

RESOLUTION OF THE TOWNSHIP OF IRVINGTON, NJ

No. **EDGO 19-0708-14**

Date of Adoption **JULY 8, 2019**

APPROVED AS TO FORM AND LEGALITY ON THE BASIS OF FACTS SET FORTH BY

Legislative Research Officer

PRESENTED BY COUNCIL MEMBER **BURGESS**

SECONDED BY **BEASLEY**

RESOLUTION TO AUTHORIZE THE SUBMISSION OF THE FISCAL YEAR 2019-2020 FOURTH ANNUAL ACTION PLAN OF THE TOWNSHIP OF IRVINGTON PURSUANT TO THE REQUIREMENTS OF FEDERAL REGULATION 24 CFR PART 91 AND PART 92.

WHEREAS, Title I of the Housing and Community Development Act of 1974 as amended provides for a program of Community Development Block Grants AND title II of the Cranston-Gonzalez National Affordable Housing Act, as amended provides for a program of HOME Investment Partnerships; and

WHEREAS, the Township of Irvington is an entitlement and formula city as defined under said Acts, and is entitled to financial assistance; and

WHEREAS, the Township of Irvington anticipates that the United State Department of Housing and Urban Development will make available to the Township of Irvington the minimum sum of \$1,105,103.00 under the Fiscal Year 2019-2020 Community Development Block Grant Program and \$408,887.00 under the HOME Investment Partnerships Program; and

WHEREAS, the Township understands that the stated amount may decrease or increase when HUD officially makes its allocations of the subject funds for Fiscal Year 2019-2020; and

WHEREAS, the Township of Irvington desires to receive said funds to conduct housing rehabilitation, economic development, physical improvements, slum clearance, and public service activities in the Township of Irvington; and

WHEREAS, federal regulations at 24 CF Part 91 and Part 92 require that the Township of Irvington prepare and submit a CPMP Fifth Program Year Action Plan as a prerequisite to receipt of entitlement Community Development Block Grant funds and formula HOME Investment Partnerships Program funds; and

WHEREAS, the Township of Irvington, pursuant to the requirements of federal regulation 24 CFR Part 91 and Part 92, has given citizens an opportunity to express their opinions regarding the Township of Irvington, and will hold public meetings hearings, which are open to the public and any comments obtained from said hearings will be included in the final plan submitted to HUD; and

WHEREAS, said public meetings and hearings are for the purpose of considering and obtaining the views of the citizens of the Township of Irvington on community development and housing needs, and for the purpose of providing the citizens with an opportunity to participate in the development of the CPMP Fifth Program Year Action Plan; and

WHEREAS, said CPMP Fifth Program Year Action Plan for federal assistance requires certain certifications to be submitted along with and as part of said plans:

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF IRVINGTON, ESSEX COUNTY, NEW JERSEY:

ADMINISTRATOR ☒ ASSESSOR ☐ BLDG ☐ CFO ☒ COLLECTOR ☐ COURT ☐ EDGO ☒ ENGINEER ☐ FIRE~CF ☐ HEALTH ☐ HOUSING ☐ INIC ☐ JUDGE ☐ LEGAL ☐ LIBR ☐ LICEN ☐ MAYOR ☐ NPP ☐ OCDP ☒ PARKS ☐ PAYROLL ☐ PUBLIC SAFETY~DIR ☐ PUBLIC WORKS ☐ PURCHASING ☐ SEC~PB/ZBA ☐ TRAFFIC ☐ ZONING~OFF ☐ DLGS ☐ GNCD ☐ OTHER(S): _____

SECTION 1

That the Mayor be and he is authorized and directed to submit the final version of the Township of Irvington CPMP Fifth Program Year Action Plan to the U.S. Department of Housing and Urban Development as required by federal regulation 24 CFR Part 91 and Part 92, including all understandings and certifications contained therein, to act as the authorized representative of the Township of Irvington and to provide such additional information as may be required.

SECTION 2

That the Township of Irvington CPMP Fifth Program Year Action Plan shall request funding to the fullest extent of funding allowed and determined by the United States Department of Housing and Urban Development Act of 1974, as amended and Title II of the Cranston-Gonzales National Affordable Housing Act, as amended.

SECTION 3

That the Mayor and other authorized, appropriate and responsible officials be and are hereby authorized and directed to duly consider the comments and recommendations received as part of the citizen participation process and to incorporate those comments and recommendations in the final plan to the extent feasible and to provide a full and written response to all comments and recommendations as part of the final CPMP Fifth Program Year Action Plan submission.

SECTION 4

That the Mayor and other authorized, appropriate and responsible officials be and they are hereby authorized and directed to execute on behalf of the Township of Irvington such certifications and other documentation as may be required by the U.S. Department of Housing and Urban Development.

RECORD OF COUNCIL VOTE

X = Indicates Vote N.V. = No Vote A.B. = Absent

COUNCIL MEMBER	YES	NO	N.V.	A.B.	COUNCIL MEMBER	YES	NO	N.V.	A.B.
BEASLEY	X				DR. HUDLEY	X			
BURGESS, 1ST VICE PRESIDENT	X				INMAN	X			
COX				X	LYONS, PRESIDENT				X
FREDERIC	X								

PRESIDENT OF COUNCIL [Signature] MUNICIPAL CLERK [Signature] DATE July 8, 2019

I hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Municipal Council. In witness whereof I have hereunto set my hand and the Corporate Seal of the Township of Irvington.

