

**TOWNSHIP OF UNION**

**UNION NEW JERSEY**

**2020-2024 FIVE YEAR CONSOLIDATED PLAN**

**AND**

**2020 ANNUAL ACTION PLAN**

**DRAFT**

**SUBMITTED TO:**

**US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**JUNE 2020**

# Executive Summary

## ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The 2020 Consolidated Plan for the Township of Union, New Jersey has been prepared in response to the consolidated process developed by the US Department of Housing and Urban Development (HUD). The Consolidated Plan is a collaborative process in which the community can develop a unified and coherent vision for community development actions for a five-year planning period. The community, with the active participation of its citizens and community organizations, can shape its housing and development programs, prepare comprehensive and coordinated programs, and reduce duplication of effort, both in planning and in program execution.

This planning effort provides an opportunity to analyze programs in the context of the total local effort, and in relation to linkages and relations with state and regional programs. The nature of the process requires that economic, physical, environmental, community, and human development plans and programs be integrated and coordinated. Further, the requirements of this process force the establishment of specific, measurable goals and objectives and the creation of project monitoring processes so that progress can be measured and lessons learned over time.

The Consolidated Plan also meets the application requirements for the Community Development Block Grant (CDBG), and HOME Investment Partnerships (HOME). This process replaces prior Community Planning and Development (CPD) planning and an application requirement with a single document, and satisfies the minimum statutory requirements of the four CPD formula programs for local jurisdictions.

Although the Township is a CDBG entitlement jurisdiction it also participates as Consortium member to Union County HOME program. It is as a CDBG entitlement though that the Township is required to prepare and submit a Consolidated Plan to HUD in order to receive CDBG funds.

### Map - CDBG Eligible Areas

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Township's top priority continues to be the improvement of the quality of life for its low to moderate income residents. To that end the objectives of the Township in this Action Plan period are as follows.

- Stabilization and improvement of neighborhoods;

- Continued support for provision of services to those individuals and groups with special needs, such as the elderly and the disabled;
- Execution of anti-poverty efforts that support and build on existing programs, relate to economic development efforts, and integrate job training and placement, welfare to work initiatives, and other programs aimed at improving opportunities for economic self-sufficiency;
- Continued support of key public service programs, the improvement of public facilities and infrastructure;
- Maintenance and improvement of the existing housing stock;

In terms of outcomes, the Township expects to achieve progress in the areas listed below.

- Suitable Living Environment - *Outcomes*
  - ✓ Maintain and improve housing stock for low and moderate income households including seniors; Improved quality of life for youth; Improved quality of life through improved conditions for children; Improved quality of life through improved facility conditions; Improved quality of life for poverty level terminally ill patients; Improved quality of life for low-income elderly and disabled citizens; Improved quality of life for frail elderly residents by providing home assistance to prevent health and safety concerns and to help maintain self-sufficiency; and Improved quality of life for functionally impaired residents of the Township who are age fifty and over.
- Provide Decent and Affordable Housing - *Outcomes*
  - ✓ Maintain and improve housing stock for low and moderate income households including senior citizens.

### **3. Evaluation of past performance**

During the prior five year Consolidated Plan period, the Township identified specific goals in the categories of housing, non-housing, and special needs. Throughout this prior period, the Township has either exceeded or been on target in meeting the goals established for the prior plan particularly in the areas of housing and non-housing community development. As a result, residents are now experiencing decent and affordable housing arrangements, as well as suitable living environments though improved access to high quality public services and public facilities. This success has significantly improved Township's efforts in moving forward.

### **4. Summary of citizen participation process and consultation process**

Citizens are provided adequate opportunities to participate in an advisory role in the planning, implementation and assessing the CDBG program. The Township has full responsibility and authority for the development of the application and execution of its Community Development (CD) Program.

The Citizen Participation Plan has been formulated to allow for the maximum dissemination of Community Development information and citizen's input. The plan structures an ongoing citizen's participation program that will function throughout each year of the Community Development Program. Citizens are informed of all program developments and citizen participation is an important element of the overall program.

The Township complied with the citizen participation and consultation requirements of the regulations by doing the following:

- Publishing informational notices about the plan prior to public hearings on the plan;
- Holding two or more public meetings in accessible places at convenient times after providing reasonable notice;
- Received non-profit feedback concerning community needs based on detailed survey;
- Publishing a summary of the Action Plan, describing its contents and purpose and a listing of locations where the entire plan could be examined;
- Making the Action Plan available for public examination and comment for a period of thirty (30) days before submission to HUD;
- Providing citizens, public agencies, and other interested parties reasonable access to records regarding any uses of any assistance for affordable and supportive housing that the Township may have received during the prior year; and
- Considering the views and comments of citizens, and preparing a summary of those views for consideration with the Consolidated Plan submission

The Township followed the steps and procedures outlined in its Citizen Participation Plan. As part of the Plan development process, public hearings were held on December 19, 2019; January 16, 2020 and February 20, 2020. A Citizen's Advisory Committee Meeting was held on March 20, 2020. The purpose of the public meetings/hearings was to obtain the views of citizens, public officials and agencies and other interested parties regarding the housing and community development needs of the jurisdiction. Public meetings/hearings are listed on TV34 and the Township's calendars distributed throughout the township.

The development of the Action Plan involved consultation with those agencies in delivering housing and public services within the Township. Meetings and discussions were held between the staff of the Township Community Development Block Grant Program Office, the Township Division of Planning, the Township Board of Health and the Township of Union Community Development Citizens Advisory Board. In addition, there were meetings conducted with appropriate housing and social service agencies

regarding the housing needs of children, elderly persons, persons with disabilities, and homeless persons. These agencies included the Township Public Housing Agency.

Federal regulations require that a summary of the Action Plan be published in one or more local, general circulation newspapers. This summary describes the purpose and priorities of the plan, type and location of activities and the location of the complete document. Copies of the draft Action Plan are available for inspection and review at the Community Development Block Grant Office and the Township Clerk's Office in the Municipal Building and on the Township's website. The document was available for review on April 15, 2020 and citizens had a 30-day period to review the document and submit comments to the Office of Community Development, Municipal Building, 1976 Morris Avenue, Union, New Jersey 07083. The Township received no comments during this period.

The Final Action Plan and Resolution were placed on the Township Agenda and authorized for submission at the May 26, 2020 Township Committee Meeting.

