trenton, Office of Adult and Family Services provides a number of services which address the needs of persons who are not homeless, disabled, mentally & physically ill and who require supportive housing. These services include: (a) rental assistance to families and individuals in order to prevent homelessness (b) intensive and comprehensive case management services (c) referrals to other social services agencies which include substance abuse, mental health counseling, medical and dental services and educational and occupational training (e) referrals for emergency food, clothing and furniture (f) provide information for budget management, cleaning up personal credit, buying a home and preventing foreclosures.

The City continues to work with a host of social service providers including:

- Mercer Arc - provides services for the developmentally disabled

- Family Guidance Center- operates a Consumer Credit Counseling component and representative payee services for recipients of Social Security Income (SSI) and Social Security Disability Income (SSDI)
- Oaks Integrated Care - provides supportive services focus on mental health issues
- Mercer County Office on Aging - provides supportive services, meals and other services to the elderly
- Trenton Treatment Center - provides substance abuse counseling and treatment to drug and alcohol addicts
- Catholic Charities Diocese of Trenton – mental health services including addiction focused treatment, residential services, and counseling services.

Program Specific Requirements

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

Introduction

The following provides program specific information for the CDBG, HOME, and ESG programs.

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	
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

All HOME funds will be invested in a manner consistent with 24 CFR 92.205(b)(l). Specifically, HOME funds are invested as construction financing for new construction and gut rehabilitation projects.

The City of Trenton HOME Program provides incentives to develop and support affordable rental housing and homeownership. New construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financing costs, are all considered eligible uses of HOME program funds. All HOME funded housing must be permanent.

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:

To promote affordable housing, the City of Trenton is outreach to organizations that may be eligible to be a CHDO. Once identified, the City will work with the CHDO to fund the rehabilitation of a unit for sale to a low- and moderate-income household. The sale will be subject to resale restrictions. The buyer will enter into an Affordable Housing Agreement with the City which requires that the buyer occupy the unit as their principal residence, and that they sell their unit only to another income-eligible buyer. The future resale price will be based on the original purchase price, plus an annual return on equity utilizing the regional income limits established by the NJ Council on Affordable Housing (COAH) per N.J.A.C. 5:97-9.3 as well as allowances for eligible capital improvements which may include any additions, exterior improvements such as windows, doors, solar panels, HVAC, or other energy-efficiency improvement to the housing unit. Per COAH guidelines, the price of owner-occupied low and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price be lower than the last recorded purchase price.

The resale prices shall be restricted to the maximum sale value set by HOME – 95% of the median area purchase price.

The length of the affordability period will be determined by the amount of direct homeowner subsidy as shown below. CHDOs are limited to providing 10% in homebuyer assistance. The City may provide additional assistance from the CDBG Homebuyer program.

Rental Housing Activity	Minimum period of affordability in years
Rehabilitation or acquisition of existing housing per unit amount of HOME funds: Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

The CHDO, when identified, will be responsible for carrying out an outreach program to solicit buyers. The City will review and approve the plan and monitor the implementation. If there are preferences to a specific population, the City will describe these in the Action Plan at such time as these are known.

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:

The City utilizes a resale provision to ensure the long-term affordability of units. See above for additional detail.

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:

The City of Trenton does not use HOME funds to refinance existing debt.

There is a problem in that there is lack of capacity among the several certified Community Housing Development Organizations (CHDOS) in the City which has resulted in a lack of projects. The City of Trenton will commit the statutory 15% CHDO set aside for several projects and to working with the CHDOs to build capacity.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The Department of Housing and Economic Development implements ESG-funded activities and supports subrecipients of ESG funds targeted to deal with health and human services issues. The Department of Health and Human Services hosts an annual capacity building workshop to provide tools for applying for funding and highlighting performance and financial management expectations. The Department of Health and Human Services administers the ESG-Funded Rapid Re-housing program.

The COC Board is the advisory committee for review and recommendations for funding under ESG. The COC Board includes persons who are homeless or recently homeless.

The City will continue to help sub-recipients reach their goals through the use of performance-based contracts and conducting reviews of monthly programmatic reports. The contracts will continue to outline specific target timeframes for achieving specific goals and plans for addressing non-performance issues. Discussions and meetings will continue to be held to discuss performance issues and recommended solutions. A review of the recommendations within a reasonable timeframe will determine if issues were resolved. Severe performance issues that are not reasonably addressed may jeopardize the sub-recipients future funding opportunities.

The written standards for the ESG program are attached as a Unique Appendix.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Trenton/Mercer Continuum of Care, through a comprehensive Coordinated Assessment Process, targets and prioritizes the most vulnerable persons experiencing homelessness in the community. The CoC follows a two-part coordinated assessment process for families and individuals.

- a. For homeless households with children, a centralized intake is in place at the Mercer County Board of Social Services that seeks to mediate/prevent homelessness whenever possible and reduce the length of time families are homeless through a rapid rehousing - a model that places a priority on moving a family experiencing homelessness into permanent housing as quickly as possible, ideally within 30 days of a family becoming homeless. A Universal screening Tool is used to identify and prioritize families for services with a primary goal of returning the family to permanent housing.
- b. For individuals unaccompanied by children, CoC has developed a Coordinated Entry and Assessment System (CEASe) for individuals experiencing homelessness. This system operates as the point of entry to access housing and community services for homeless individuals. Through a coordinated assessment process, the needs of the homeless are identified and prioritized and a plan to move from homelessness to housing is developed. The goal of this system is to prioritize chronically homeless individuals and families with the longest history of homelessness and with

the most severe service needs.

- During day time business hours, homeless individuals are directed to the Mercer County Board of Social Services. Screening and assessments are conducted to determine housing needs and eligibility to benefits (emergency assistance). For those persons who cannot be diverted from the system, emergency shelter referrals are provided.
- After business hours, homeless individuals are directed to the Rescue Mission Emergency Shelter where screening for housing need and shelter services are provided.
- Additional System Access Points will be added as the system develops.
- A screening tool is used to assess individuals for vulnerability risk factors and chronic homelessness.
- See AP-25 Unique Appendices for the full description of the CoC Coordinated Assessment Process.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Under Title I of the Housing and Community Development Act of 1974, as amended, cities such as Trenton receive formula-based entitlement grants from the US Department of Housing and Urban Development (HUD) each year. Among them is the Emergency Solutions Grant (ESG).

Nonprofit corporations and faith-based organizations are eligible to apply for ESG funds. Organization need not be located within the City limits of Trenton. However, the beneficiaries or participants of the program must be Trenton residents.

Eligible activities for ESG funds will be divided into two categories: 1) Rapid Re-Housing for Individuals; and 2) Operations, and Essential Services for Emergency Shelters. The City awards the Rapid Re-Housing for Individuals Program (including Street Outreach) to one (1) agency. Multiple awards may be made for Emergency Shelter projects.

The City utilizes an online grant application system called ZoomGrants (<http://www.zoomgrants.com>) to facilitate the application process.

Applications to the Emergency Solutions Grant were scored by a committee of three (3) individuals who serve on the Trenton/Mercer County Continuum of Care Executive Board.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A.

5. Describe performance standards for evaluating ESG.

All ESG activities are setup as programs in the CoC's HMIS system. The CoC's System Oversight Committee (which includes the City's CDBG Coordinator) meet monthly to review the accomplishments and challenges to the implementation of all CoC and ESG-funded activities. As necessary, representatives from the sponsors of troubled projects are invited to future meetings to help resolve issues.

Performance standards for ESG projects are identical to those of the larger CoC.

The written standards for the ESG program are attached as a Unique Appendix.