MUNICIPAL CLERK [Signature] DATE 7/10/19

ADMINISTRATOR ☐ ASSESSOR ☐ BLDG ☐ CFO ☐ COLLECTOR ☐ COURT ☐ EDGO ☐ ENGINEER ☐ FIRE~CF ☐ HEALTH ☐ HOUSING ☐ INIC ☐ JUDGE ☐ LEGAL ☐ LIBR ☐ LICEN ☐ MAYOR ☐ NPP ☐ OCDP ☐ PARKS ☐ PAYROLL ☐ PUBLIC SAFETY~DIR ☐ PUBLIC WORKS ☐ PURCHASING ☐ SEC~PB/ZBA ☐ TRAFFIC ☐ ZONING~OFF ☐ DLGS ☐ GNCD ☐ OTHER(S): _____

Anthony Vauss
Mayor
Township of Irvington



5th Year Annual Action Plan

Genia C. Philip, Esq., Director
Department of Economic Development and Grants Oversight
Irvington Municipal Building
1 Civic Square, Room 102
Irvington, New Jersey

July 30, 2019

Township of Irvington
Draft Annual Action Plan 2019-20

OMB Control No: 2506-0117 (exp. 06/30/2018)

Executive Summary

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

1. Introduction

This is the 5th Year of the 5 Year Consolidated Plan that the Township of Irvington prepared in response to the consolidated process developed by the U.S. Department of Housing and Urban Development (HUD) for the period July 1, 2019 through June 30, 2020. This Fifth Year Action Plan represents a one-year implementation of the Consolidated Plan.

This plan addresses the needs of the low-income population of the Township of Irvington through the provision of local objectives that promote the fulfillment of the program's national goals to provide decent housing, to provide a suitable living environment, and to expand economic opportunities.

As required by federal regulations, citizen participation in the development of the action plan was implemented through publication of its summary in the Newark Star-Ledger and its availability for inspection at the Township's Clerk Office in the Municipal Building and at the Department of Economic Development and Grants Oversight, 1 Civic Square, Suite 102, Irvington, New Jersey.

The Township of Irvington receives entitlement funds from two of HUD's four formula grant programs, the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) Programs. HUD has advised the Township of its entitlement grant for fiscal year 2018-2019, the Township is allocated a grant award of **\$1,105,103.00** in CDBG funds and **\$408,877.00** in HOME funds.

2. Summarize the objectives and outcomes identified in the Plan

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

Through its proposed expenditure of CDBG and HOME Program funds, the Township of Irvington plans intervention in four areas of Housing and Community Development for fulfilling specific objectives identified for each initiative as follows:

Township of Irvington
Draft Annual Action Plan 2019-20

1 Affordable Housing

- a. Provide a Rental Housing Rehabilitation Program
- b. Provide an Owner-Occupied Housing Rehabilitation Program, including assistance to the households of the elderly and disabled
- c. Promote homeownership as a means of neighborhood revitalization, and stabilization
- d. Provide lead paint remediation services

2 Homelessness

- a. Provision of affordable housing for persons at risk of becoming homeless
- b. Provision of social services (i.e. transitional housing, family case management, employment counseling, placement, computer literacy and ESL classes, etc.) designed to cultivate self-sufficiency

3 Community Development Plan

- a. Improvement of Public Facilities
- b. Provide Infrastructure Improvements such as but not limited to streets and sewer system
- c. Provide Public Services to Township residents with specific services for low-income seniors
- d. Provide educational, recreational, health, and social services to Township residents including veterans, youth and seniors
- e. Provide Public and Fire Safety education to residents to foster neighborhood improvement
- f. Provide support services to youth as a deterrent to drug and substance abuse and gang affiliation
- g. Provide support services to support career development, job readiness and training
- h. Provide environmental support services such as animal and pest control
- i. Economic and Business Improvement Activities aimed at providing services to new and existing businesses to increase capacity
- J. Begin the implementation of a Neighborhood Strategic Revitalization Plan in several neighborhoods throughout the Township to better target financial resources to achieve comprehensive and impactful neighborhood change.

4 Non-Homeless Special Needs Housing

Township of Irvington
Draft Annual Action Plan 2019-20

5

- a. Provide Housing Rehabilitation Program, assistance to the households of the elderly, persons with HIV/AIDS, the disabled and veterans
- b. Provide educational, recreational, health, and social services to Township residents with specific regard to our youth, persons with AIDS, our disabled and our seniors

The proposed outcome for each objective is specifically identified in each activity to be implemented during the 2018 program year appended to this plan. However, the overall intended outcome for each objective is to provide intervention that in some ways improves the quality of life of the beneficiaries (low- and very low-income persons/families) of the activities and/or services provided through improvement in their housing, their living environment, and/or their opportunities for economic improvement.

3. Evaluation of past performance

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

Regarding past performance, we rank our performance as satisfactory for 2018-2019 program year. We have continued to improve in all areas that the Township had struggled with the past. Through the development and consistent update of program policy and procedures manual as well as staff training, the Township has been able to more effectively administer the HOME and CDBG funds and the programs and services funded through these grants.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The citizen participation process used in the development of this Annual Action Plan involved the meetings and hearings via following schedule of actions:

1. **BIDDER'S CONFERENCE 2/18/19 11:00am – 12:30 pm**
2. **PUBLIC NOTICE** – for citizen participation (email to Ledger on 1/9/2019) publication dates: **1/12/19 & 1/15/19**
3. **PUBLIC HEARING 1/18/2019, 2:30 – 4:30pm** - *(Available applications - views - comments – questions)*
4. **PROPOSAL SUBMISSION PERIOD & END DATE 1/25/19 – 1/26/19**
5. **PROPOSAL REVIEW PERIOD/BUDGET ALLOCATION PREP. 5/3/2019 - 5/30/2019**

6. MEETING WITH GRANTS COMMITTEE

- 7. PREPARE DRAFT OF AAP SUMMARY & BUDGET 6/27/19
 - 8. PUBLIC NOTICE OF DRAFT SUMMARY & BUDGET 7/2/19 and 7/4/19
 - 9. CITIZEN PARTICIPATION COMMENT PERIOD 6/7/2019 - 7/8/2019
 - 10. PUBLIC HEARING on PROPOSED AAP BUDGET 7/5/2019
 - 11. COMPLETE DRAFT OF AAP BUDGET & APPLICATION 7/8/19
 - 12. TOWNSHIP COUNCIL MEETING - ADOPTION OF RESOLUTION – 7/9/19
 - 13. COMPLETE AND SUBMIT FINAL ANNUAL ACTION PLAN TO U.S - 7/30/19
- DEPT. OF HOUSING AND URBAN DEVELOPMENT

5. Summary of public comments

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

There were no attendees at the public comment hearings or comments submitted by the public about this fifth Action Plan.

