CITY OF TRENTON

2008
ANNUAL ACTION PLAN

(PROGRAM YEAR JUNE 1, 2008 - MAY 31, 2009)
(CYCLE 34)

A housing and community development plan submitted to the U.S. Department of Housing and Urban Development

DOUGLAS H. PALMER
MAYOR

PREPARED BY:
CITY OF TRENTON
DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT
Table of Contents

Narrative Responses

<table>
<thead>
<tr>
<th>SF424s for CDBG HOME and ESG</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>General (includes Executive Summary)</td>
<td>3</td>
</tr>
<tr>
<td>Housing</td>
<td>9</td>
</tr>
<tr>
<td>Homeless</td>
<td>15</td>
</tr>
<tr>
<td>Community Development</td>
<td>16</td>
</tr>
<tr>
<td>Non-homeless Special Needs</td>
<td>17</td>
</tr>
</tbody>
</table>

Attachments

- A. Map of Low-Moderate Income Areas
- B. Map of Redevelopment Areas
- C. Public Notices
- D. Listing of Proposed Projects
- E. CDBG, HOME and ESG Certifications
- F. Trenton City Council Resolution
The CPMP Fourth Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

**SF 424**

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

<table>
<thead>
<tr>
<th>Date Received by state</th>
<th>State Identifier</th>
<th>Type of Submission</th>
<th>Date Received by HUD</th>
<th>Federal Identifier</th>
<th>Application</th>
<th>Pre-application</th>
</tr>
</thead>
<tbody>
<tr>
<td>07/14/2008</td>
<td>21-6001242</td>
<td></td>
<td>07/14/2008</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Applicant Information**
- Employer Identification Number (EIN): Error! Not a valid link.
- Applicant Type: Specify Other Type if necessary: Error! Not a valid link.

**Program Funding**

<table>
<thead>
<tr>
<th>Community Development Block Grant</th>
<th>14.218 Entitlement Grant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008 Program Year Annual Action Plan for CDBG</td>
<td>City of Trenton</td>
</tr>
<tr>
<td>$3,013,256</td>
<td>$Additional HUD Grant(s)</td>
</tr>
<tr>
<td>$Additional Federal Funds Leveraged</td>
<td>$Additional State Funds Leveraged</td>
</tr>
<tr>
<td>$Locally Leveraged Funds</td>
<td>$Grantee Funds Leveraged</td>
</tr>
<tr>
<td>$Anticipated Program Income</td>
<td>Other (Describe)</td>
</tr>
<tr>
<td>Total Funds Leveraged for CDBG-based Project(s)</td>
<td></td>
</tr>
</tbody>
</table>

**Home Investment Partnerships Program**

<table>
<thead>
<tr>
<th>14.239 HOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008 Program Year Annual Action Plan for HOME</td>
</tr>
</tbody>
</table>

Error! Not a valid link.
### Housing Opportunities for People with AIDS (HOPWA)

<table>
<thead>
<tr>
<th>HOPWA Project Titles</th>
<th>Description of Areas Affected by HOPWA Project(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$HOPWA Grant Amount</strong></td>
<td><strong>$Additional HUD Grant(s) Leveraged</strong></td>
</tr>
<tr>
<td>$886,538</td>
<td>$886,538</td>
</tr>
<tr>
<td>Additional Federal Funds Leveraged</td>
<td>Additional State Funds Leveraged</td>
</tr>
<tr>
<td>Locally Leveraged Funds</td>
<td>Grantee Funds Leveraged</td>
</tr>
<tr>
<td>Anticipated Program Income</td>
<td>Other (Describe)</td>
</tr>
<tr>
<td>Total Funds Leveraged for HOPWA-based Project(s)</td>
<td></td>
</tr>
</tbody>
</table>

### Emergency Shelter Grants Program (ESG)

<table>
<thead>
<tr>
<th>2008 Program Year Annual Action Plan for ESG</th>
<th>City of Trenton</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$134,754</strong></td>
<td><strong>$Additional HUD Grant(s) Leveraged</strong></td>
</tr>
<tr>
<td>Additional Federal Funds Leveraged</td>
<td>Additional State Funds Leveraged</td>
</tr>
<tr>
<td>Locally Leveraged Funds</td>
<td>Grantee Funds Leveraged</td>
</tr>
<tr>
<td>Anticipated Program Income</td>
<td>Other (Describe)</td>
</tr>
<tr>
<td>Total Funds Leveraged for ESG-based Project(s)</td>
<td></td>
</tr>
</tbody>
</table>

### Congressional Districts of: 4th and 12th

- Is the applicant delinquent on any federal debt? If “Yes” please include an additional document explaining the situation.
  - Yes
  - No
- Is application subject to review by state Executive Order 12372 Process?
  - Yes
  - No
  - N/A
  - This application was made available to the state EO 12372 process for review on DATE
  - Program is not covered by EO 12372
  - Program has not been selected by the state for review
Narrative Responses

GENERAL

Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed during the next year.

Program Year 4 Action Plan Executive Summary:
The City of Trenton 2008 Action Plan is intended to inform the general public how the City intends to utilize federal funds under HUD’s formula grant programs.

The 2008 Action Plan addresses the needs of low- and moderate-income persons in accordance with the following national objectives: 1) To provide decent housing, and 2) To provide a suitable living environment. Through a process that solicited community input, Trenton identified the following local priorities and outcomes which correspond to these national objectives:

National Objective 1) Provide Decent Housing (DH):
Local Priorities:
• 1-1. Enhance affordable home-ownership units for low-and moderate income families and those with special needs
• 1-2. Help low-income families avoid becoming homeless.
Outcomes: Approximately 50 homeowner rehabilitation projects will be undertaken in 2008 using CDBG funds. Approximately 25 new housing units will be created using 2008 HOME funds. These activities will provide decent housing for low and moderate income people, by making housing units affordable.

One ESG activity will be funded in 2008 to provide decent housing for very-low income people to avoid becoming homeless, by making services and facilities affordable. It is estimated that 450 individuals will benefit.

National Objective 2) Provide a Suitable Living Environment (SL):
Local Priorities:
• 2-1. Enhance the capacity of various human service agencies to meet the needs of families and individuals in the city’s neediest neighborhoods
• 2-2. Provide supportive services to low-income senior citizens
• 2-3. Provide public services related to job training
• 2-4. Address problems of alcohol, tobacco, drug abuse and violence in the community
• 2-5. Provide health, support and day care services to ensure that every child in the community is equipped to master each developmental milestone, free from preventable diseases and disabilities
• 2-6. Provide fun, safe, educational and healthy recreational opportunities for Trenton residents, with particular emphasis on youth programs
• 2-7. Improve the quality of public facilities and services

The outcome for the seven local objectives above is Availability /Accessibility. A total of 31 CDBG activities will be funded in the 2008 program year to help create a suitable living environment for low and moderate income people, by making services available and accessible. It is estimated that 11,000 individuals will benefit from these activities.

• 2-8. Prevent and/or eliminate vacant properties that blight Trenton’s neighborhoods, through rehabilitation and strategic demolition where rehab is not structurally or economically feasible

The outcome for this objective is Sustainability. 10 public improvement projects will ensure that community facilities are sustainable.

• 2-9. Address emergency shelter and transitional housing needs of homeless persons.

The outcome for this objective is Availability/Accessibility. Approximately 6 ESG activities will be funded in the 2008 program year to provide a suitable living environment for very-low income people, by making services and facilities available and accessible. It is estimated that 250 individuals will benefit.