**5. Summary of public comments**

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

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**7. Summary**

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## The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Director		Community Development Agency

**Table 1 – Responsible Agencies**

### Narrative

The Agency responsible for the plan is the Community Development Agency.

### Consolidated Plan Public Contact Information

Bertha Mathews - Director of Community Development

Municipal Building  
1976 Morris Ave.  
Union, NJ 07083  
Office: 908-810-7071

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The Township recognizes that the preparation of the plan requires discussion and consultation with many diverse groups, organizations, and agencies. Meetings and discussions were held between the staffs of the Township Community Development Block Grant Program Office and the Township Division of Planning, the Township Board of Health, and the Union County Division of Planning and Community Development. The Public Housing Agency was also consulted.

**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)).**

The Township has predetermined meetings that are conducted with appropriate housing and social service agencies regarding the needs of children, elderly persons, persons with disabilities, and homeless persons. The Township also has a Community Development Citizens Advisory Committee, made up of two persons each from the Township's ten census tracts, as well as a special task force representing special needs. The committee acts in an advisory capacity. These organized events are the principle way that the Township engages local stakeholders.

**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**

Throughout the five year Consolidated Plan period, the Township's strategy for addressing homelessness will be a multiple approach to the problem, focusing upon assisting the homeless and preventing homelessness is offered in conjunction with the County's Home Consortium. Providing the means and support necessary to make the transition to permanent housing and independent living are all a part of the efforts and programs in place in the Township and/or the Union County HOME Consortium.

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

Continuum of care is provided via the Union County Home Consortium. In September 2009, New Jersey's County Homelessness Trust Fund Act, P.L. 2009, c. 123, became law which permits counties to establish a Homelessness Trust Fund for the purpose of moving the homeless and formerly homeless

into permanent affordable housing. In order to fund this initiative, those counties that establish such a fund may add a \$3 surcharge to recording fees. Union County's start date was January 1, 2020.

Throughout the new five year Consolidated Plan period, the Township's strategy for preventing homelessness will be a multiple approach to the problem, focusing upon assisting the homeless and then upon preventing homelessness. Treating the homeless and providing the means and support necessary to make the transition to permanent housing and independent living are all a part of the efforts and programs in place in the Township and/or the Union County Home Consortium.

The Township's internal strategy for eliminating chronic homelessness has been to focus on a specific housing emphasis identified in the five-year consolidate plan and annual action plans under the Housing strategy category. They included:

- Single Family Owner Occupied Housing Rehabilitation
- Section 8 Rental Assistance
- Programs offered via the County Home Consortium
- Referral Services

In establishing the Township's priorities, the prevention of homelessness has been a key element in our efforts. By providing rehabilitation assistance, rental assistance and referral services for low-income households the Township has contributed to reducing the conditions that would precipitate homelessness.

Consistent with the Consolidated Plan during program years 2015-2019, the Township directed all of its housing funds under the CDBG program toward single family owner-occupied rehabilitation. Of the units that received housing rehabilitation assistance the majority were low to moderate income households. These homeowners are cost burdened and/or have no funds to contribute to maintaining or repairing their homes. Historically and more currently, the Township feels its best utilization of funds to prevent homelessness is to support households by providing rehabilitation loans for maintenance. This enables current homeowners to maintain their housing, prevent homelessness and protects housing stock as potential purchase units for the low income market. As mentioned previously, the Township's HUD funded Section 8 rental assistance program seeks to serve the lowest income households by providing voucher support.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	CENTER FOR HOPE HOSPICE
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization is part of regular committee group that contributes to plan development annually and each five year submission. Anticipated outcome is continued hospice care to terminally ill patients.
2	<b>Agency/Group/Organization</b>	JEWISH FAMILY AGENCY-HOMEMAKER SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization is part of regular committee group that contributes to plan development annually and each five year submission. Outcome is to help keep the frail elderly out of a nursing home and enable them to live in the dignity of their own home.
3	<b>Agency/Group/Organization</b>	UNION TOWNSHIP COMMUNITY ACTION ORGANIZATION
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly & Disabled Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization is part of regular committee group that contributes to plan development annually and each five year submission. Anticipated outcome is continued facilitation of independent living for seniors and safe, educational, environment for children in childcare services. Located in CT 328.
4	<b>Agency/Group/Organization</b>	YMCA of Eastern Union County
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization is part of regular committee group that contributes to plan development annually and each five year submission. Anticipated outcome is continued support of persons with dementia and other disabilities.
5	<b>Agency/Group/Organization</b>	Union Township Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization is part of regular committee group that contributes to plan development annually and each five year submission. Anticipated outcome is providing decent affordable housing.
6	<b>Agency/Group/Organization</b>	Affordable Housing Developments (COAH)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives are part of regular committee group that contributes to plan development annually and each five year submission. Anticipated outcome is getting households into homeownership.

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

Not applicable.

**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	Union County Human Services  Union County Home Consortium	Our goals do not overlap as Township grant funds are not spent on homelessness. Nevertheless, the Township assists with temporary shelter and bed support as needed via the Union County Home Consortium. Recent Information on the homeless was provided by the Union County Consortium of Care based upon a recently completed field survey as well as upon additional information collected from agencies providing homeless assistance. The data covered the entire county.

**Table 3– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Union Township is a member of the Union County Home Consortium. The county is responsible for developing the housing needs and market analysis for the consortium including Union Township. As such, the Township's housing profile and subsequent strategy to address needs is influenced by their plan and is in conjunction with the County's plan.

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

This Consolidated Plan results from a process of consultation and citizen participation, building upon existing participation mechanisms and venues. Jurisdictions have the flexibility to choose the participation process that works best for the residents of low- and moderate-income areas. Citizens, not-for-profit organizations, and interested parties were afforded a variety of opportunities to provide input on the plan.

In addition to citizen participation mechanisms and open public hearings, Union Township utilized the Union Township Community Development Citizens Advisory Committee. This Committee consists of two representatives from each of the Township's ten census tracts as well as representatives from special needs populations. This group acts in an advisory capacity. The Township also participates in the Union County Home Consortium meetings.

All participation efforts resulted in determining goals for Township priority need areas for housing, public services and public improvements.