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

Not Applicable.

7. Summary

PR-05 Lead & Responsible Agencies – 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
CDBG Administrator	IRVINGTON TOWNSHIP	Department of Economic Development & Grants Oversight
HOME Administrator	IRVINGTON TOWNSHIP	Department of Economic Development & Grants Oversight

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Township of Irvington
Department of Economic Development and Grants Oversight
Genia C. Philip, Esq., Director
1 Civic Square, Room 102
Irvington, New Jersey 07111

Telephone: 973-399-6785 Facsimile: 973-399-6628
Email: gphilip@irvingtonnj.org

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

1. Introduction

The preparation of the 2019-2020 Annual Action Plan involved consultation with and coordination among government agency department, private groups (for-profit and non-profit) and individuals. Opportunities for public participation were offered throughout the Action Plan process. Residents, service providers and other interested parties were invited to provide comments on this Annual Action Plan by submitting written comments, email, calling agency staff or attending the public hearings. Notice of the planning process was posted officially in the Star Ledger newspaper.

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 Township of Irvington's Consolidated Plan was developed through a collaborative process with the Irvington Housing Authority, the County of Essex Department of Housing and Economic Development, Division of Community Action and all Township Departments including the Department of Housing, Public Works, Public Safety, Health and Senior Services, Fire and Recreation.

As part of the Consolidated Planning process, information on housing and community development needs of Township of Irvington's citizens were gathered and involved the coordination of planning documents and public hearings.

The Township works very closely and in partnership with the Irvington Housing Authority ("IHA") which administers the Public Housing and Section 8 Housing Choice Voucher program. During the period covered by this plan, the Township will take further steps to create a mechanism to transition those on the Irvington Public Housing waiting list to affordable housing while they wait for their vouchers and then work with the IHA to secure a voucher when one is available for them.

The Township's Irvington Neighborhood Improvement Consortium ("INIC") has the primary responsibility of addressing the needs of the homeless and persons and families with other special needs in the community. INIC is an active member of the Essex County Comprehensive Emergency Assistance Systems Committee and the Essex County Homeless Services Providers Network. As a result, INIC participates in the collaboration of organizations that work in tandem to serve the very-low and low-income citizens of the County, including the homeless, households threatened with homelessness, person living with HIV/AIDS and other special needs persons in our population.

Under our previous Consolidated Plan the Township has worked and will continue under the 2015-2019 Consolidated Plan, to work in partnership with and provide funding to mental health and community service providers such as the Irvington Counseling Center, the Urban League of Essex County, Inc., ARC of Essex County and Northern New Jersey Maternal Child Health.

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.

On a regular basis, the Township participates as a member of the Essex County Continuum of Care Program through INIC the agency designated to deliver community services on behalf of the Township. As the Township's administrator of the Community Services Block Grant, Shelter Support, Social Services for the Homeless, Temporary Assistance for the Needy Families and Housing Opportunities for People living With HIV & AIDS (HOPWA), INIC provides services to the homeless, those at risk of becoming homeless, families in need of support services and special needs populations of the Township. Additionally, the Township through several of its sub-recipients and partnering organizations provide a host of services to youth and veterans. INIC also uses the HMIS data system to manage client data.

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

See answer to 1) above.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Essex County Continuum of Care
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Other government - County Regional 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?	A meeting was held with the Coordinator for the local Continuum of Care where the components of our plan in the areas detailed above were discussed. Additionally, the Continuum provided recommendations on items that should be included in our plan and on its regional strategies throughout the continuum. The anticipated outcome of the consultation is that the Township and Continuum will continue the method developed to coordinate strategies and services throughout the five years and in particular as part of each annual plan.
2	Agency/Group/Organization	IRVINGTON HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Other government - Local

What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Township coordinate services via consultation with the Housing Authority Director. The anticipated outcome is that the IHA and the Township will facilitate a partnership to provide rental assistance program wherein persons and families on the IHA waiting list will be provided HOME Rental Assistance. We will also over the next year explore the possibility of IHA managing the Rental Assistance Program for the Township.
3 Agency/Group/Organization	Irvington Neighborhood Improvement Consortium
Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Community Development Financial Institution
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Township and INIC communicate and coordinate service delivery on a consistent basis. Additionally, in addition to verbal input at the meeting a follow-up meeting was held with the Executive Director of INIC individually. Also, INIC had the opportunity to review the strategies, goals, objectives and priorities proposed and to provide comment and feedback both verbally and in writing. The anticipated outcome is that the Township will further strengthen coordination of services with INIC and will outline a strategy to work with INIC to improve its facilities and to enhance delivery of services.
---	--

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

The Department of Economic Development and Grants Oversight interacts and consults with any agency responsible for providing affordable housing and benefiting residents in target neighborhoods. The Office maintains a process of continual communication with agencies so that none are intentionally left out.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Essex County Continuum of Care	Promote, support and facilitate affordable housing.
Township of Maplewood Master Plan	Township of Maplewood	Promote, support and facilitate affordable housing.
Township of Union Master Plan	Township of Union	Promote, support and facilitate affordable housing.
Township of Hillside Master Plan	Township of Hillside	Promote, support and facilitate affordable housing.
Essex County Transportation Plan	Essex County	Promote access and mobility of low and very low income households in journey to work and shopping.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
North Jersey Regional Transportation Plan	North Jersey Regional Planning Authority	Promote access and mobility of low and very low-income households in journey to work and shopping.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

See Citizen Participation details in Executive Summary and Participation Outreach Table below.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Entire Township	No attendees	No comments received	No comments received	
2	Public Meeting	Entire Township	No attendees	No comments received	No comments received	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Department of Economic Development and Grants Oversight uses the awarded HOME and CDBG funds to carry out its programs. As shown below in the Priority Table over \$4.3 million dollars are allocated over the 2015-2019 Consolidated Plan period to achieving the goals of constructing affordable housing, providing resident social services, and investing in infrastructure upgrades for the Township.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition/Rehabilitation/New Construction) Slum and Blight Admin and Planning Economic Development Housing/ Code Enforcement Public Improvements Public Services	\$1,105, 103 .00	25,000.00	27,000.00	1,211,045.96	Entitlement Grant.