Summary of 2008 CDBG Budget:

Public Services
- Homeless Prevention $228,000
- Family/Child Intervention Programs $ 30,000
- Health and Other Senior Services $145,000
- Critical Community Needs $ 53,000
- Recreation Programs $283,860
- Subtotal Public Services $739,860

Public Facilities and Improvements $222,940
- Demolition and Clearance $ 56,800
- Homeowner Rehabilitation Program $165,000
- Section 108 Loan Repayment $0
- Housing Activity Delivery Costs $1,226,005
- Administration and Planning $ 602,651
- Grand Total CDBG $3,013,256

Summary of 2008 ESG Budget:

- Alternative Homeless Assistance (AHA) Program - emergency rental security deposits and rent payments $ 33,670
- Operating/Capital Costs of Homeless Programs $101,008
- Grand Total ESG $134,678
ESG Match Requirement:
The City’s match for the 2008 program year will come from Catholic Charities (Diocesan Support Funding) - $231,689.

Summary of 2008 HOME Budget:

- For-Sale Housing Development $476,903
- CHDO Set-Aside $132,981
- Administration $ 88,654
- Tenant-Based Rental Assistance $188,000
- Grand Total HOME $886,538

Home Match Requirement:
The City of Trenton will exceed the required 25% local match for the HOME appropriation. Sources of match include: below market sales of city-owned property for development and/or redevelopment; funding from New Jersey Department of Community Affairs Balanced Housing Program funds; New Jersey Housing and Mortgage Finance Agency’s Market Oriented Neighborhood Investment Program Funds and Homeownership Choice Funding as well as City of Trenton Regional Contribution Agreement Funds.

Evaluation of Past Performance
The City of Trenton spends its entitlement funds efficiently. In 2007, 53 housing units and 15 public facilities were improved through CDBG. In addition, it is estimated that 9,800 people directly benefited from public service activities. Approximately, 450 people benefited from ESG activities and 50 housing units are under construction through HOME. The City is working to establish a more explicit connection between each specific local objective, each activity that is funded, and actual past expenditures when funding decisions are made. We are working on improving the documentation of these items for the future. This will make funding decisions more defendable in the future.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Program Year 4 Action Plan General Questions response:
22 of the 23 Census Tracts in Trenton have populations in which more than 50% of the population earn low or moderate incomes. (See Attachment A.) Thus, CDBG funds can be used in most of the city using the low-mod income area basis.
The City will continue to target investment toward the City’s Redevelopment Areas. (See Attachment B.) These are areas in the city that have been declared blighted under the State's Redevelopment Law. These areas of the City are clearly the most distressed and have the greatest concentration of low-income households.

Besides federal funds, the city receives affordable housing funds through the NJ Department of Community Affairs Balanced Housing Program, the State HOME program and various housing programs under NJHMFA, including Low Income Housing Tax Credits. In the past, the City has taken advantage of the Council on Affordable Housing’s Regional Contribution Agreements (RCA). The State has pending legislation to eliminate RCAs, to be replaced with an affordable housing trust fund. We are standing by to determine how these changes will impact the city.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 4 Action Plan Managing the Process response:
The Department of Housing and Economic Development, the Department of Health and Human Services, and the Division of Recreation, are responsible for administering the programs covered in the Consolidated Plan.

Over the years, the City has had 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. As staff changes over time, the City needs to continue to enhance these relationships through regular contact and communication with these important partners.

In general, the City is beginning to benefit from a larger pool of developers, both for-profit and not-for-profit, to compete for opportunities to create affordable housing. The City will work to support not-for-profit housing organizations through the CHDO requirements of the HOME program.

The City has been working to drawdown on its HUD funds on a regular basis throughout the year. More staff are now using IDIS and we will continue to improve the process by which the city’s internal accounting system is reconciled with IDIS. Staff will be instructed in how to identify untimely expenditures and address them quickly.

Citizen Participation
1. Provide a summary of the citizen participation process.

2. Provide a summary of citizen comments or views on the plan.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 4 Action Plan Citizen Participation response:
Citizen participation efforts for the 2008 Annual Plan included two advertised public hearings. Approximately 60 organizations were represented at meetings held on the preparation of the Annual Plan in December 2007. The City published a summary of the draft Plan on June 10, 2008 in the local newspaper (see Attachment C) and copies of the draft were available upon request. The second hearing on the Annual Plan was held on July 10, 2008. The 2008 Annual Plan was approved by City Council on July 10.

No public comments were received on the 2008 Annual Plan.

**Institutional Structure**

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 4 Action Plan Institutional Structure response:
Three city departments 1) Housing and Economic Development, 2) Inspections, and 3) Public Works are responsible for carrying out public facilities and improvements which utilize CDBG funds. These departments will continue to work together to address the City's objectives for providing infrastructure improvements.

With regard to CDBG Public Services activities, two city departments, 1) Health and Human Services and 2) Recreation, Natural Resources and Culture administer these activities jointly. The city's Coordinator of State and Federal Grants will continue to oversee CDBG administration.

With regard to affordable housing investment and administration of HOME program funds, the Division of Housing Production, in the Department of Housing and Economic Development, has the primary responsibility. This division has undergone reductions of staff over the past three years. New staff will continue to be trained in program administration in the upcoming year.

The Division of Community Relations and Social Services, in the city's Department of Health and Human Services, oversees the Emergency Shelter Grant program and implementation of the Continuum of Care program for the homeless.
**Monitoring**

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 4 Action Plan Monitoring response:
To assist in monitoring the city's performance, the City will convene Community Development Team meetings on a regular basis (possibly every other month) to keep all community development staff informed of progress and problems encountered in carrying out activities throughout the year. At an initial meeting of this group, the team will review the Annual Action Plan so that all are familiar with the annual goals and objectives at the start of the program year. These actions are expected to help staff monitor the city’s performance in meeting its goals and objectives.

The City of Trenton will engage in continuous and active monitoring of housing development. It is anticipated that nearly all the housing projects listed in the Action Plan will be carried out either through direct initiative on the City, or with continuing City involvement and oversight. City staff in the Divisions of Housing Production, Planning and Real Estate, under the supervision of the Director of the Department of Housing and Economic Development, will oversee the implementation of the different housing development strategies incorporated in the Action Plan. Within the Department, the Division of Housing Production is responsible for overall coordination of housing production activities, including financial planning, monitoring and assistance. The Department of Inspections oversees construction standards.

The Department of Health and Human Services is responsible for contracting with and monitoring the day-to-day operation of the City’s emergency shelters, and transitional and supportive housing projects.

The City of Trenton will monitor CDBG public service subrecipients through regular site visits, client interview, and maintenance or working relationships and regular interaction with subject agencies. Subrecipient agencies will also be required to submit expenditure reports and annual accomplishment reports.

**HOME Program Project Monitoring**
The City will inspect HOME-assisted rental units based on the following schedule:

- 1-4 units: Every 3 years
- 5-25 units: Every 2 years
- 26 or more units: Annually

Fifteen percent of HOME-assisted units, per project, will be inspected. The City will also ensure that it maintains required program records, including: 1) refinancing guidelines, 2) evidence that housing projects meet subsidy layering guidelines, and 3) records demonstrating that the City has checked for and enforced compliance with property standards, rent and occupancy requirement, lease requirements and any other written agreements with property owners.
Monitoring will involve the City's inspection of HOME-assisted properties to ensure that they adhere to the State's Rehabilitation Standards and the city's adopted housing code. The City will seek to ensure the property remains operationally efficient, is competitive within the marketplace and is of the highest quality housing for the targeted population, and that maintenance, repair and capital improvements are made when necessary.