**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	Low/Mod Individuals  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Not applicable.	None received.	Not applicable.	<a href="https://www.njpublicnotices.com/">https://www.njpublicnotices.com/</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Low/Mod Individuals Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Citizen's Advisory Participation meetings were most fruitful as participants are regular contributors to community development plans and provided recommendations as provided.		Not applicable.	
3	Township Website	Town wide				Uniontownship.com Community Development
4	Township Annual Calendar	Town wide				
5	Community Outreach	Low/Mod Income Individuals	Generated interest			

**Table 4– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Although Union County is responsible for the development of the housing plan as the lead consortium member, the Township offers a summary perspective on its housing needs assessment.

### Housing

Similar to the 2015 – 2019 priority needs, the Township’s three priorities over the 2020 – 2024 period will be to continue preserving and maintaining the current housing stock, encourage households, especially very low- and low-income households in becoming homeowners and continue assisting very low-income households facing housing problems.

### Homeless

The Township continues to observe that the best possible approach to homelessness is one that treats the root causes of the problem, including employment, transportation, special physical and mental health needs, and affordable housing. Programs and assistance must be provided that prevents homelessness from occurring. Assistance must result in new employment opportunities and the acquisition of basic life skills and the elimination of health problems. Of primary importance is the preservation and availability of affordable, safe shelter for individuals and families.

### Public Housing

The Township of Union does not have any public housing units but it does have a Public Housing Agency (PHA), which administers the Township’s Section 8 Housing Voucher Program. The mission of the PHA is “To provide safe, decent, affordable housing to eligible residents of the Township of Union”. The PHA has four (4) Strategic Goals are (1) Increase the availability of decent, safe, and affordable housing (2) Improve community quality of life and economic vitality, (3) Promote self-sufficiency and asset development of families and individuals, and (4) Ensure equal opportunity in housing for all Americans.

### Non-Housing Community Development

The primary objective of the Township’s non-housing community development activities is the provision of a suitable living environment and the expansion of economic opportunity for low and moderate-income persons. This definition includes a wide range of programs and activities.

Non-housing Community Development needs and priorities were identified and re-considered in the course of preparing this Consolidated Plan through the input of community leaders, citizen participation, and requests and ideas from a wide range of service providers and public agencies. These inputs were provided in a series of meetings and public hearings, described in the public participation section of this Plan. The Township has been in touch with agency officials and organization heads, forwarding program information to them prior to meetings and hearings as required. The Community Development Office is in contact with other Township and county offices and agencies that often raise issues and concerns or make requests about improvements or conditions in the low/mod neighborhoods. As in prior Consolidated Plan processes the Township continues to consider the many and varied needs, and the funding and project selection process reflect the input and weighing of needs and requests in light of the overall objective.



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

As was the case for the 2015 Consolidated Plan, the most frequently mentioned item during consultation both on the forms and in the discussions was the necessity to provide new or upgraded, public facilities to residents of the low/mod neighborhoods. These needs ranged from improvements to facilities to assistance to specific organizations and functions, as listed below. The overall objective, and the reason for a high priority ranking, is to improve the living conditions and environment for the 19,055 low- and moderate-income persons in the Township according to the American Community Survey 2011-2015.

### **How were these needs determined?**

The Office of Community Development solicited input from public and local officials by disseminating information about this effort and conducting needs assessment meetings. In addition to program information forms asking for recommendations and priorities were distributed to this group for discussion at the meetings.

### **Describe the jurisdiction's need for Public Improvements:**

Similarly to public facilities, public improvements were also identified for upgrade or new construction.

### **How were these needs determined?**

Determined during consultation via public meetings and survey instruments.

### **Describe the jurisdiction's need for Public Services:**

The commonly referenced areas of public service need were assistance for childcare and elderly services. Of particular note was that health-related services were listed as areas of special concern. Feedback from respondents noted that many of the top concerns revolved around the elderly, and children in low- and moderate-income households.

### **How were these needs determined?**

The survey information and needs assessment meetings among local and public officials and Community Based Organizations.

**Based on the needs analysis above, describe the State's needs in Colonias**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Township's analysis in this section is mostly limited to non-housing community development concerns since Union County provides the housing market analysis for consortium members. The primary objective of the Township's non-housing community development activities is the provision of a suitable living environment and the expansion of economic opportunity for low and moderate-income persons. This definition includes a wide range of programs and activities. Generally, upgraded and new public facilities as well as assistance for child care, and elderly support were prominently identified by multiple agencies and service providers.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

Economic development has been a particular challenge in both the Township and northeastern New Jersey since the economic turndown. Nevertheless, during this period the Township has been able to direct its limited resources towards preparedness programs as well as investments in public infrastructure improvements. These two areas are essential for economic revitalization as new and current businesses require navigable transportation access for both goods and services and for associated workforce needs. These efforts will continue during the new consolidated plan period.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Share of Jobs %
Agriculture, Mining, Oil & Gas Extraction	0	0%
Arts, Entertainment, Accommodations	2,165	7.2%
Construction	1,525	5.1%
Education and Health Care Services	8,092	26.9%
Finance, Insurance, and Real Estate	2,433	8.1%
Information	924	3.1%
Manufacturing	2,100	7.0%
Other Services	1,334	4.4%
Professional, Scientific, Management Services	3,495	11.6%
Public Administration	1,553	5.2%
Retail Trade	3,430	11.4%
Transportation and Warehousing	2,352	7.8%
Wholesale Trade	731	2.4%
Total	30,134	--

**Table 5 - Business Activity**

Data Source: 2013-2017 ACS Selected Economic Characteristics-Occupational/Industry

**Labor Force**

Total Population in the Civilian Labor Force	32,304
Civilian Employed Population 16 years and over	30,134
Unemployment Rate	6.7%

**Table 6 - Labor Force**

Data Source: 2013-2017 ACS

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business, science and arts occupation	12,574
Service occupations	4,833
Sales and office	7,920
Natural resources, construction and maintenance occupation	2,093
Production, transportation and material moving occupations	2,714

**Table 7 – Occupations by Sector**

Data Source: 2013-2017 ACS

**Travel Time**

<b>Travel Time</b>	<b>Percentage</b>
< 30 Minutes	53.7%
30-59 Minutes	32.3%
60 or More Minutes	14%
<b>Total</b>	<b>100%</b>

**Table 8 - Travel Time**

Data Source: 2013-2017 ACS

**Education:**

Educational Attainment (Population 18-24 Years)

<b>Educational Attainment</b>	<b>In Labor Force Civilian Employed</b>
Less than high school graduate	434
High school graduate (includes equivalency)	1,601
Some college or Associate's degree	3,512
Bachelor's degree or higher	624

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2013-2017 ACS

Educational Attainment (Population 25 and Older)