Annual Action Plan
2018

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$408,877.00	55,000.00	75,662.37	539,243.37		Entitlement Grant.

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 Township over the past four years have been consistently leveraging additional resources by increasing the number of private investors who have been investing in the Township. We work with developers to secure Low Income Housing Tax Credit funds, Provide Short and Long term tax abatements and develop relationships with other potential funders such as the Local Initiative Support Corporation (LISC) and local banks to spur their use of CRA funds.

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

Over the past five years, the Township has revamped its strategy to identify and use public owner land to address the needs outlined in this plan. Specifically, the Township of Irvington has initiated the following:

- 1) In Rem Foreclosures – in partnership with private developers, the Township has initiated foreclosure of approximately 200 properties. The Township has acquired title of approximated 75 properties thus far and will have already transferred or will transfer such properties to private developers to facilitate renovation and renting or selling.
- 2) Voluntary Property Transfer Program (VPTP) – a few years ago, the Township created the VPTP to facilitate the easy transition of ownership of properties property owners can no longer maintain their property to the Township. To date, the program has resulted in the acquisition of approximately 60 properties to the Township. Some of these properties have been transferred directly to redevelopers for renovation, sold at a property auction or are in the process of being transferred.
- 3) Former Failed Projects Recapture – The Township has also successfully used the VPTP to negotiate and facilitated the transfer of properties in the former Brand New Day and Episcopal Community Development Corporation site to the Township. The Township is now in the process of finalizing its rehabilitation plan for these sites in a Private/Public Partnership to facilitate a comprehensive Neighborhood Revitalization Strategy.
- 4) Abandoned Property Special Tax Sale – since 2017 the Township has implemented the Abandoned Property Special Tax Sale lien assignment program to facilitate the transfer of properties to qualified redevelopers to rehabilitate abandoned properties. This program has resulted in the transfer of over 200 underperforming liens to facilitate foreclosure, and rehabilitation.

Commented [GP1]:

The Township of Irvington will leverage federal funds using the cash equivalents and/or value of township-owned properties donated to or minimally sold to investor/developers and/or a CHDO as HOME match funds. Also, funds to be contributed by the township will be the value of tax abatements and/or waived tax interest associated with the purchase of property within the Township for HOME projects.

Discussion

See above.

Annual Goals and Objectives

HOME: \$99,700

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	Affordable Housing	East Ward South Ward North Ward	Housing/Real Estate Redevelopment	CDBG: \$296,222 HOME: \$402,822.90	Rental Assistance 0, Production of New Units 30, Rehabilitation of Existing Units 40, Homebuyer Assistance 10, Acquisition of Existing Units 20
2	Non Housing Community Development	2015	2020	Non-Housing Community Development	East Ward South Ward North Ward West Ward	Special Needs Population Code Enforcement Non-Public Services Public Facilities	CDBG: \$474,082.40 (includes CDBG: 50,000.00 in code enforcement, \$165,765.45 in public services, \$258,316.95 in public facilities)	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1020 Persons Assisted Homelessness Prevention: 40 Persons Assisted Code Enforcement/Foreclosed Property Care: 50 Household Housing Unit

Annual Action Plan
2018

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Economic Development	2015	2020	Economic Development	East Ward South Ward North Ward West Ward	Community/Economic Development	CDBG: \$50,000	Businesses assisted: 10 Businesses Assisted
4	Special Needs Assistance	2015	2020	Non-Homeless Special Needs	East Ward South Ward North Ward	Special Needs Population	CDBG: \$38,000	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Increase supply of affordable housing.
2	Goal Name	Non-Housing Community Development
	Goal Description	Fund public facility and infrastructure improvements.
3	Goal Name	Economic Development
	Goal Description	Increase employment opportunities/Façade Improvmt
4	Goal Name	Special Needs Assistance
	Goal Description	Increase access to services

Projects

AP-35 Projects – 91.220(d)

Introduction

Since taking Office on July 2014, Mayor Tony Vauss and his administration made great stride in advancing the economic recovery strategy to build a better quality of life for the Township's residents. This strategy entails activities aimed at creating safe, vibrant and healthy neighborhoods, bolster its business and commercial sectors and public facilities; creating economic opportunities for residents; and stabilize and enhance the real estate market. Towards this end, the following projects have been aggressively advanced will either begin or be completed with the 2019-2020 program year. This progress will be further advance with the implementation of Neighborhood Strategic Revitalization Areas to better target financial resources to achieve comprehensive and impactful neighborhood revitalization. The Township has already acquired some properties and is in the process of acquiring additional properties to facilitate the completion of the comprehensive community revitalization around the Brand New Day and Episcopal Redevelopment Sites.

Projects

#	Project Name
1	Housing Rehabilitation
2	Code Enforcement
3	Public Services
4	Public Services/Special Needs
5	Public Facilities
6	CDBG Administration
7	Economic Development
8	CHDO/Home Buyer
9	HOME Administration

Table 7 - Project Information

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

The Department of Economic Development and Grants Oversight (DEDGO) prioritize based on the need among vulnerable populations. Because of this and the limited fund available based on the need for assistance, the DEDGO determines by priority, which needs get funded first. The DEDGO believes that assisting the low and very low-income households, the homeless, seniors and the disabled is the best way to allocate funds based on the underserved needs of the community.

