

2022

Community Development Block Grant Program Annual Action Plan



Municipality of Princeton

Affordable Housing Department

1 Monument Drive, Princeton, NJ 08540

Contents

Executive Summary.....	2
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	2
PR-05 Lead & Responsible Agencies – 91.200(b).....	3
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	4
AP-12 Participation – 91.105, 91.200(c)	7
Expected Resources	8
AP-15 Expected Resources – 91.220(c)(1,2)	8
Annual Goals and Objectives	10
Projects	11
AP-35 Projects – 91.220(d)	11
AP-38 Project Summary	12
AP-50 Geographic Distribution – 91.220(f).....	15
AP-75 Barriers to affordable housing – 91.220(j)	16
AP-85 Other Actions – 91.220(k)	17
Program Specific Requirements.....	19

Executive Summary

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

1. Introduction

The Municipality of Princeton was notified in July 2019 by the U.S. Department of Housing & Urban Development (HUD) that it is was recognized as a "metropolitan city" based on the Census Bureau's 2018 population estimates and the Office of Management and Budget's September 2018 Metropolitan Statistical Area updates. As a metropolitan city, Princeton was invited to become an "entitlement community" or grantee of the Community Development Block Grant (CDBG) Program giving it the ability to receive annual allocations from HUD. This Second Year Action Plan serves as the Municipality's "application" to receive its second annual allocation of CDBG funds.

A key feature of the CDBG Program is the grantee's ability to choose how the funds will be used. Via regulations, HUD provides a broad range of eligible activities and allows grantees to determine which of the eligible activities will best serve the needs of their community. In order to determine the most pressing needs and develop effective, place-based market-driven strategies to meet those needs, HUD requires grantees to develop a Consolidated Plan. This Annual Action Plan was heavily educated by the Consolidated Planning process.

This Annual Action Plan programs the Municipality's allocation of Program Year 2022 entitlement funds in the amount of \$232,943. In preparing the 2022 Annual Action Plan, the Municipality has elected to dedicate its funding to further a COVID-19 response project partially funded in previous Annual Action Plans. Specifically, Princeton will invest the 2022 CDBG allocation in the creation of free broadband internet access to residents of the various Princeton Housing Authority properties and other low-income housing developments.

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	PRINCETON	Department of Affordable Housing

Table 1 – Responsible Agencies

Narrative (optional)

The Municipality's Department of Affordable Housing is responsible for management and administration of the CDBG Program. The Department is supported by the Finance Department with fiscal management of the Program.

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

1. Introduction

The 2022 Annual Action Plan was informed by consultations with various Municipal Departments as well as key stakeholders in the community. The overwhelming sense need identified was to continue to support the Princeton Housing Authority with needed capital improvements and to help low and moderate income families impacted by the COVID-19 pandemic.

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

Princeton continues to enjoy a strong relationship with the Princeton Housing Authority and other privately operated housing projects and social service agencies.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Princeton has reviewed and considered several Trenton-Mercer CoC planning documents and reports in the development of this Plan. A significant amount of CDBG resources available in recent Annual Action Plans were dedicated to persons at risk of homelessness.

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

The Municipality of Princeton is not a recipient of Emergency Solutions Grant funds to serve the homeless.

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	Princeton Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Princeton Housing Authority was consulted several times in the development of this Plan. Initially, the PHA participated in the Municipality's Focus Group held on July 14, 2020. In addition, the PHA has been a part of ongoing discussions with Princeton about the needs, strategies and priorities of the PHA.
2	Agency/Group/Organization	PRINCETON
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Both elected officials and key staff participated in a focus group held on July 14, 2020. Guidance and information was also provided throughout the development of this Plan.
3	Agency/Group/Organization	Housing Initiatives of Princeton
	Agency/Group/Organization Type	Services - Housing Services-homeless

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Housing Initiatives of Princeton is a strong partner in the implementation of a rental assistance project funded by the 2020 Annual Action Plan. On multiple occasions virtual meetings were held to discuss new and emerging needs of tenants impacted by the pandemic. These consultations helped identify the need for utility assistance and other public service projects.</p>

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Trenton/Mercer County	Princeton's Strategic Plan is consistent and support of the goals of the Trenton/Mercer CoC.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

The citizen participation process consisted of two virtual public hearings and a public display period.
[Add more text after July 11 public hearing to summarize feedback and participation].