Property owners will be required to establish a record keeping system that will make it easy to confirm that program regulations are being met. The record keeping mechanism will also enable the owner to determine whether or not any noncompliance conditions exist.

Property owners will produce documentation that property standards are being met and which supports the required HOME rent levels including rent and utility allowance calculations. If HOME-assisted units are floating, the owner must clearly document how the HOME occupancy targets are being met (i.e. rental logs that show that as units were vacated or tenants became over-income, HOME-assisted units were properly replaced). Files will document that each HOME-assisted unit is occupied by an income-eligible tenant and will include the tenant's application, initial income verification, subsequent annual re-certifications and the tenant's lease. The owner will also be required to develop a tenant selection policy which describes the procedure for reviewing applications for housing, criteria to identify eligible tenants, create waiting lists from which tenants will be selected and provide prompt written notification of rejections.

In regard to affirmative marketing and tenant selection policies, property owners will be required to affirmatively market HOME-assisted units (i.e. via distribution of flyers at local churches and community centers in English, Spanish and Polish), and to maintain documentation as to the effectiveness of marketing activities. Property owners are also required to inform the public about the fair housing law (i.e. incorporate Fair Housing logo on advertising). The owner will be required to demonstrate how corrective actions will be taken in the event requirements are not met.

**Lead-based Paint**

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

Program Year 4 Action Plan Lead-based Paint response:
The City will not be spending 2008 HOME funds for lead paint abatement, primarily because we intend to take advantage of the State of New Jersey's comprehensive lead-based paint program. The City also recently applied for a federal lead paint grant which will augment the State funds.
Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:
The Listing of Proposed Projects for 2008 is shown in Attachment D. The Homeowner Rehabilitation Project in this table shows that the city intends to use CDBG funds to improve 50 housing units through its housing rehabilitation program. In addition, it is estimated that 19 housing units will be created with the use of HOME funds in 2007.

An abundance of rental housing is available in Trenton, however, some tenants do not have the resources to pay rent. The City of Trenton decided to use HOME funds in the form of Tenant-Based Rental Assistance (TBRA) vouchers to assist with rent for families with incomes less than or equal to 60% below median income and/or the chronically homeless. Our decision to focus on this targeted population was based on research performed by the Mercer County Continuum of Care Committee which indicates the extreme need for this form of housing assistance.

This year the City is initiating a Tenant Based Rental Assistance (TBRA) program. The TBRA program will be funded through the HUD HOME Investment Partnership Program which provides the City of Trenton with funding to assist extremely low- and very low-income households with monthly rent and utilities.

The purpose of the TBRA program is to provide rental housing assistance in connection with supportive services to homeless persons or other low income persons in need of decent affordable housing. Housing assistance is provided for a maximum of two years and it is expected that assistance recipients will transition to a permanent housing subsidy program.

The City of Trenton is planning on providing 15 vouchers for individuals / families residing in Mercer County who are eligible for a tenant based rental assistance housing voucher. The estimated annual HOME funds to go towards the TBRA vouchers are $188,000 per year. The City of Trenton will to run a TBRA for a minimum of 2 years using HUD HOME FY 2008 and 2009 funds.

Eligibility for this program will be limited to chronically homeless individuals / families. Any person who has experienced long-term homelessness and any family that has experienced repeated episodes of homelessness will be eligible for this program. The program uses the HUD definition of “chronically homeless” and extends it to cover families as well. A "chronically homeless" person is defined as "an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years."

Besides federal CDBG and HOME funds, State Neighborhood Stabilization funds will be used toward these objectives during the 2008 Program Year.
According to the NJ Dept of Community Affairs (NKDCA), which administers the Section 8 program, there are 1,346 Section 8 vouchers in the City of Trenton. Of this number, 407 are Unit-based vouchers and 939 are Tenant-based vouchers, that is, the voucher moves with the tenant. The Tenant-based program includes two families who are participating in NJ DEA’s Homeownership program.

### Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 4 Action Plan Public Housing Strategy response:
The table below lists the Public Housing projects and number of units in the City.

<table>
<thead>
<tr>
<th>Project Name &amp; Address</th>
<th># of Family Units</th>
<th># Elderly/Handicapped Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>James J. Abbott Homes</td>
<td>108</td>
<td></td>
</tr>
<tr>
<td>490 Hoffman Avenue</td>
<td></td>
<td></td>
</tr>
<tr>
<td>J. Connor French Towers</td>
<td>151</td>
<td></td>
</tr>
<tr>
<td>630 W. State Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Louis Josephson Apts.</td>
<td>152</td>
<td></td>
</tr>
<tr>
<td>237 Oakland Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>James Kerney Homes</td>
<td>102</td>
<td></td>
</tr>
<tr>
<td>369 Union Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lincoln Homes</td>
<td>108</td>
<td></td>
</tr>
<tr>
<td>207 Old Rose Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charles Miller Homes</td>
<td>256</td>
<td></td>
</tr>
<tr>
<td>125 Lincoln Avenue</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prospect/Campbell Homes</td>
<td>211</td>
<td></td>
</tr>
<tr>
<td>110 Prospect Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wilson.Haverstick Homes</td>
<td>331</td>
<td></td>
</tr>
<tr>
<td>5 Eisenhower Avenue</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donnelly/Page Homes</td>
<td>535</td>
<td></td>
</tr>
<tr>
<td>875 New Willow Street</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
21% of the housing units owned and operated by the Trenton Housing Authority (THA) are designated for senior citizens, with the balance in family units. In 2002, the average income of resident households is $15,000, and about 20% of the resident households rely on public assistance as their primary source of income. But another one hundred or more households earn a moderate income, a group that represents potential clients for homeownership. The Department of Housing and Economic Development continues to market homeownership opportunities to THA residents.

**Barriers to Affordable Housing**

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 4 Action Plan Barriers to Affordable Housing response: Many potential homeowners in Trenton have problems qualifying for a mortgage due to credit issues. The city will continue to aggressively educate the public about this issue through workshops and brochures. In particular, Trenton's Hispanic population has an especially difficult time qualifying for homeownership. The city is working with banks to get them to clarify alternative documentation for the mortgage process.

The City’s experience is that public funds available for affordable housing are underwhelming relative to the need for such housing. The City of Trenton will continue to apply for and support a wide range of relevant development applications. The City will continue its largely successful efforts to piece together several different funding sources to make priority projects work. The City will continue to advocate, especially at the state level, not only for increased housing funding, but for changes in broad fiscal and tax policies affecting the State's urban area.

The City will continue to provide the pre-development review option, known as Project Application Review Committee (PARC), for development applicants. PARC helps explain the process of applying for and receiving construction permits and Certificates of Occupancy.

The Foreclosure Crisis
New Jersey is 14th in the nation in foreclosures – one in 37 New Jersey homeowners will face foreclosure.