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Rehabilitation
	Target Area	East Ward South Ward North Ward West Ward
	Goals Supported	Affordable Housing
	Needs Addressed	Housing/Real Estate Redevelopment
	Funding	CDBG: \$260,000.00 HOME: \$286,657.75
	Description	The Township will conduct homeowner and rental rehabilitation.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	60 Extremely Low 10 Low 6 Moderate
	Location Description	Prevalence of vacant and dilapidated housing
	Planned Activities	Homeowner and rental rehabilitation.
2	Project Name	Code Enforcement
	Target Area	East Ward South Ward North Ward West Ward
	Goals Supported	Non Housing Community Development
	Needs Addressed	Housing/Real Estate Redevelopment Community/Economic Development
	Funding	CDBG: \$50,000.00
	Description	Code Enforcement.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	14,403 persons.
	Location Description	Citywide
	Planned Activities	Code enforcement.
3	Project Name	Public Services
	Target Area	East Ward South Ward North Ward West Ward
	Goals Supported	Non Housing Community Development
	Needs Addressed	Community/Economic Development
	Funding	CDBG: \$165,765.45
	Description	Public Services
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	500 persons.
	Location Description	Citywide.
	Planned Activities	Provide support and treatment of suffering residents.
4	Project Name	Public Services/Special Needs
	Target Area	East Ward South Ward North Ward West Ward
	Goals Supported	Special Needs Assistance
	Needs Addressed	Special Needs Population
	Funding	CDBG: \$38,000
	Description	Services disabled, veterans, mentally ill, and HIV Aids persons.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	41% Extremely Low: 22,550 21% Low: 11,550 16% Moderate: 8,800
	Location Description	Citywide.
	Planned Activities	Services disabled, veterans, mentally ill, and HIV Aids persons.
5	Project Name	Public Facilities
	Target Area	East Ward South Ward North Ward West Ward
	Goals Supported	Non Housing Community Development
	Needs Addressed	Community/Economic Development
	Funding	
	Description	Aged and obsolete public facilities at library, police and fire departments, parks and recreation, and health and senior center.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	50,000 low income.
	Location Description	Low mod income areas.
	Planned Activities	Public facility improvements.
6	Project Name	CDBG Administration
	Target Area	East Ward South Ward North Ward West Ward
	Goals Supported	Affordable Housing Special Needs Assistance Non Housing Community Development Economic Development

	Needs Addressed	Housing/Real Estate Redevelopment Homeless Special Needs Population Community/Economic Development Non-Community/Economic Development
	Funding	CDBG: \$221,020.60
	Description	Administration
	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	Administration costs.
7	Project Name	Economic Development
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Non-Community/Economic Development
	Funding	CDBG: \$50,000
	Description	Facade improvement.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	30,000 low and moderate residents living in the Census Tracts surrounding the business district.
	Location Description	CBD and Urban Enterprise Zone Redevelopment Area.
	Planned Activities	Improvement of business facades to standardize the appearance of the business district; facilitate business expansion.
8	Project Name	CHDO/Home Buyer
	Target Area	East Ward South Ward North Ward
	Goals Supported	Affordable Housing

	Needs Addressed	Housing/Real Estate Redevelopment
	Funding	HOME: \$81,133.55
	Description	Down payment assistance.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	10 Families - low income
	Location Description	Citywide
	Planned Activities	Down payment assistance.
9	Project Name	HOME Administration
	Target Area	East Ward South Ward North Ward West Ward
	Goals Supported	Affordable Housing
	Needs Addressed	Housing/Real Estate Redevelopment
	Funding	HOME: \$40,887.70
	Description	Administration.
	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	Administration.

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

As explained earlier in this 2019-2020 Annual Action Plan, although the housing needs are disbursed through the Township, as detailed in the Consolidated Plan, the greatest housing needs are in the East and South Wards. East Ward Census Tracts: 119 (part), 126, 130, 132, and 133 and South Ward Census Tracts: 124 (part), 127, 128, 129, 131 119 (part)

Geographic Distribution

Target Area	Percentage of Funds
East Ward	40
South Ward	30
North Ward	
West Ward	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale for allocation resources was based on the information obtained from the Tables in the 2015-2020 Consolidated Plan that shows the need in these areas by Census Tracts. The percentage was made based on the percentage of households that were 51% or more of the residents are low to moderate income in addition to the following factors: have the lowest median incomes; have the highest density of housing units; have the most overcrowding; have the highest incidence of crime and fire; have the oldest housing stock with high incidence of lead based paint; have the highest concentration of homeless persons; have the greatest substandard housing conditions; and, have the greatest concentration of blight.

Discussion

The Township has numerous vacant lots scattered throughout the Township, which can be used for the development of new, lead-free affordable housing. One obvious place to concentrate affordable housing is in the East Ward and South Ward, where many older residential buildings have been abandoned and the neighborhoods have experienced a dramatic reduction in their housing stock. The concentration of new housing in those areas would be consistent with the provisions of the Land Use Element (Chapter 3) and the Economic Plan Element (Chapter 5), which call for the redevelopment of areas near the Township's eastern border with Newark. In addition, there may be many, smaller, scattered sites throughout the Township that may be suitable for affordable housing.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

There are a significant number of low and moderate-income households in need of affordable housing. These needs were related to housing costs and/or housing condition and affect both renter and owner type households.