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
1	Public Meeting	Non-targeted/ broad community	A virtual public hearing was conducted on June 6, 2022. The public hearing was well attended by members of the public and local stakeholders, including the Princeton Housing Authority and local advocates.	Discussion covered a range of potential public service and capital improvements projects. Details are included in the Unique Appendices of this Plan.	All comments were accepted.
2	Public Meeting	Non-targeted/ broad community	A virtual public hearing is scheduled for July 11, 2022.	To be completed after hearing	To be completed after hearing

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Municipality of Princeton has been allocated \$232,943 in CDBG Entitlement funds for the Program Year 2022 (July 1, 2022 to June 30, 2023).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Administration and Planning; Community Wifi Project	232,943	0	0	232,943	464,000	
Other	public - federal	Other	0	0	0	0	0	

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 Municipality's proposed projects will leverage state and federal funds. Investment into capital improvements at the Princeton Housing Authority will leverage the U.S. Department of Housing & Urban Development's investment the PHA's affordable housing units.

Princeton is not subject to any match requirements with its annual Community Development Block Grant allocation.

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

A Priority Need of the Municipality's 2020-2024 Consolidated Plan addressed the preservation of existing affordable housing. As the owner and operator of the oldest affordable homes in Princeton, the Princeton Housing Authority is an obvious priority for CDBG funding. The U.S. Department of Housing and Urban Development is the owns Princeton Housing Authority's rental units, common areas and offices.

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Annual Goals and Objectives

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	Support households impacted by COVID-19	2020	2022	Affordable Housing		Respond to the Economic Impacts of COVID-19 Address Structural and Systematic Racism	CDBG: \$212,943	Public service activities for Low/Moderate Income Housing Benefit: 40 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Support households impacted by COVID-19
	Goal Description	Princeton's low and moderate income residents continue to be economically impacted by the COVID-19 pandemic. Providing free broadband access is important for education and health services.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Municipality of Princeton has been allocated \$232,943 in CDBG Entitlement funds for the Program Year 2022 (July 1, 2022 to June 30, 2023). \$20,000 is being reserved for administrative expenses incurred by the Municipality (far below the 20% cap for administration expenses). The remaining \$212,943 is being used to provide free broadband access to residents of the Princeton Housing Authority and other low- and moderate-income residential properties.

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

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AP-38 Project Summary

Project Summary Information					
No .	Project	Goals Supported	Geographi c Areas	Needs Addressed	Funding
1	Broadband Access	Respond to the Economic Impacts of COVID-19 Address Structural and Systematic Racism		Maintain and Create Affordable Housing	CDBG : \$212,943
	Description	Funds will be combined with prior year CDBG funds to provide free broadband access to residents of the Princeton Housing Authority and other income-restricted rental properties.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Approximately 364 households will benefit from the proposed project.			
	Location Description (additional information for this discussion may be available on the	Redding Circle, Princeton Community Village			

	AP-36 Project Detail screen)			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Activities will include soft costs related to the design, bidding and oversight of the project as well as construction (hard) costs to complete the upgrades.		
	Administration	N/A	N/A	CDBG : \$20,000
	Description	This project will fund expenses associated with overall administration of the CDBG program, including drafting of Plans, reports, and project oversight. CDBG regulations cap this activity at 20% of the annual award.		
	Target Date for Completion	06/30/2023		
3	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Not applicable.		
	Location Description (additional information for	Not applicable.		

this discussion may be available on the AP-36 Project Detail screen)	
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Planned activities include the cost of consultants and other costs such as advertising.

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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

The Municipality has established a "municipal-wide" target area. It is anticipated that municipal-wide public service programs funded in this year’s Annual Action Plan will be concentrated in existing affordable housing developments, including the Princeton Housing Authority, and the Witherspoon-Jackson Neighborhood.