In May, the Mayor of Trenton announced the formation of a special foreclosure mitigation task force. Through the Mortgage Foreclosure Mitigation Task Force, Trenton will emphasize an aggressive team approach, under which volunteers in faith-based and community groups relay information to residents facing foreclosure. The Task Force is seeking to get information about counseling support to any family member, friend, or neighbor who doesn't know where to turn for help – or is embarrassed about having gotten behind on their mortgage payments. The task force is working on a series of activities including:
• RELAYING INFORMATION ABOUT WHERE TO GET HELP focused on a “Roadmap to Resources.”
• “MORTGAGE SUNDAYS.” The task force also has invited faith-based leaders to devote a sermon and financial ministry efforts to the ways that people can obtain help to save their homes from foreclosure.
• EVENING WORKSHOPS featuring one-on-one counseling support, which will assist people in negotiating fees and addressing other legal issues that might put people at risk.

"While the law in New Jersey protects tenants in foreclosed properties, they are often victims of the aftershocks of the foreclosure process, particularly in the owner’s failure to maintain the property by making necessary repairs,” according to Pat Budd, assistant director of Central Jersey Legal Services. That organization along with others will continue to work with the Task Force on future workshops.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).

2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
   a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
   b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
   c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
   d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
   e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
   f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
   a. Describe the planned use of the ADDI funds.
b. Describe the PJ’s plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.

c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 4 Action Plan HOME/ADDI response:
In order to help preserve affordable housing in our community, the City of Trenton will place either a resale or recapture restriction on HOME-assisted homebuyer properties. Whether the resale or recapture restriction is chosen be determined on a project by project basis.

The resale restriction requires that a homeowner residing in a HOME-assisted unit is obligated to sell the property only to another HOME-eligible buyer at a price that is deemed by the city to be fair to both parties. The city will use a deed restriction to enforce the resale restriction on HOME-assisted properties. The HOME affordability periods are as follows:

<table>
<thead>
<tr>
<th>Home Investment (per unit)</th>
<th>Affordability Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $15,000</td>
<td>5 years</td>
</tr>
<tr>
<td>$15,000 - $40,000</td>
<td>10 years</td>
</tr>
<tr>
<td>$40,000 - and more</td>
<td>15 years</td>
</tr>
</tbody>
</table>

Depending on the amount of HOME assistance per-unit, the unit is restricted by the length of time (affordability period) the home must remain an affordable housing unit and the amount of sales proceeds the owner may be entitled to receive. If ownership is transferred during the affordability period, the resale provision is triggered.

The affordability period of properties sold within the affordability period runs only for the remaining period. However, if additional HOME funds are invested in the property to assist the second purchaser, a new affordability period will begin, based on the level of the new HOME investment.

The respective home must have a modest value and be affordable to low- or moderate-income homebuyers using conventional financing. In the event of a sale, the original homebuyer is entitled to receive a "fair return" on his or her investment, which the city defines as the homebuyer's initial down payment and the value of any capital improvements made with the homeowner's funds. Presently, any appreciation realized at the time of the sale may be retained by the homeowner provided the home has a modest value and is affordable to homebuyers using conventional financing. Finally, the HOME-assisted homebuyer is required to use the property as a principal residence.
Under the recapture option, the period of affordability is based upon the direct subsidy to the homebuyer. The direct subsidy to the homebuyer is the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit. The direct subsidy includes down payment, closing cost, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.

For the Homeowner Rehab program, the City will use the recapture method, payable in-full on sale of the property.

It is the City of Trenton's policy that for every project, whether it contains from one to five HOME-assisted units, or more, the housing developer is responsible for marketing the housing units. The developer can do the marketing directly or by engaging the services of a qualified real estate broker and/or property management firm. An affirmative marketing plan must be filed with the Division of Housing Production, setting forth the manner in which the developer or its agent will carry out the marketing plan. The marketing plan must be consistent with all applicable federal, state and local civil rights provisions, including provision of information about Federal and state fair housing laws to prospective renters and homebuyers. In addition, developers are to use the Equal Opportunity logo on all materials distributed, and to maintain a record of the marketing activities carried out. A variety of strategies to reach potential buyers or tenants may be used, including:

- Outreach to community groups and neighborhood organizations
- Outreach to religious and civic groups
- Advertisements in local and regional newspapers, including newspapers targeting ethnic communities
- Press releases
- Brochures and flyers
- Newsletter mailing
- Television media
- Public service radio announcements
- Postboard notices at government buildings, religious and community organizations, and other public facilities
- Neighborhood Signage

In 2008, the City of Trenton will develop a Homebuyer Assistance Program using HOME funds. There is a growing trend in communities across the country to put HOME to work helping low- and moderate-income families to purchase their own houses. The downpayment and closing-cost assistance program will be provided through HOME funds in the form of a grant or a deferred-payment loan. Whether a grant or deferred-loan is offered will be determined on a project by project basis. This program is expected to help renters who have steady incomes but cannot make the leap to ownership because they lack the lump sum needed to cover closing and downpayment costs.

Minority and Women-owned Business Enterprises
The Division of Housing Production requires that all developers and contractors submit quarterly reports on the participation of WBEs and MBEs. It is estimated that 30% of contractors are local, minority businesses. The Division of Economic Development has made a major commitment to see that locally based firms and individuals receive the greatest possible opportunity to benefit from the construction activity arising from the city's redevelopment and revitalization efforts. In addition to working with developers and contractors, the city has initiated a series of contractor training programs for local subcontractors and for city residents to help them take advantage of these opportunities. Through a partnership with the Mercer County Vocational Technical School, the city has sponsored a series of construction skills training programs for city residents, which have already led to a number of neighborhood residents gaining employment on housing rehabilitation projects in the community.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 4 Action Plan Special Needs response:
1. In the coming year, Trenton in collaboration with the County of Mercer, will continue to utilize the majority of its homeless funds to adopt a “housing first” strategy that will enable Trenton/Mercer to develop additional permanent supportive housing units for the chronically and other homeless subpopulations. We will continue to utilize the FEMA funds to assist with providing emergency placements and to avert evictions. ESG funds will be used 1) to assist non-profit agencies that provide supportive services, 2) to make small repairs to homeless shelters and 3) for day-to-day operation costs.

McKinney-Vento – approx. $1,838,000. Presently, the City is in the process of identifying new programs for our 2008 McKinney-Vento funding application.
ESG - approx. $134,678
FEMA - approx. $91,186
City of Trenton - $105,000

2. The Trenton/Mercer County 2005 Continuum of Care program identifies specific objectives and action steps for the next 18 months.

3. The goals of the Trenton/Mercer Continuum of Care Planning Committee are to
   • Increase the percentage of time chronically homeless persons stay in permanent housing over 6 months
   • Increase percentage of chronically homeless persons employed at least by 18%.
   • Increase chronically homeless persons to receive SSI benefits by 11.4%
   • Increase chronically homeless persons to receive SSDI benefits by 4.4%
   • Increase chronically homeless persons to receive Medicaid benefits by 13.3%
   • Increase chronically homeless persons to receive Food Stamps by 20.2%

4. The City of Trenton will continue to utilize ESG funds to administer the Alternative Homeless Housing Assistance (AHHA) program to help prevent homelessness by averting evictions for non-payment of rent. The city’s Purchase of Services program funded by FEMA, will provide funding to assist with back rent, back mortgages and emergency placements.

5. The Trenton/Mercer CoC planning committee will examine institutions discharge plans that impact emergency housing programs and systems in Trenton and Mercer County including local hospitals, jail, psychiatric facilities, and aging out youth programs serving the Trenton-Mercer area.