The Township has a disproportionate ratio of rental housing units in its jurisdiction. Additionally, there is the presence of a significant number of renter type households with a housing need related to housing costs exceeding the HUD established criteria of 30% of income for monthly housing costs. The Section 8 Housing Assistance Program provides rental subsidies to very low income (below 50% of median) households to reduce their housing costs to 30% of their income.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	100
Special-Needs	80
Total	190

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	30
Rehab of Existing Units	40
Homebuyer Assistance	10
Acquisition of Existing Units	20
Total	100

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

Rental Assistance 0, Production of New Units 30, Rehabilitation of Existing Units 40, Homebuyer Assistance 10, Acquisition of Existing Units 20

Discussion

The Township is going to undertake the following activities to achieve the goals and objectives outlined above:

- Allocate resources to provide continued rental subsidies to currently qualified and contracted

Section 8 Housing Assistance Program households;

- Expand the outreach of the program by transitioning 10% of assisted households to self-sufficiency over the five-year term of the Consolidated Plan; and,

Increase the number of available contracts by 10% annually is proposed as an objective.

AP-60 Public Housing – 91.220(h)

Introduction

Undertaking these activities is a high priority for the Township. The main obstacle to Meeting the Underserved Needs is the unavailability of Section 8 vouchers because of federal funding limitations. The Irvington Housing Authority has approximately 800 applicants on its waiting list waiting for its Public Housing Units and its Section 8 Voucher program.

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

To address this obstacle, the Township working in partnership with the Irvington Housing Authority intends to:

- Continue assistance to 238 households annually;
- Transition 3 to 5 Township households to self-sufficiency annually and 15 to 25 households over the 5 year plan term; and,
- Secure an additional 20 to 25 new Section 8 certificates and/or vouchers annually (100 to 125 households over the 5 year plan term) for non- elderly Township households.

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

Over the course of the next year, the Township will facilitate a partnership with the Irvington Housing Authority to develop and enhance a resident participation plan that will provide a guideline and activities to ensure that residents are meaningfully involved in management and to facilitate a process to identify residents who are suitable for and to facilitate their transition to homeownership.

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

Irvington Housing Authority is not a troubled agency.

Discussion

Irvington Housing Authority is not a troubled agency.

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

Introduction

The Township's Irvington Neighborhood Improvement Consortium (I.N.I.C.) has the primary responsibility of addressing the needs of the homeless and other special needs of persons in the community. As an active member of the Essex County Comprehensive Emergency Assistance Systems Committee and the Essex County Homeless Services Providers Network, I.N.I.C. is included in the collaboration of organizations that work in tandem to serve the very-low and low-income citizens of the County, including the homeless, households threatened with homelessness, and other special needs persons in our population.

As a member of the Essex County Continuum of Care Program and as the designated community action agency of the Township, I.N.I.C. is the Township's administrator of Community Services Block Grant, Shelter Support, Social Services for the Homeless, Temporary Assistance for the Needy and HIV & AIDS Care Program which are all dedicated to servicing the needs of the homeless, those at risk of becoming homeless, and special needs population of the Towns. The services provided by I.N.I.C. are augmented by the Irvington Housing Authority, which administers a Section 8 program with clients in the Township of Irvington. These programs will continue and are an important resource in assistance to homeless persons or persons who might otherwise become homeless. To the extent permitted, homeless persons are given priority consideration for assistance.

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 DEDGO as a Township agency is working in conjunction with regional agencies to house the homeless. Our goal is to provide 10 homeless persons/families with permanent shelter over the five years of the 2015-2020 Consolidated Plan.

In addition to the items listed in the discussion section below, the Township through INIC will participate in the annual PITC to identify the number of homeless persons in the Township. This will enable the Township to keep track off and to develop a strategy to ensure service delivery to that population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Township will work towards identifying private for-profit developers who are interested in building transitional housing within the Township using their own resources to work in partnership to facilitate the securing the necessary building and the approvals from the state to run an emergency shelter and

transitional housing facility.

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 Township will work with INIC to identify additional transitional housing funding to increase our ability to provide a housing first and rapid rehousing to our homeless population.

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.

A continuum of care of providers in the Township will be developed to establish a mechanism to identify families and individual that are in jeopardy of becoming homeless to provide an intensive case management, coordinated ad support services to prevent them from becoming homeless.

Discussion

Additionally, the Township's Annual Action Plan includes funding of social services designed:

- to assist dysfunctional youth and families via individual and group counseling and related services,
- to provide early childhood health, mental health, social and educational services for children and their families with emphasis on father-child parenting,
- to provide day care, transportation, recreational, social services, and health care services for seniors, many of whom would spend their day in isolation and despair were it not for the Irvington Senior Citizens Center, the Irvington Counseling Center, and Jewish Family Service of Metro West.

Addressing the needs of these special needs persons is an important component of the Township's action plan as we seek to assist the homeless and those at risk of becoming homeless through a coordinated effort with the Township's Irvington Neighborhood Improvement Consortium, the Essex County public and non-profit agencies that provide homeless prevention services, and the Irvington Housing Authority.

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

Introduction:

There are numerous factors that create barriers to affordable housing in the Township: the most restrictive being the insufficient allocation of Federal and State resources for affordable housing initiatives; the limited availability of vacant land in a landlocked community; the inability of lower income families to qualify for mortgages due to poor credit reports; and an excessive property tax burden that invariably results in lower income families not qualifying for a mortgage once the property tax is factored into the cost of the purchase of the house.

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

Despite these barriers and other impeding factors (conservative building codes, and extensive permit delays that often contribute to increased construction cost), the Township has sought to neutralize these barriers by actively engaging in and supporting initiatives that lend to the preservation and development of affordable housing.

Investors have been invited to the Township of Irvington by its establishment of the Land Development Group, which meets weekly to foster private investment in the Township and to provide guidance and direction in site plan preparation. Through these meetings, investors avoid unnecessary red-tape bureaucracy and projects are implemented more efficiently regarding time and procedures.

Further, the Township will continue to work with realtors and organizations that provide homeowner seminars and home buying counseling for potential homeowners and it will provide forums for lending institutions to meet with potential developers that have an interest in providing affordable housing.

Discussion:

See above.