<b>Educational Attainment</b>	<b>In Labor Force Civilian Employed</b>
Less than high school graduate	2,488
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	2,339
High school graduate (includes equivalency)	12,787
Some college, no degree	7,485
Associate's degree	2,481
Bachelor's degree or higher	9,599
Graduate or professional degree	4,517

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
High school graduate or higher	5,113	6,886	7,796	15,214	7,586
Bachelor's degree or higher	624	3,243	3,063	5,652	2,158

**Table 10 - Educational Attainment by Age**

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	31,922
High school graduate (includes equivalency)	40,422
Some college or Associate's degree	46,602
Bachelor's degree	61,401
Graduate or professional degree	74,172

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2013-2017 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Relative to the overall business sector it appears that in terms of growth the following sectors appear in need: (1) Information; (2) construction; (3) public information; and agriculture, mining, oil & gas extraction. The neediest in the workforce appears to be the 18 -24 age range with a very large unemployment rate. Clearly this population is a candidate to fill the gap between jobs and workers evidenced in the education, and

health care services as well the finance, insurance and real estate sectors. But of course, these special skill jobs require some form of advanced training and/or two to four years of college at a minimum. Wholesale trade appears to have the lowest percentage of jobs among businesses.

**Describe the workforce and infrastructure needs of the business community:**

In terms of workers, management, business, science and arts occupation is first at 12,574 followed by office and sales at 7,920, service at 4,833 and arts, production, transportation and material moving occupations at 2,714 and natural resources, construction and maintenance occupation at 2,093.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

In 2008 and 2009 the Township of Union had a period of economic downturn after many years of substantial growth in commercial, industrial and residential properties. Many large and medium scale commercial and residential approved projects have been either delayed or cancelled during this period. Values of residential and industrial properties have stabilized, but commercial properties may not have yet reached bottom. As the U.S. economy attempts to stabilize growth will remain difficult.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Generally, the relationship between skills and education of the current work force is compatible except in the case of the unemployed or those no longer in the labor force. Proportionally, the higher skilled jobs employ 79% of persons in the Township. Comparatively, the higher skilled jobs are occupied by 67% of persons who have some college or have a degree.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

During the consolidated planning period the Township anticipates continued support of program involving Welfare to Work, job training, and placement programs and youth opportunity and work preparedness efforts as applicable. Through these efforts future jobs that are created in the Township will have be supported by program training via Consortium efforts.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The County of Union is the designated negotiation entity for the County Municipalities.

The Township of Union’s Department of Economic Development has begun an effort to improve its ability for future development. The township has begun a review of its Master Plan in order to change existing outdated regulations. New projects must now be viewed differently than in the past. We have relaxed parking requirements and will be making changes in existing zones. The township must become more aggressive in attracting new business and retaining existing businesses.

The short term goals are to assist approved stalled projects to move forward and guide them through completions. Continued efforts will be made to fill vacancies in existing retail, commercial and industrial properties. There are several previously approved residential developments on vacant industrial site. The completion of these developments will help our affordable housing obligations for COAH.

The township will continue with infrastructure road improvement and work with both county and state offices to improve our major highways and connecting roads. The Township of Union acknowledges that our access to RT 22, RT 82, RT 78 and the Garden State Parkway are major assets for its continued economic growth.

Union Station along NJ Transit’s Raritan Valley Line opened in May 2003. The station’s growth has been consistent since its inception, which had originally been targeted for 500-600 rides per day after 5 years. Ridership has now reached over 1200 daily passengers. The commute to NYC includes a stop at Newark’s Penn Station for a 35 minute ride. A new tunnel that has been funded and designed is scheduled to open in 7 years.

This would mean a direct commute to NYC and both the potential for commercial and residential growth in the township. Plans are underway to establish a new Union Station zone to attract retail, commercial and residential development around the station. The Township of Union is in a position for economic growth as we return to a more stable economy.

### **Discussion**

The Township recognizes the need for job development and economic growth. To that end, changes in zoning, more relaxed parking arrangements, infrastructure improvements, and stimulants for retail, commercial and industrial development are being encouraged.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Per the lead Home Consortium agency, Union County, no determination was made regarding concentration of housing problems within the Township. Their analysis did not provide a discussion of housing problems particular to local jurisdictions generally and Union Township specifically. In summary though, the County concluded that the most common housing problems involved aging housing stock and cost burden to both homeowners and renters and all low to moderate income levels.

Township's review of 2013-2017 American Community Survey (ACS) reveals that there are approximately 118 units in the Township that lack complete plumbing and/or a complete kitchen. This represents 0.6% of housing units in the Township. Also there are approximately 17 units (0.1%) in which no fuel are used, which is another indication of substandard housing. Although 2013-2017 ACS was not reviewed on a census tract level by the County, the Township's inspections of housing units in the Vauxhall neighborhood tend to reflect either single or multiple housing problems.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The Township's definition for concentration is any minority population greater than 50% of households in census tracts and 60% or more persons at the low to moderate income level is considered a concentration.

In terms of a general minority concentration, six of the ten Township census tracts have greater than 50% minority households which is an aggregate of all minority groups. According to the 2013-2017 ACS households in census tracts 326 block groups 1 and 2, 327 block group 1, 328 (all), 330 block group 1, 331 block group 5 and 6 and 335 block group 1 and 4. African Americans households make up the majority of this minority population at 31% followed by Hispanics at 18%. Geographically, minority households are located in the north to northeast neighborhood of the Township.

In terms of low income households, only a single census area met the Township criterion for low income concentration and that was tract 328 block groups 1-4. This neighborhood is located in the southwest most section of the Township Vauxhall Neighborhood).

See associated maps depicting race and income.

### **What are the characteristics of the market in these areas/neighborhoods?**

In these neighborhoods and across the Township generally, housing stock is older with 67.6 percent of the units having been constructed prior to 1960. The median year of the units in the Township

continues to be approximately 1953. Half of the housing units in the Township are sixty or more years old. This implies that rehabilitation and upgrading of these older units continues to be a priority for the Township. The supply of housing is not increasing rapidly in Union County according to New Jersey Department of Codes and Standard figures. Building permits have generally increased in New Jersey since 2014. Over the 2015 - 2019 period, the Township realized an issuance of a total of forty-nine building permits the majority in 1-4 family unit structures per the New Jersey state website (Department of Labor and Workforce Development).