**Emergency Shelter Grants (ESG)**

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 4 Action Plan ESG response:
Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

   *Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 4 Action Plan Community Development response: Attachment D is the Listing of Proposed Projects for 2008. This Table shows that the City intends to use CDBG funds to benefit approximately 11,000 individuals and 10 public facilities in 2007. This year’s Public Services dollars were targeted to address funding gaps in current programming. Specifically, priorities included services targeting homeless families and individuals, programs coordinating with the City of Trenton’s SCOOP recreation program, and other pilot programs meeting a critical community need.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 4 Action Plan Antipoverty Strategy response:
Reducing the Number of Poverty Level Families
Some of Trenton’s efforts to reduce the number of poverty level families include a variety of Workforce Development Programs and other economic development initiatives which are detailed in the Economic Development and Opportunity section of the Five Year Consolidated Plan. Since the City’s welfare-to-work program was defunded in 1999, the City has been able to piece together a number of different grants in order to provide a variety of job training and support programs for Trenton residents. More recently, the City created the Mayor’s Office of Employment Training to address the employment needs of residents.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for
the period covered by the Action Plan.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:
The City of Trenton's Office of Adult and Family Services provides a number of services which address the needs of families and individuals who are not homeless. These services include:
• Financial assistance to families and individuals in order to prevent homelessness.
• Intensive and comprehensive case management services.
• Home visits to seniors, homebound, and disabled in order to conduct assessments.
• Referrals to other social service agencies which may include substance abuse, counseling, medical and dental services, and educational and occupational training.
• Referrals to the Mayor's Office of Employment and Training for job search and development services.
• Referrals to families and individuals seeking emergency food, clothing and furniture.
• Provide information for budget management, cleaning up personal credit, buying a home and preventing foreclosures.
As in the past, the City will continue to work with Enable, Inc., which makes housing accessible to persons with disabilities.

**Housing Opportunities for People with AIDS**

*Please also refer to the HOPWA Table in the Needs.xls workbook.*

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.

2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.

3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.

4. Report on the accomplishments under the annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

5. Report on the use of committed leveraging from other public and private...
resources that helped to address needs identified in the plan.

6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.

7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.

8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 4 Action Plan HOPWA response:

**Specific HOPWA Objectives**

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 4 Specific HOPWA Objectives response:

**Other Narrative**

Include any Action Plan information that was not covered by a narrative in any other section.
Attachments
   A. Map of Low-Moderate Income Areas
   B. Map of Redevelopment Areas
   C. Public Notices
   D. Listing of Proposed Projects
   E. CDBG, HOME and ESG Certifications
   F. Trenton City Council Resolution
City of Trenton Redevelopment Areas

*Note: Amended redevelopment areas may not be reflected on this map. Also overlapping redevelopment area boundaries need to be corrected.*
PUBLIC NOTICE
CITY OF TRENTON
ONE YEAR ACTION PLAN
APPLICATION NUMBER: D-08-MC-34-0907

The City of Trenton, under the direction of Mayor Joseph M. Ganim, has initiated the preparation of the 2008 One Year Action Plan (OAP). The OAP provides a comprehensive strategy for the allocation of federal funds to address the pressing needs of the City's residents. The plan is designed to improve the quality of life for residents by addressing issues such as housing, poverty, and public safety.

The OAP includes the following initiatives:

- **Public Housing Renewal**: Funding for the renewal of public housing developments to improve living conditions.
- **Housing Assistance Program**: Support for low-income families to secure affordable housing.
- **Employment and Training Programs**: Opportunities for job training and placement to increase employment rates.
- **Community Development**: Projects aimed at enhancing the physical and social environment of the community.
- **Youth Services**: Programs to support the development of young people and prevent delinquency.
- **Health Services**: Initiatives to improve access to healthcare and promote healthy living.
- **Public Safety**: Measures to enhance community safety and reduce crime.
- **Recreation and Environmental Programs**: Activities to promote physical and mental well-being.

The proposed OAP is subject to public comment and approval. Interested parties are encouraged to provide feedback on the proposed initiatives.

The OAP is available for public review at the Trenton City Hall, 63 S. Warren St., Trenton, NJ 08618, during regular business hours. Comments may be submitted electronically through the City's website or in person at the City Hall.

The OAP is scheduled for final approval by the City Council on April 1, 2008. The final OAP will be submitted to the Department of Housing and Urban Development (HUD) for approval.

For more information, contact the City of Trenton OAP Coordinator at (609) 989-2421. The OAP is available online at http://www.trentonnj.gov.

Lydia Funderburg, being duly sworn according to law, on her oath says that she is a representative from the Legal Advertising Department for The Times Newspapers, a newspaper circulated in the City of Trenton, in the County and State aforesaid, and the deponent further states he/she has personal knowledge that an advertisement, of which the annexed is a true copy, was published in the issue of June 10, 2008.

SAN R. SKILLMAN
PUBLIC OF NEW JERSEY
Aston Expires Feb. 7, 2012

Public for N.J.
### 2008 ONE YEAR ACTION PLAN LISTING OF PROPOSED PROJECTS

Last revised 08/06/08

### PROPOSED USE OF CDBG FUNDS

Start and end dates for all projects: 6/1/08-05/31/09

|------------------------------|----------------|----------|-------------------------|

**CDBG - HOMELESS PREVENTION** [Public Services, Citation: 570.201(e)]

**Objective:** Provide a Suitable Living Environment by addressing emergency shelter and transitional housing needs of homeless persons.