AP-85 Other Actions – 91.220(k)

Introduction:

See discussion below.

Actions planned to address obstacles to meeting underserved needs

- Continue to work in partnership with INIC, Essex County Department of Citizen Services, Division of Welfare and Division of Community Action to ensure effective and adequate provision of services to the homeless.
- Continue to fund local nonprofit homeless assistance providers and homeless referral services to provide interim assistance to homeless individuals and households by providing temporary housing and food.
- Continue to work with the Essex County Department of Citizen Services, Division of Welfare and Division of Community Action which provides longer term assistance for individuals and is the primary source of assistance for families with children.
- Develop a strategy to increase the availability of funding and facilities to achieve rapid rehousing and to provide transitional housing to time homeless or those at risk of becoming homeless

Strengthen the coordination of services among Continuum of Care of services providers in Irvington to provide a comprehensive services delivery system to address the needs of homeless residents.

Actions planned to foster and maintain affordable housing

- Allocate resources to provide continued rental subsidies to currently qualified and contracted Section 8 Housing Assistance Program households; and,
- Expand the outreach of the program by transitioning 10% of assisted households to self-sufficiency over the five year term of the Consolidated Plan; and,
- Increase the number of available contracts by 10% annually is proposed as an objective.
- Continue assistance to 238 households annually
- Secure an additional 20 to 25 new Section 8 certificates and/or vouchers annually (100 to 125 households over the 5 year plan term) for non- elderly Township households.
- Provide a continuing housing rehabilitation program to assist elderly and non- elderly households.
- Provide rehabilitation assistance to 25 low and very low income non-elderly/non-disabled households during the plan term
- Provide realistic opportunities for the development of affordable owner occupied housing units through zoning, development incentives and/or financial assistance supporting construction and sale of affordable housing units over the term of the consolidated plan.

Annual Action Plan

34

- Provide the realistic opportunities for development of a substantial number of affordable owner occupied family housing units during the consolidated plan term.
- Implement a HOME Program sales housing units program which would require certain private developers to set aside assisted housing units they develop as affordable units in accordance with the Township's housing program and the Irvington Zoning ordinance.

Actions planned to reduce lead-based paint hazards

A conservative estimate is that at least 50% of the pre-1980 units (approximately 43, 000 units) could contain lead-based paint. National data indicates that housing units occupied by low and very low-income families tend to comprise the greatest number of units with lead-based paint hazards.

Lead-based paint remediation can be costly. Low-income households are often unable to afford to the necessary repairs to remediate their homes. The City of Newark has administered a Lead Hazard Reduction Demonstration Grant (LHRDG) program for several years. CFWB's Division of Childhood Lead Poisoning Prevention Program has worked to abate over 725 housing units of lead-based paint hazards over the past seven years. Lead hazard programs have repaired hundreds of homes over the years however the magnitude of the numbers of potential housing units with lead hazards suggests that there are potentially thousands of housing units containing lead-based paint that are not being addressed. The continued funding of Lead Hazard Reduction programs will continue the City's progress in addressing lead-based paint hazards.

The Township is in the process of updating its policies and procedures to ensure that all housing programs and service delivery have effective LBP remediation strategies. Additionally, the Township of Irvington's Health Department will be working in partnership with the Department of Economic Development to facilitate lead-based paint testing and remediation.

Actions planned to reduce the number of poverty-level families

The Township intends to develop a Continuum of Care to provide a comprehensive service delivery and support services aimed and working towards reducing poverty. Although the Township of Irvington wishes to reduce poverty among those who reside in the Township, it is difficult to conceive of a solely Township based anti-poverty strategy that would significantly reduce or assist in reducing the number of households in the municipality with income below the poverty line. However, the Township is committed to helping its residents by facilitating the available resources to build viable neighborhoods and foster self-sufficiency for individuals and families. The Township fully supports these efforts. Recognizing the severity of the recession in Irvington due to foreclosures, property abandonment and double-digit unemployment, the Township is inclined to believe that the incidence of poverty has not improved during the past year. However, this administration is committed to having a positive impact on the lives of the poor that we serve, and we are optimistic that improved economic conditions are within reach for our less fortunate

citizens. July 2008, David Baston reported that per the US Census, the poverty rate in New Jersey was 8.4%. This meant that New Jersey had the third lowest poverty rate in the United States. Yet this low poverty rate overall would be hard to believe for many people who live with the stigma associated with life in the inner city. Such is the case in Irvington, New Jersey. Poverty data made available from the America Community Survey for the Township of Irvington provides estimates that 9,154 persons are living below poverty with an error of +/- 1,139. The adult age population of 19-64 below poverty was estimated to be 4,793. Of an estimated 3,613 White persons, 19.4 were below poverty. The percentage of persons of Hispanic ethnicity below poverty was estimated to be 17.8% of 5,137 persons.

Actions planned to develop institutional structure

The institutional structure for providing affordable housing and meeting community development needs in the Township of Irvington involves many agencies, including the Irvington Department of Housing Services, Department of Economic Development and Grants Oversight, Irvington Neighborhood Improvement Consortium (INIC) and the Irvington Housing Authority (IHA). In addition, there are several offices within the Township's departmental structure that provide housing, economic, and community development services to residents of the Township. These include:

- The Department of Community Development is responsible for the Long Range Planning and Zoning and for administering the land use regulations of Irvington, preparing data reports, preparing the long range plan and conducting studies and surveys.
- Department of Economic Development and Grants Oversight assists the City by acquiring and assembling parcels of land for development as affordable and market-rate housing, as well as industrial, commercial, and retail use.
- The Department of Neighborhood Preservation is responsible for registering abandoned properties and registering vacant land to get unproductive properties developed, especially for affordable housing.
- Department of Economic Development and Grants Oversight promotes business expansion, creation, retention, recruitment, financial assistance, and expansion.
- The Irvington Housing Authority (IHA) is responsible for managing public housing and administering the Section 8 Rental Assistance Housing CHOICE Voucher Program.
- The Irvington Department of Health oversees human services activities for the Township.