The demand for affordable housing for low- and moderate-income households has been persistent throughout the decade. The public housing agency continues to have substantial waiting list of 5,163 days for Section 8 vouchers. The current wait list of 66 applicants includes 59 families with children, 4 elderly families and 2 families with disabilities. Majority of the wait list consist of 43 (65.15%) extremely low income families followed by 19 very low income families (28.79%) and 2 low income families representing 3.03 percent. As indicated previously, the areas of concentration involve higher percentage of low to moderate income households which translates typically into lower resources for home improvement for homeowners and limited choices for better than substandard housing for both renters, homeowners and potential homebuyers

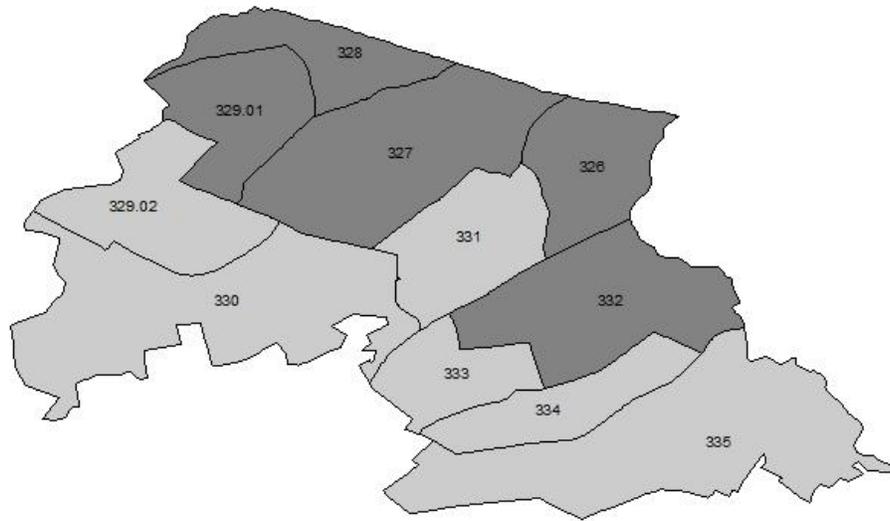
**Are there any community assets in these areas/neighborhoods?**

Community assets include the Union Township Community Action Organization, playgrounds, Vauxhall Branch Library, Vauxhall Branch Post Office, Jefferson school, churches and Congressman Donald Payne Meeting Center.

**Are there other strategic opportunities in any of these areas?**

Assist the municipality in the development and maintenance of public Buildings, parks and centers that benefit the residents, but especially those in low/mod income areas. Continue and enhance the provision of public services to low and moderate income residents as well as Infrastructure Improvement Programs.

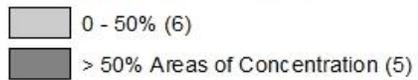
## Union Township Minority Household Concentrations



### Percent Minority Households

#### By Census Tracts

#### Percent of Households



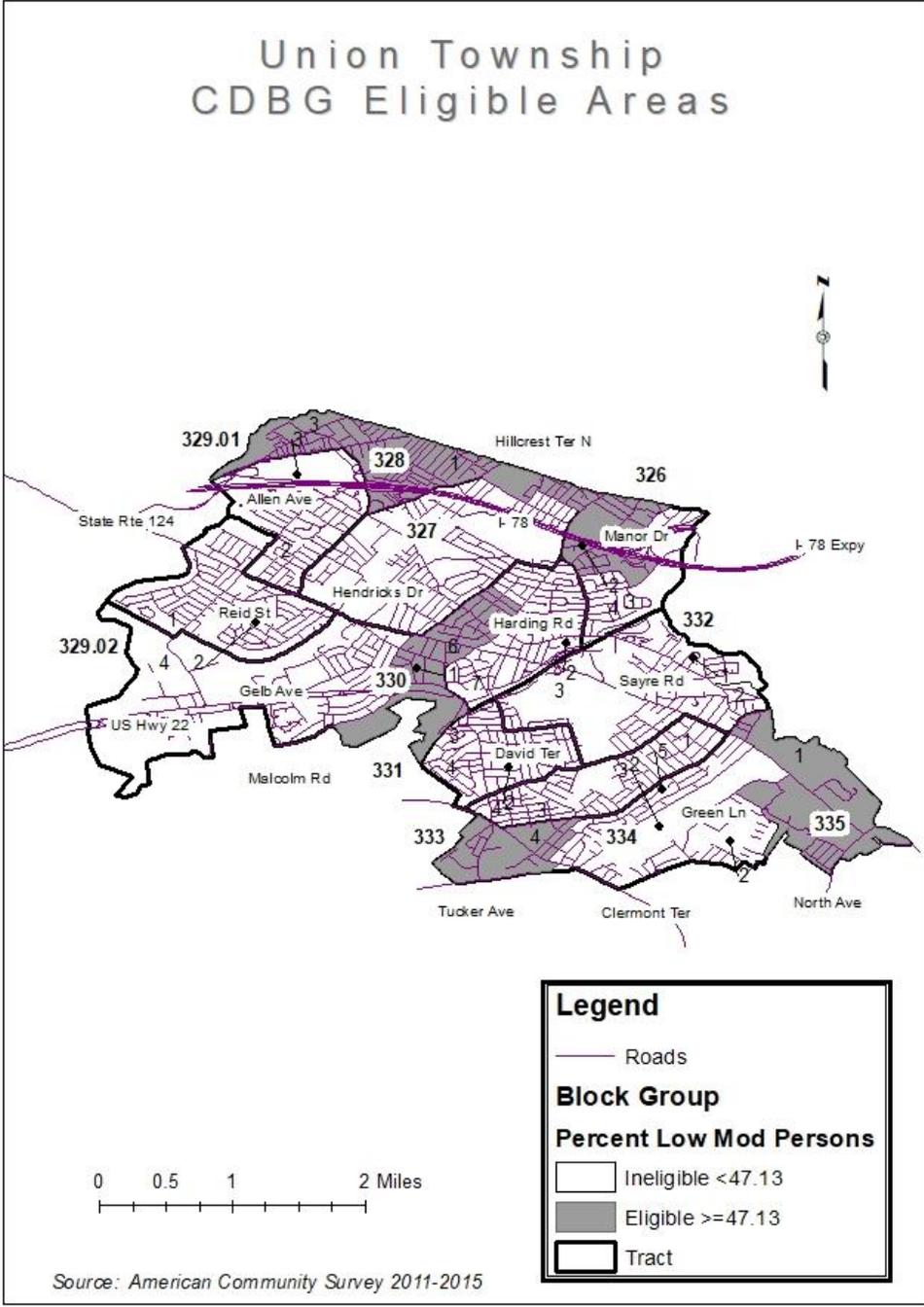
1 in = 1 miles

Source: 2009 - 2013 ACS 5 Year Estimates: US Census Bureau

### Minority Concentrations



# Union Township CDBG Eligible Areas



**Low to Moderate Income**

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Union Public Library patrons who would like a connection to the internet can take home Chromebooks and mobile hotspots through our Connect2Success library program. Mobile hotspots tap into nearby WiFi networks enabling users to connect to the Internet for free, while Chromebooks allow patrons to access online resources.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The Township currently has multiple broadband providers including AT&T, Xfinity and Optimum, Verizon. Xfinity installers reach 99% of the Township. Residents face challenges to affording services, not access. Attempts to provide access to free services have been detailed in the previous response.

**MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Each of the objectives, issues, and concerns described in this plan has been reviewed carefully by the local officials and the public to obtain consensus on the relative importance of each. Further, efforts were made to ensure that all topics of concern were fairly included and presented in this plan.

Please note that not all topics suggested in the regulations and plan guidelines are priority elements in the Township. The Township has identified 3 areas of priority need (1) Decent and Affordable Housing; (2); Enhanced Public Services and (3) Improved Public Facilities and Improvements.

**SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

**Geographic Area**

**Table 12 - Geographic Priority Areas**

<b>1</b>	<b>Area Name:</b>	Vauxhall CT 328
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	North of I78 and west of Stuyvesant Avenue with its own ZIP code 07088.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Comprised of census tract 328. Has a total of 2,018 housing units with a total of 1,777 occupied. There is no major industry and only limited retail services.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Citizens, non-profit organizations, and interested parties were afforded a variety of opportunities to contribute during meetings and planning sessions, review and comment, received information about the meetings, the plan, and comments made, participate in public hearings. In addition, Union Township utilized the Community Development Citizens Advisory Committee. This group acts in an advisory capacity to the Township.
<b>Identify the needs in this target area.</b>	There are many needs in all of the areas: Public Facilities and Infrastructure, Public Services, and Economic Development. The development of more and better jobs for low and moderate income persons would help reduce the scale and scope of need as well. Much of the housing stock contains lead and requires abatement or remediation and structural improvements.	

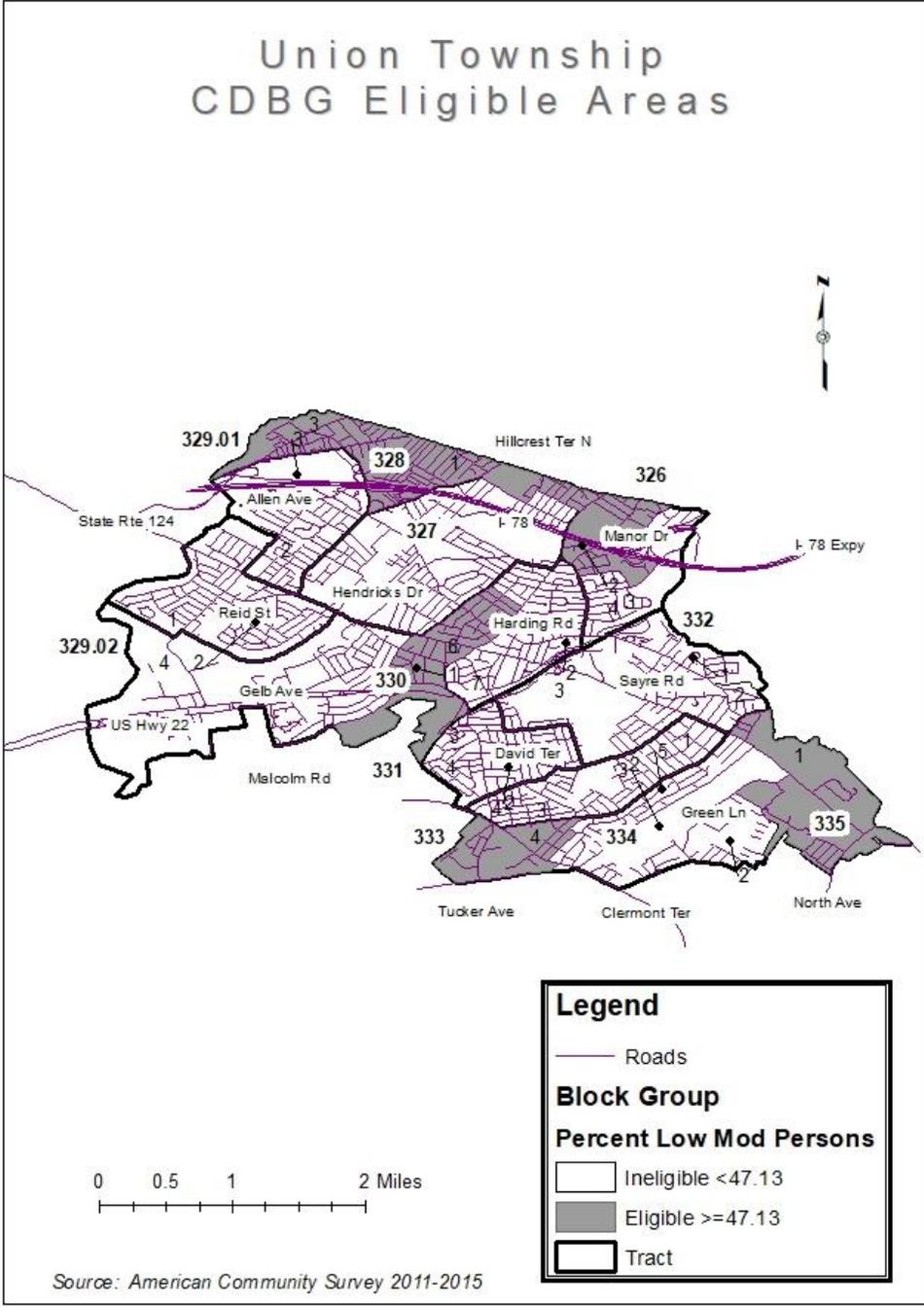
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Provide educational information, Companion Aide services, assist Adult Day Care programs, assist with Utility Payments Programs, increase Section 8 resources help fund in home assistance for the elderly, offer affordable Infant/Toddler Care, and offer Hospice Care.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The primary obstacle to meeting needs is funding. Due to local budget constraints, economic downturns and limited federal resources all housing, public services and public facilities needs cannot be met via the township's CDBG grant.</p>

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

In terms of geography only public facilities and improvements will be assisted on this basis. The Township has identified CDBG eligible areas (see map) based on low mod populations where investments can be made. The Vauxhall neighborhood continues to be a focus of infrastructure efforts and will continue to be so during this consolidated plan period. The Vauxhall neighborhood has a low mod percentages of 47.13 which exceeds the exception criterion of 32.02% and will have a focus of capital improvements and child care and senior services. It is located in the Southwest section of the Township.