<table>
<thead>
<tr>
<th>Child Care Connection</th>
<th>Child care for high risk homeless families</th>
<th>1001 Spruce Street, Suite 201 Trenton, N.J. 08638</th>
<th>An enhanced network of family child care providers who will care for children under the protective services of DYFS, those whose families receive TANF, and children with special needs.</th>
<th>$6,000</th>
<th>45 people</th>
<th>05L</th>
<th>Availability/ Accessibility</th>
<th>LMC</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Interfaith Caregivers</th>
<th>Volunteer services to seniors and the disabled</th>
<th>207 Hillcrest Avenue</th>
<th>The goal of this program is to strengthen and expand the corps of trained volunteer caregivers serving the target population. It also aims to help an increasing number of low-income frail and disabled Trenton residents remain in the homes and stay connected to their community through volunteer support services.</th>
<th>$5,000</th>
<th>25 people</th>
<th>05A</th>
<th>Availability/ Accessibility</th>
<th>LMC</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Mount Carmel Guild</th>
<th>Emergency assistance program</th>
<th>73 &amp; 79 North Clinton Avenue</th>
<th>An anti-poverty program designed to assist City of Trenton and Mercer County individuals and families who present an emergency or crisis situation.</th>
<th>$22,000</th>
<th>600 people</th>
<th>05</th>
<th>Availability/ Accessibility</th>
<th>LMC</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>HomeFront</th>
<th>Resource Network for homeless families</th>
<th>1880 Princeton Avenue, Lawrenceville, N.J. 08648</th>
<th>Program includes three basic components, (Furnish the Future, The Freestore, &amp; Drive to Independence) that give families a stable home base from which to grow into independent contributing members of the community, and a home which is nicely furnished to give the family a sense of worth and self esteem.</th>
<th>$30,000</th>
<th>800 people</th>
<th>05</th>
<th>Availability/ Accessibility</th>
<th>LMC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Organization</td>
<td>Program Description</td>
<td>Location</td>
<td>Services Provided</td>
<td>Funding</td>
<td>Recipients</td>
<td>Availability/Accessibility</td>
<td>Notes</td>
<td></td>
</tr>
<tr>
<td>----------------------------------</td>
<td>--------------------------------------------------------------------------------------</td>
<td>-------------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
<td>---------</td>
<td>-------------</td>
<td>---------------------------</td>
<td>-------</td>
<td></td>
</tr>
<tr>
<td>Mercer Alliance</td>
<td>Supportive Housing for the Homeless</td>
<td>Scattered sites</td>
<td>Provides supportive services to homeless individuals and families within the City of Trenton through the Mercer County Housing First Demonstration Initiative in which the homeless are immediately and permanently housed and then provided the diversified supportive services they need to retain the housing.</td>
<td>$35,000</td>
<td>35 individuals and 15 families</td>
<td>05 Availability/ Accessibility</td>
<td>LMC</td>
<td></td>
</tr>
<tr>
<td>The Crisis Ministry</td>
<td>Emergency Financial Assistance</td>
<td>123 East Hanover St.</td>
<td>Provides emergency financial assistance to prevent homelessness (rent, mortgage or security deposit assistance) and financial success programs (financial literacy classes and income tax preparation/EITC) for recipients of assistance.</td>
<td>$27,000</td>
<td>185 households</td>
<td>05 Availability/ Accessibility</td>
<td>LMC</td>
<td></td>
</tr>
<tr>
<td>YWCA of Trenton/Latinas Unidas</td>
<td>Job search for homeless individuals</td>
<td>140 East Hanover St.</td>
<td>Provides empowerment services to the Latino community to self-sufficiency and foster family and community well-being through education, information, training and support by building bridges within the community.</td>
<td>$8,000</td>
<td>35 people</td>
<td>05H Availability/ Accessibility</td>
<td>LMC</td>
<td></td>
</tr>
<tr>
<td>Catholic Charities</td>
<td>Emergency Community Services</td>
<td>132 Warren St</td>
<td>Provides a range of supportive and essential services to individuals and families who are homeless or at risk of becoming homeless including assistance with emergency food, rent, mortgage, security deposits, utility, housing placement, and case management.</td>
<td>$27,000</td>
<td>7,570 people</td>
<td>05 Availability/ Accessibility</td>
<td>LMC</td>
<td></td>
</tr>
<tr>
<td>Families In Transition</td>
<td>Beyond the Basics</td>
<td>Scattered sites</td>
<td>Provides transitional housing for up to 18 months to families with children that are either homeless or at risk of homelessness.</td>
<td>$8,000</td>
<td>12 people</td>
<td>05 Availability/ Accessibility</td>
<td>LMC</td>
<td></td>
</tr>
<tr>
<td>People and Stories</td>
<td>Literacy partnership with area shelters</td>
<td>140 E. Hanover St.</td>
<td>Provides educational enrichment services to the residents of Dunham Hall and The Rescue Mission of Trenton in order to help clients develop skills that are essential to pursuing productive and fulfilling lives.</td>
<td>$5,000</td>
<td>30-40 people</td>
<td>05 Availability/ Accessibility</td>
<td>LMC</td>
<td></td>
</tr>
<tr>
<td>UPI</td>
<td>Trenton Treatment Center</td>
<td>56 Escher Street</td>
<td>This program provides a safe, supervised, stable environment where people suffering from addiction can receive substance abuse counseling &amp; education to aide them in their recovery from the affects of use and abuse of drugs and alcohol.</td>
<td>$25,000</td>
<td>300 people</td>
<td>05F Availability/ Accessibility</td>
<td>LMC</td>
<td></td>
</tr>
<tr>
<td>Organization</td>
<td>Service Type</td>
<td>Address</td>
<td>Description</td>
<td>Cost</td>
<td>Number</td>
<td>Service Category</td>
<td>Location</td>
<td></td>
</tr>
<tr>
<td>--------------</td>
<td>------------------------------</td>
<td>--------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------</td>
<td>--------</td>
<td>----------------------------</td>
<td>----------</td>
<td></td>
</tr>
<tr>
<td>Greater Trenton Behavioral Health</td>
<td>Day Drop In</td>
<td>575 East State Street, PO BOX 1339, Trenton, N.J. 08607</td>
<td>Provides a secure, protected space for homeless persons to escape the weather and the dangers of the street, also provides an engagement-focused environment to help the homeless connect to needed services.</td>
<td>$30,000</td>
<td>300 people</td>
<td>05 Availability/ Accessibility</td>
<td>LMC</td>
<td></td>
</tr>
<tr>
<td>Puerto Rican Community Day Care Center</td>
<td>Social Services Support for Families</td>
<td>223 Perry Street, P.O. Box 3747, Trenton, N.J. 08629-3747</td>
<td>Program offers information, orientation, support, advocacy, and referral services to families. A family assessment and evaluation will be completed for each family enrolled at Puerto Rican Community Day Care Center, Inc.</td>
<td>$10,000</td>
<td>61 families</td>
<td>05 Availability/ Accessibility</td>
<td>LMC</td>
<td></td>
</tr>
<tr>
<td>MillHill Child &amp; Family Development Corporation</td>
<td>Family Case Management</td>
<td>101-A Oakland Street</td>
<td>A comprehensive child development &amp; family support program serving children who have been identified as abused/neglected or at high risk for abuse/neglect by DYFS.</td>
<td>$20,000</td>
<td>75 children 25 families</td>
<td>05N Availability/ Accessibility</td>
<td>LMC</td>
<td></td>
</tr>
<tr>
<td>City of Trenton - Lead Screening</td>
<td>Lead Screening</td>
<td>16 E. Hanover St</td>
<td>Program monitors and tracks active lead cases in Trenton. Children w/elevated lead levels are seen by the public health nurse at home. The nurses work closely with doctors and HMO's to find and treat all lead poisoned children in Trenton.</td>
<td>$52,000</td>
<td>100 people</td>
<td>05P Availability/ Accessibility</td>
<td>LMC</td>
<td></td>
</tr>
<tr>
<td>City of Trenton - Clinical Services</td>
<td>Clinical Services</td>
<td>218 N. Broad St</td>
<td>Provides primary health care free of charge for uninsured and underinsured families residing in the City of Trenton. Services include health screenings and counseling, physical examinations, immunizations, STD screening, testing and treatment.</td>
<td>$41,000</td>
<td>300 people</td>
<td>05M Availability/ Accessibility</td>
<td>LMA</td>
<td></td>
</tr>
<tr>
<td><strong>City of Trenton - Office on Aging</strong></td>
<td><strong>Office on Aging</strong></td>
<td><strong>four city senior centers</strong></td>
<td><strong>$52,000</strong></td>
<td><strong>100 people</strong></td>
<td><strong>05A</strong></td>
<td><strong>Availability/Accessibility</strong></td>
<td><strong>LMC</strong></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td><strong>Sub-Total:</strong></td>
<td></td>
<td></td>
<td><strong>$ 145,000</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CDBG - CRITICAL COMMUNITY NEEDS**  
Public Services, Citation: 570.201(e)

**Objective:** Provide a Suitable Living Environment by providing public services which enhance the capacity of various human service agencies to meet the needs of families and individuals in the city’s neediest neighborhoods