In addition to these activities, a continuum of care will be developed to facilitate identification of service need, coordination and delivery of services and resources. Moreover, the Township will continue to include the township department directors involved in the planning and implementation of all projects to maximize the use of resources, better coordinate delivery of services and to ensure all residents' needs are being comprehensively addressed.

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

service agencies

The Township will maintain on-going communication through meetings, seminars, webinars and sharing literature and research with the following:

1. The State Institutions
2. The Federal Government
3. Private Non Profit Organizations
4. Private For Profit Organizations
5. Financial Institutions

Discussion:

see above.

Program Specific Requirements

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

Introduction:

See below.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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	70,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	70,000

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.	80.00%

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

Annual Action Plan	38
--------------------	----

as follows:

N/A

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:

Resale Provisions

The HOME resale requirements are established in the HOME rule at 92.254(a)(5)(i). The resale provision adopted by the Township ensures consistent with this that when a HOME-assisted buyer sells his or her property, either voluntarily or involuntarily, during the affordability period:

1. The property is sold to another low-income homebuyer who will use the property as his or her principal residence;
2. The original homebuyer receives a fair return on investment, (i.e., the homebuyer's down payment plus capital improvements made to the house); and
3. The property is sold at price that is "affordable to a reasonable range of low-income buyers."

Recapture Provisions

Per its recapture provision adopted by the Township, the Township of Irvington will collect a pro-rated amount of the assistance granted, if the secured property is transferred to a buyer who is not low income and/or to a buyer who will not maintain the secured property as his or her primary residence, during the Period of Affordability. The amount of the Recapture by the Township will be based on the Affordability Chart as follows:

HOME Investment Per Unit	Affordability Period
Less than \$15,000	5 Years
\$15,000 - \$40,000	10 Years
\$40,000 and more	15 Years

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 HOME subsidy will be forgiven based on the number of months occupied by the homeowner. This provision is enforced by the filing of a mortgage and it does not prohibit the sale of the property by

Annual Action Plan 39

the owner(s) without the knowledge of the Township. The property may be sold to any buyer and at any price that the market may bear.

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 Township does not plan the use of HOME Program funds to refinancing housing project debt.

Fulfillment of Match Obligation.

The Township of Irvington will generate its required HUD match by using the cash equivalents and/or value of township-owned properties donated to or minimally sold to investor/developers and/or a CHDO as HOME match funds. A second source of HOME match funds to be contributed by the township will be the value of waived tax and/or waived tax interest associated with the purchase of property within the Township for HOME projects. Finally, in the event that there are any infrastructure improvements (i.e. street repairs, demolition) made by the Township in an area of or for the purposes of the development of a HOME project, that cost would be used as part of the HOME match.

Attachments



Tony Vauss, Mayor
Township of Irvington - Economic Development
& Grants Oversight

Genia Philip, Director of Economic Development & Grants Oversight
FY 2019-2020 DRAFT ANNUAL ACTION PLAN
CDBG & HOME PROGRAM BUDGET

HOME Program		FY 2019-2020
REHABILITATION ASSISTANCE		\$ 50,000.00
CHDO (ACQUISITION, REHABILITATION, SALE) (15% minimum)		\$ 61,331.55
NEW CONSTRUCTION & REHABILITATION		\$ 236,657.75
HOME BUYER PROGRAM		\$ 20,000.00
ADMINISTRATION (10% allowable)		\$ 40,887.70
TOTAL HOME		\$ 408,877.00
C.D.B.G. Program		FY 2019-2020
Slum & Blight - Revitalization Services:		
REHABILITATION ADMINISTRATION		\$ 100,000.00
NEW CONSTRUCTION AND REHABILITATION		\$ 60,000.00
NEIGHBORHOOD STRATEGIC REVITALIZATION		\$ 200,000.00
CODE ENFORCEMENT (Includes Lead based remediation)		\$ 50,000.00
Total Slum & Blight:		\$ 410,000.00
Public Services: (Non-Profits/Organizations/Recreational):		
IRVINGTON COUNSELING CENTER		\$ 19,000.00
(ARC) ASSOCIATION FOR RETARDED CITIZENS		\$ 19,000.00
PARTNERSHIP FOR MATERNAL & CHILD HEALTH OF NORTHERN NJ		\$ 19,000.00
URBAN LEAGUE OF ESSEX COUNTY		\$ 19,000.00
C.O.M.B.A.T.T.		\$ 15,000.00
IRVINGTON PUBLIC SAFETY (CRIME PREVENTION)		\$ 20,000.00
IRVINGTON HEALTH DEPARTMENT		\$ 20,000.00
THE BRIDGE		\$ 15,000.00
GIRLS SCOUT HEART OF NEW JERSEY		\$ 15,000.00
IMPAC		\$ 4,765.45
Total Public Services: (15% allowable)		\$ 165,765.45
ECONOMIC DEVELOPMENT		\$ 50,000.00

Public Facilities:		
IRVINGTON PUBLIC LIBRARY	\$	25,000.00
IRVINGTON PUBLIC WORKS	\$	60,000.00
IRVINGTON NEIGHBORHOOD IMPROVEMENT CORPORATION	\$	18,316.95
IRVINGTON RECREATION	\$	35,000.00
IMPROVEMENT - STREETS/SEWERS/SIDEWALKS	\$	60,000.00
IRVINGTON FIRE	\$	60,000.00
TOTAL PUBLIC FACILITIES:	\$	258,316.95
ADMINISTRATION	TOTAL C.D.B.G. PROGRAM (20% allowable)	\$ 221,020.60
	TOTAL CDBG	\$ 1,105,103.00
TOTAL HOME/CDBG	\$	1,513,980.00

Grantee SF-424's and Certification(s)