# Union Township CDBG Eligible Areas



**CDBG Eligible Areas**



## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 13 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Decent and Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Families with Children Elderly
	<b>Geographic Areas Affected</b>	Vauxhall CT 328
	<b>Associated Goals</b>	Rehabilitate Single Family Owner Occupied Housing
	<b>Description</b>	<p>There continues to be very little land available for housing construction in the Township, and it has been well documented that property costs for most households is mostly unaffordable but this is particularly true for many first-time homebuyers. Figures on persons in the housing market who are discouraged by costs are not currently available. Nevertheless, in 2013-2017 the Median Household Income in the township was \$79,324, and the median sale price of a home was \$315,000. Thus, using the “rule of thumb” of two and one-half times income as a measure of affordability, there was a gap of \$177,000 between what the typical family could afford and the mean price. The gap is necessarily greater for low and moderate-income households.</p> <p>The Township anticipates providing assistance to those seeking to acquire a home through the Union County HOME Consortium First-Time Homebuyers Program, CDBG funds are not used for this program. The consortium program is time tested and very successful in assistance to potential homebuyers through its program expertise and consistent availability of funding.</p>

	<b>Basis for Relative Priority</b>	As mentioned previously housing stock in the Township is very old and subject to lead so these conditions are extremely important for families with children.
2	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Vauxhall CT 328
	<b>Associated Goals</b>	Continuation of High Quality Public Services

	<b>Description</b>	The survey information and needs assessment meetings among local and public officials echoed concerns from the 2015 period that certain services provided by the Township were not adequate to level of need. In particular, assistance for childcare, housing counseling, elderly services and health-related services were listed as areas of special concern. Feedback from respondents noted that many of the top concerns revolved around the elderly, and children in low- and moderate-income households. Fortunately, the Township has maintained an annual funding commitment to services for the elderly via our elderly service providers.
	<b>Basis for Relative Priority</b>	Township consultation indicated that public services have been inadequate to the needs of the community across a number of areas including seniors, youth, and health care.
3	<b>Priority Need Name</b>	Public Facilities and Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Vauxhall CT 328
	<b>Associated Goals</b>	Enhanced Public Facilities and Improvements

<p><b>Description</b></p>	<p>The Office of Community Development solicited input from public and local officials by disseminating information about this effort and conducting needs assessment meetings. In addition to program information, forms asking for ideas and priorities were distributed to this group for discussion at the meetings.</p> <p>As was the case for the 2015 Consolidated Plan, the most frequently mentioned item both on the forms and in the discussions was the necessity to provide new or upgraded, public facilities to residents of the low/mod neighborhoods. These needs ranged from improvements to facilities to assistance to specific organizations and functions, as listed below. The overall objective, and the reason for a high priority ranking, is to improve the living conditions and environment for the 19,055 low- and moderate-income households in the Township.</p>
<p><b>Basis for Relative Priority</b></p>	<p>Consultation identified public facilities and improvements as high priority.</p>

**Narrative (Optional)**

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The Township's grant resources have fluctuated over recent years and don't anticipate significant increases in future federal allocations. With that in mind, the Township depends on the primary resources secured by community stakeholders to effectively address financial requirements of these programs.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	649,933	95,000	0	744,933		Entitlement Grant and program income.

**Table 14 - Anticipated Resources**

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

CDBG in most cases is a very small portion of the available resources for public service providers. CDBG will in most cases be the sole funding resources for housing rehabilitation.

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

Not applicable.

**Discussion**

With limited resources the Township will continue to assist homeowners, public service providers and its public works department at funding levels consistent with recent allocation levels.

**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
CENTER FOR HOPE HOSPICE	Non-profit organizations	public services	Jurisdiction
JEWISH FAMILY SERVICES, INC.	Non-profit organizations	public services	Jurisdiction
UNION TOWNSHIP COMMUNITY ACTION ORGANIZATION	Non-profit organizations	rental assistance public services	Jurisdiction
YMCA of Eastern Union County	Non-profit organizations	public services	Jurisdiction
Union Township Public Housing Agency	Other	Public Housing	Jurisdiction

**Table 15 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The strengths of the delivery system are consistent leveraging of CDBG funds by partnership agencies as well as the extensive outreach and support for seniors, disabled persons and youth.

The Township maintains a working relationship with social service agencies that address various needs including services for youth, elderly and disabled persons. Agencies such as Center for Hope Inc., Jewish Family Services, Community Action Organization, and YMCA of Eastern NJ WISE provide a stable social service infrastructure for the Township.

The Township also maintains a close relationship with the Union County Division of Planning and Community Development, and coordinates efforts with that agency, which administers the County CDBG programs. Depending upon the situation and the need, Township officials coordinate with or call upon County offices, such as the Department of Health and Human Services, or programs for information or assistance.

Although not specifically a gap the Township has had limited involvement with nonprofit housing corporations in the past but has formally incorporated these agencies into the con plan process.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education			
Employment and Employment Training			
Healthcare	X		
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation	X		
<b>Other</b>			

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

**Housing Services**

There are agencies within the county trying to develop permanent housing opportunities for the homeless and the near homeless.

There are two government supported traditional programs, e.g., public housing and Section 8. Eight municipalities in the County have their own public housing and/or Section 8 programs, usually run by a municipal housing authority or agency. The New Jersey Department of Community Affairs also operates a Section 8 program.

### **Traditional Housing Services**

The Township of Union provides referral for transitional housing service needs by utilization of four resource centers. These include the Interfaith Council for the Homeless in Plainfield, the Elizabeth Coalition to House the Homeless in Elizabeth, Homes for the Homeless in New Providence, Proceed in Elizabeth, and Community Access Unlimited in Elizabeth.