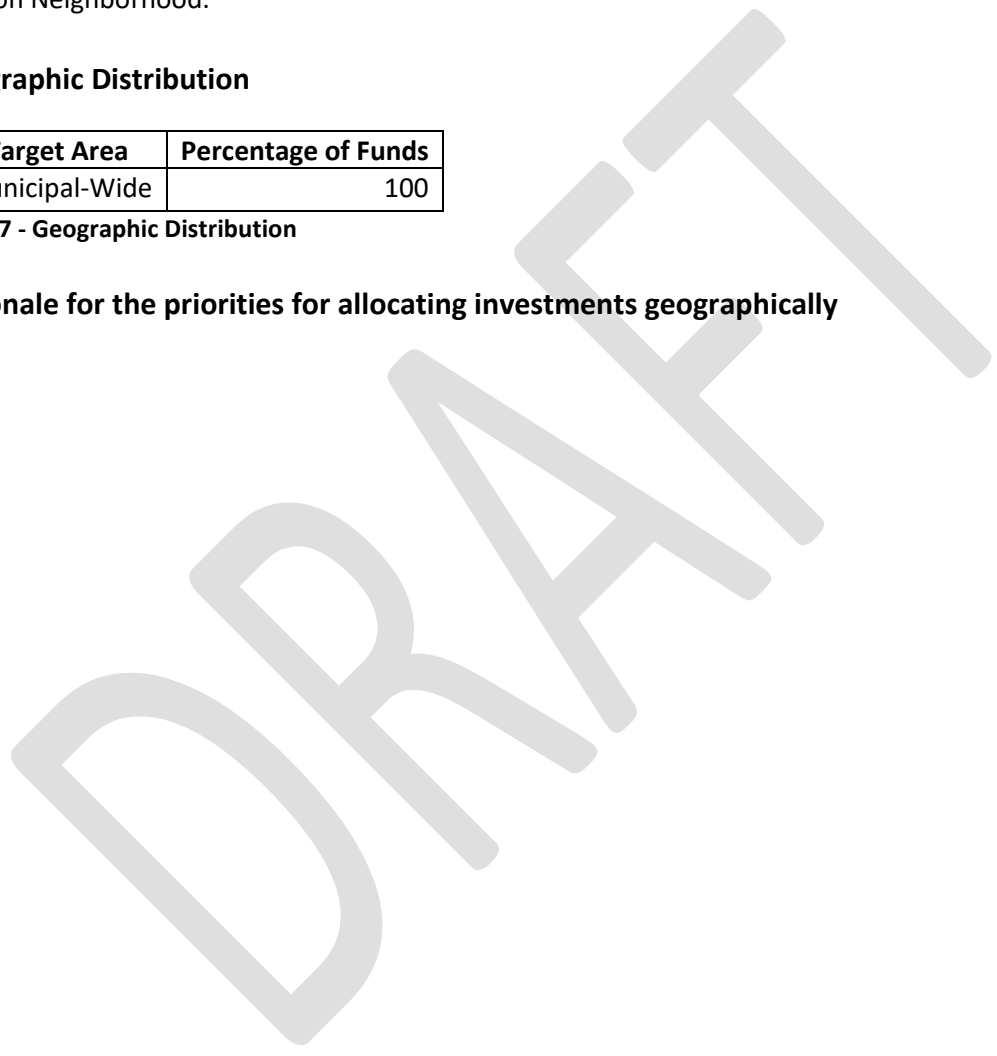
Geographic Distribution

Target Area	Percentage of Funds
Municipal-Wide	100

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A



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

Introduction:

This section will discuss the Municipality's efforts to reduce barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

With the Municipality's recent settlement agreement to provide affordable housing under Round III of the Mount Laurel Doctrine, the Municipality is committed to providing new affordable housing and improve the homes of its existing low and moderate income homeowners through rehabilitation assistance.

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AP-85 Other Actions – 91.220(k)

Introduction:

This section will explain actions planned to address obstacles to meeting underserved needs, to foster and maintain affordable housing, reduce lead paint hazards, reduce the number of poverty level families, develop institutional structure, and enhance coordination between various types of agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is the limited resources available to address the identified priorities. The Municipality will partner with other agencies when feasible to leverage resources and maximize outcomes in housing and community development.

Actions planned to foster and maintain affordable housing

In February 2020, Mercer County Superior Court Judge Mary Jacobson approved a settlement agreement between the Municipality of Princeton and the Fair Share Housing Center. The settlement stipulates that the municipality will be required to meet an affordable housing rehabilitation obligation of 80 units through a local rehabilitation program for rental and for-sale housing administered by the Princeton Affordable Housing Office. Five units have already been rehabilitated since 2010, so 75 units still must be rehabilitated.

As part of the settlement, it has been agreed that the municipality has met its prior round obligation of 641 units. Princeton officials have agreed to adopt a new ordinance for the consolidated municipality that requires an on-site affordable housing set-aside of 20 percent for all new multi-family residential developments of five or more units that are developed at a density of six or more units per acre.

Actions planned to reduce lead-based paint hazards

While no specific activities have been planned in this Annual Action Plan that could help reduce lead-based paint hazards, the Municipality remains diligent in its support of any initiatives to identify children with elevated blood levels of lead and an opportunity to remove lead hazards from homes and public spaces.

Actions planned to reduce the number of poverty-level families

The vast majority of funding programmed in this Annual Action Plan are directed to extremely low income families. The Municipality will continue to look for opportunities to help poverty-level families

increase their incomes and housing stability.

Actions planned to develop institutional structure

2020 marked the first year for the Municipality of Princeton as an Entitlement Community. The local Affordable Housing Manager continues to administer the CDBG program locally with assistance and training from a private consultant. In addition, the Affordable Housing Manager will participate in HUD sponsored virtual "office hours" and trainings.

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

The Municipality maintains an excellent relationship with the Princeton Housing Authority and local social service agencies. Both were very well represented throughout the development of this Plan and remain key partners in the implementation of this Annual Action Plan.

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Program Specific Requirements

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

Introduction:

The Municipality’s 2022 Community Development Block Grant annual allocation is \$232,943.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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