<table>
<thead>
<tr>
<th><strong>CASA of Mercer County</strong></th>
<th><strong>Court Appointed Youth Advocate</strong></th>
<th><strong>scattered sites</strong></th>
<th><strong>Recruits, screens, trains and supervises volunteers to advocate for children in foster care, group homes or treatment facilities. The volunteers work directly with the children in identifying the children's needs while in out-of-home placements, some of whom are juveniles are risk being served though Trenton's YouthStat Project.</strong></th>
<th><strong>$8,000</strong></th>
<th><strong>5 people</strong></th>
<th><strong>05N</strong></th>
<th><strong>Availability/Accessibility</strong></th>
<th><strong>LMC</strong></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>Parent Involvement Program (subrecipient TDB)</strong></th>
<th><strong>Parent/School Partnership Pilot</strong></th>
<th><strong>school sites</strong></th>
<th><strong>The Trenton Change Coalition will develop a sustainable group of informed and engaged constituents of Trenton who will: Engage in school based activities and hold their schools, district, and state accountable for implementing instructional and non instructional programs and services.</strong></th>
<th><strong>$30,000</strong></th>
<th><strong>75 people</strong></th>
<th><strong>05</strong></th>
<th><strong>Availability/Accessibility</strong></th>
<th><strong>LMC</strong></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>MECHA</strong></th>
<th><strong>New Immigrat Education and Advocacy Program</strong></th>
<th><strong>200 East State Street 2nd Floor Bank of America, Trenton, N.J. 08607</strong></th>
<th><strong>Provide funds to increase awareness of immigrants' rights and responsibilities encourage ESL and legal status attainment in US and provide other support services to immigrants including victims of domestic violence in the City of Trenton.</strong></th>
<th><strong>$15,000</strong></th>
<th><strong>50 individual and/or families</strong></th>
<th><strong>05</strong></th>
<th><strong>Availability/Accessibility</strong></th>
<th><strong>LMC</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sub-Total:</strong></td>
<td></td>
<td></td>
<td><strong>$53,000</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CDBG - RECREATION PROGRAMS**  
Public Services, Citation: 570.201(e)

**Objective:** Provide a Suitable Living Environment by providing fun, safe, educational and healthy recreational opportunities for Trenton residents, with particular emphasis on youth programs
<table>
<thead>
<tr>
<th>Organization</th>
<th>Program Name</th>
<th>Address</th>
<th>Description</th>
<th>Funding</th>
<th>Participants</th>
<th>Availability/Accessibility</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Martin House</td>
<td>Pre-Teen Academic Achievement</td>
<td>749 East State Street</td>
<td>To provide a safe, caring, and encouraging environment to nurture and develop the basic fundamental academic potential of the minority youth, teens, and adult from this poor inner-city Trenton which will enable them to graduate from high school.</td>
<td>$7,000</td>
<td>150-300 people</td>
<td>05D</td>
<td>LMC</td>
</tr>
<tr>
<td>CYO of Mercer County</td>
<td>After School/Summer REC Program</td>
<td>920 South Broad Street</td>
<td>Goals of both programs are to provide affordable, accessible, and high-quality non-school hours child care services and enrichment programs for Trenton families.</td>
<td>$20,000</td>
<td>80 people</td>
<td>05D</td>
<td>LMC</td>
</tr>
<tr>
<td>Family Guidance Center</td>
<td>Children's Day Treatment</td>
<td>1925 Pennington Avenue</td>
<td>The goal of this program is to provide structured therapeutic, recreational, and life skills services to children who have severe emotional and behavior disorders.</td>
<td>$14,000</td>
<td>94 people</td>
<td>05D</td>
<td>LMC</td>
</tr>
<tr>
<td>NJ Tennis League</td>
<td>Out of School time Programming</td>
<td>school sites</td>
<td>Assist in increasing math scores, develop computer literacy and critical thinking skills, healthy habits and tennis instruction as preferred sport.</td>
<td>$20,000</td>
<td>60 people</td>
<td>05D</td>
<td>LMC</td>
</tr>
<tr>
<td>Vessels of Praise</td>
<td>Creative Arts Enrichment</td>
<td>700 West State St.</td>
<td>Vessels Inc. creative arts (dance) and character development. To provide creative arts and character development (two hours each activity/total of four hours per week) to (25) SCOOP participants.</td>
<td>$10,000</td>
<td>35 people</td>
<td>05D</td>
<td>LMC</td>
</tr>
<tr>
<td>Westminster Presbyterian Church</td>
<td>Get Set</td>
<td>1140 Greenwood Avenue</td>
<td>Get S.E.T. (Scholastic Enhancement Tutoring) Program. School-year program includes scholastic tutoring, creative writing, music lessons, arts and crafts, and mentoring. Offered two (2) to three (3) days per week targeting 30-35 youth ages 6 to 21.</td>
<td>$15,000</td>
<td>50 people</td>
<td>05D</td>
<td>LMC</td>
</tr>
<tr>
<td>City of Trenton -</td>
<td>SCOOP After-school &amp; Summer Programs</td>
<td>recreation centers</td>
<td>Provide recreational, cultural, social activities during after-school and summer hours.</td>
<td>$156,410</td>
<td>300 people</td>
<td>05D</td>
<td>LMC</td>
</tr>
<tr>
<td>After School Recreation Centers</td>
<td>Front Street Project</td>
<td>State Street</td>
<td>In-school and after-school theatre arts training with mentoring component.</td>
<td>$7,000</td>
<td>60-70 people</td>
<td>05D</td>
<td>LMC</td>
</tr>
<tr>
<td>Passage Theater</td>
<td>Work program</td>
<td>2630 So. Broad Street</td>
<td>Supportive employment opportunities for youth ages 13 to 18.</td>
<td>$8,000</td>
<td>30 people</td>
<td>05D</td>
<td>LMC</td>
</tr>
<tr>
<td>Program</td>
<td>Initiative</td>
<td>Description</td>
<td>Funding</td>
<td>Availability/Accessibility</td>
<td>Department</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>------------</td>
<td>-------------</td>
<td>---------</td>
<td>---------------------------</td>
<td>------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trenton Children's Choir</td>
<td>Teen Initiative</td>
<td>61 Nassau Street, Princeton</td>
<td>Teen choir, musical education, opportunity for personal and leadership development</td>
<td>$17,450</td>
<td>05D</td>
<td>LMC</td>
<td></td>
</tr>
<tr>
<td>YWCA</td>
<td>Leadership Development</td>
<td>140 East Hanover St.</td>
<td>Leadership development program for girls ages 11-14; book club, mentoring and service learning.</td>
<td>$9,000</td>
<td>05D</td>
<td>LMC</td>
<td></td>
</tr>
</tbody>
</table>

| Sub-Total: | $283,860 |

| Grand Total Public Services (25%) | $739,860 |

| Public Services Cap (15%) | $451,989 |

**CDBG - PUBLIC FACILITIES AND IMPROVEMENTS** [Citation: 570.201(c)]

**Objective:** Provide a Suitable Living Environment by improving the quality of public facilities and services

| City of Trenton | Construction and/or rehabilitation of public facilities | Kramer Site and/or Perry Street | For the construction of a new public works facility which will consolidate public works into one building. Also, for major renovations to the Fire Headquarters to accommodate the Office of Emergency Management | $210,460 | 03 | Sustainability | LMA |

| Sub-Total: | $210,460 |

**CDBG - DEMOLITION AND CLEARANCE** [Citation: 570.201(d)]

**Objective:** Provide a Suitable Living Environment by preventing and/or eliminating vacant properties that blight Trenton’s neighborhoods, through rehabilitation and strategic demolition where rehab is not structurally or economically feasible

| City of Trenton - Dept. of Inspections | Demolition/Boarding and Clearance | Locations to be determined | Provides for the demolition and cleanup of vacant and deteriorated properties, which pose a threat to the public health, and welfare and which cannot be economically rehabilitated. Such properties include fire damaged and structurally unsound buildings. | $56,800 | 04 | Sustainability | LMA |

| CDBG - ADMINISTRATION (20% cap) | [Citation: 570.205 and .206] | [Citation: 570.205 and .206] | Includes 9 FTEs in four city departments responsible for preparing and reviewing plans including the Action Plan, subrecipient contract preparation, program monitoring and fiscal and programmatic reporting and oversight of activities. | $602,651 |

Page 6 of 9
### Objective: Provide Decent Housing by enhancing affordable home-ownership units for low-and moderate income families and those with special needs

| City of Trenton - Division of Housing Production | Homeowner Loans & Grants | locations to be determined | Home improvement assistance to low moderate income homeowners. To be eligible for the program, recipients must be 62 or older, or disabled. Qualification is by income (Section 8 limits). The maximum grant amount is $2500. Grants are used to subsidize the cost of correcting code violations and emergency systems repairs. | $165,000 | 50 housing units | 14A Affordability LMH |
| City of Trenton - Dept. of Inspections | Sidewalk Program | locations to be determined | Grants are provided to assist eligible homeowners with repairing sidewalks in front of their homes. Beneficiaries of this program are selected by referral from the city's Homeowner Rehab Loan/Grant program. The sidewalk funds are used if a sidewalk improvement is needed on property that is being assisted with a homeowner grant. Because the Homeowner rehab program is restricted to low mod senior citizens, the sidewalk program is as well. | $12,480 | 5 housing units | 14A Sustainability LMH |

### CDBG - HOUSING ACTIVITY DELIVERY COSTS

| CDBG Grand Total | $3,000,776 |
| CDBG Entitlement | $3,013,256 |

### PROPOSED USE OF HOME FUNDS

Objective: Provide Decent Housing by creating and enhancing affordable homeownership units for low and moderate income families and those with special needs.
| HOME - Administration (10% cap) | Includes 1 FTE responsible for administering the HOME program. | $ 88,654 |
| HOME - For-Sale Housing Development | Locations to be determined | For construction of housing, rehab of single-unit residential properties, and direct homeownership assistance | $ 476,903 |
| HOME - Tenant-Based Rental Assist. | Scattered sites | A housing voucher program for persons who are homeless | $ 188,000 |
| HOME - 15% set-aside for Community-based Housing Development Organizations (CHDOs) | Locations to be determined | The City has not yet selected CHDOs to receive 2008 set-aside funds. Typically, CHDOs submit proposals to the City. Projects are selected based on the need for the type of housing proposed, the CHDOs experience producing housing and housing activities, their capacity, manpower, and financing. | $ 132,981 |
| HOME Grand Total | | | $ 886,538 |
| HOME Entitlement | | | $ 886,538 |

**PROPOSED USE OF ESG FUNDS**

**Objective:** Provide a Suitable Living Environment by addressing emergency shelter and transitional housing needs of homeless persons.

<p>| Operating Costs of Homeless Programs | 250 people | 03C | Availability/ Accessibility | LMC |
| Anchor House | Anchor House Shelter | 482 Centre St | $ 10,000 |
| Catholic Charities* | Mercer Emergency and Community Services | 132 North Warren St | $ 13,000 |
| Rescue Mission of Trenton | Permanent Supportive Housing | 12 Carroll St | $ 5,000 |
| Homefront | Essential Services | 1880 Princeton Ave | $ 24,000 |
| Rescue Mission of Trenton | Emergency Shelter | 12 Carroll St | $ 15,000 |
| Trenton Area Soup Kitchen | Escher Street Meal Service | 72 1/2 Escher St | $ 10,000 |
| United Progress Inc | Trenton Treatment Program | 56 Escher St | $ 16,008 |</p>
<table>
<thead>
<tr>
<th>Organization</th>
<th>Address</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Volunteers of America Amani House</td>
<td>518-520 MLK Blvd</td>
<td>$8,000</td>
<td>Sub-Total:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$101,008</td>
</tr>
</tbody>
</table>

Objective: Provide Decent Housing by helping low-income families avoid becoming homeless.

**Homeless Prevention (25% cap)**

<table>
<thead>
<tr>
<th>City of Trenton - Dept. of Health &amp; Human Services</th>
<th>Alternative Homeless Assistance</th>
<th>Assistance with security deposits or first month's rent or short-term rent and utility payments for families in danger of becoming homeless</th>
<th>200 people</th>
<th>03C</th>
<th>Affordability</th>
<th>LMC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ESG Grand Total</td>
<td>$33,670</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>ESG Entitlement</td>
<td>$134,678</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
RESOLUTION ADOPTING THE CITY OF TRENTON 2008 ACTION PLAN
AND AUTHORIZING ITS SUBMISSION TO THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT AS THE CITY'S COMBINED
APPLICATION FOR THE 2008 COMMUNITY DEVELOPMENT GRANT
HOME INVESTMENT PARTNERSHIP YEAR.

WHEREAS, the City of Trenton is an entitlement recipient of three grant
programs administered by the U.S. Department of Housing and Urban Development
(HUD) including the Community Development Block Grant (CDBG), the Emergency
Shelter Grant (ESG), and the HOME Investment Partnership Program (HOME); and

WHEREAS, according to the Federal grant formula, the City will receive a 2007
CDBG allocation of $3,013,256 an ESG allocation of $134,678 and a HOME allocation
of $886,538 for the fiscal year beginning June 1, 2008 and ending May 31, 2009; and

WHEREAS, the City has prepared the City of Trenton Year 2008 Action Plan
which serves as a combined application for CDBG, ESG and HOME under HUD's
formula grant programs, as required by HUD in accordance with 24 CFR 91.220; and

WHEREAS, the City has prepared all necessary documentation for the proposed
use of CDBG, HOME and ESG Funds for the 2008 program year which has been
incorporated into the City of Trenton Year 2008 Action Plan.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of
Trenton that the Mayor is hereby authorized to submit the Year 2008 Action Plan which
specifies the proposed use of CDBG, HOME and ESG Funds for the 2008 program year,
and which serves as a combined application for all Federal funds under HUD's formula
grant programs (CDBG, ESG, HOME); and does further, upon the execution of an
agreement with HUD, authorize the expenditure of such funds pursuant to the terms of
said agreement between the City of Trenton and HUD.

RECORD OF COUNCIL VOTE ON PASSAGE

<table>
<thead>
<tr>
<th>COUNCILMAN</th>
<th>AYE</th>
<th>NAY</th>
<th>N.V.</th>
<th>A.B.</th>
<th>COUNCILMAN</th>
<th>AYE</th>
<th>NAY</th>
<th>N.V.</th>
<th>A.B.</th>
<th>COUNCILMAN</th>
<th>AYE</th>
<th>NAY</th>
<th>N.V.</th>
</tr>
</thead>
<tbody>
<tr>
<td>BETHEA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>MELONE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>PINTELLA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COSTON</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SEGURO</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>PRESIDENT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LARTIGUE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>STATON</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

X INDICATES VOTE  A.B. ABSENT N.V. NOT VOTING

Adopted at a Meeting of the City Council of the City of Trenton, NJ

President of Council        City Clerk