### **Emergency Shelter**

The New Jersey DCA approved emergency shelters in Union County. These include the Elizabeth YMCA, the Plainfield YMCA, the Interfaith Council for the Homeless in Plainfield and the Salvation Army in Elizabeth.

### **Preventative Services**

DCA's Homeless Prevention Program is funded each fiscal year. Due to limited resources and staff, it has been forced to suspend operation intake at different times throughout the year; therefore, there has not been continuity of services.

### **Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Services are provided to township resident in collaboration with the County's Home Consortium. In terms of special needs, the Township considers its strength as the continuation of funding and oversight through the social service agencies that serves this population. Again, at this point, any discernible gap is attributable to the declining availability of federal funds available to support all Township programs from the stand point of CDBG funds.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

This is evidenced by a greater role played by these agencies during the consultation process for the consolidated plan. Local housing agencies play a greater role during the consolidated process for the Consolidated Plan.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Single Family Owner Occupied Housing	2020	2024	Affordable Housing	Vauxhall CT 328	Decent and Affordable Housing	CDBG: \$1,112,282.25	Homeowner Housing Rehabilitate: 50 Household Housing Unit
2	Continuation of High Quality Public Services	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Vauxhall CT 328	Public Services	CDBG: \$487,449.80	Public service activities other than Low/Moderate Income Housing Benefit:230 Persons Assisted
3	Enhanced Public Facilities and Improvements	2020	2024	Non-Housing Community Development	Vauxhall CT 328	Public Facilities and Improvements	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 23,375 Persons Assisted

Table 17 – Goals Summary

### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Rehabilitate Single Family Owner Occupied Housing
	<b>Goal Description</b>	The Housing Rehabilitation Program allows the township to direct housing funds to single family owner occupied properties. These homeowners are cost burdened and/or have no funds to contribute to maintaining or repairing their homes. Providing this assistance ensures that these homeowners can continue to occupy their homes. As an older community, many of the housing units may contain lead based paint. This program also makes it possible to evaluate and reduce lead based paint
<b>2</b>	<b>Goal Name</b>	Continuation of High Quality Public Services
	<b>Goal Description</b>	Services to the elderly with assistance in housing rehabilitation and emergency repairs, providing transportation and meals, and providing respite care services. Day care to assist in the proper development of children and young adults in low and moderate income neighborhoods are also supported through this program.
<b>3</b>	<b>Goal Name</b>	Enhanced Public Facilities and Improvements
	<b>Goal Description</b>	To provide high quality public facilities, such as parks and community centers to low and moderate income persons and to provide adequate public improvements, such as streets, sidewalks and sewer, in low and moderate income neighborhoods.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Extremely low: 12; Low: 26; Moderate: 12



## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

To combat lead based paint hazards the Township's Health Department has established the following initiatives and activities:

- (1) Lead screening of children provided at CHC
- (2) Environmental (Dwellings and Soil) Lead Investigations as required
- (3) Continuation of educational programs on Lead Hazards, Hygiene and Diet
- (4) New State of the Art Lead Analyzer made available to qualified local inspectors

The Township's Rehabilitation program provides LBP remediation and abatement.

### **How are the actions listed above integrated into housing policies and procedures?**

Typically children under six are the persons most severely affected by lead poisoning. These children typically constitute about seven (7) percent of the population in an area. An examination of the census data indicates that many census tracts, especially in the northern portions of the Township have a concentration of young children. Census Tract 333 in particular has a concentration of young children and a high percentage of pre-1978 housing.

None of the census tracts has a concentration of children under the age of five above the norm. The potential hazard then is focused upon the census tracts with concentrations of pre-1978 housing and the one tract (333) that does have both a high number of children and houses likely to have lead paint.

The Township's Rehabilitation program provides LBP remediation and abatement. The health department refer low/mod income households to the Housing Rehabilitation Program.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Eliminating poverty continues to be a primary concern for the Township and various efforts are under way to improve the quality of life and economic well-being of Union residents. To that end, these programs cover a wide range of topics and measures to improve the lives of residents. The following services are available to township resident via the township and Union County Home Consortium.

- Education and Job Training
- Job Placement
- Day Care
- Family Counseling
- Energy Management and Weatherization
- Small Business Development
- Budget/Credit Counseling
- Food Resources and Nutrition Services

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The Township's anti-poverty strategy is inextricably linked to the Economic Programs that have been implemented and operated for several years. The objective of poverty reduction requires programming from broad areas including job training and placement, public services, education, and basic skills development. The overriding principle however is to create new jobs and opportunities for households with incomes below the poverty level. It is only through comprehensive, coordinated strategies that nurture skills and provide opportunities to gain and retain employment and thus improve the quality of life that people can improve their situation.

One cornerstone of the Township's antipoverty efforts is the work of the Union County Comprehensive Economic Development Strategy (CEDS) committee, which in particular recommends or endorses grants applications to the US Department of Commerce, Economic Development Administration. This organization, composed of a broad range of County stakeholders, meets regularly to discuss and analyze economic development and economic development projects across the County and to facilitate the sharing of information and ideas to support economic growth.

It is essential to provide the basic skills, training, and education necessary to make a person employable in today's competitive job market. The Township works with the Board of Education to assist persons obtain high school diplomas or the GED certificate. The Township supports programs to coordinate training programs provided by public institutions with the needs of employers.

However, other education and training programs contribute to achieving the objective of reducing poverty. Examples of these include job training and job placement activities sponsored by the Workforce Investment Board, the Welfare to Work Program, day care funding throughout the County, long-term employment opportunities for severely disabled adults, and life skills development programs. The Vo-tech schools and Continuing Education Programs also provide important training and educational opportunities for local residents.

Employment programs reach only a part of the poverty population. Many of the people living in poverty are not employable and thus the Township works cooperatively with numerous public, social, and civic service organizations such as the library to implement service delivery programs to improve the quality of life of these persons. This first step in providing health and social services is necessary to enable an unemployed person to become employable.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Performance monitoring is an important component in the long-term success of the program in the Consolidated Plan. The Township is responsible for developing standards and procedures for ensuring that the recipients of housing funds meet the purposes of the appropriate legislation and regulations, and that funds are disbursed in a timely fashion.

The Division of Housing and Community Development administers the Township's housing programs, and will be responsible for most performance measurement activities. The Division will incorporate measurement standards and methods into the process of awarding funds, allocating resources to programs and agencies, and obtaining progress and completion reports from those programs and agencies. The monitoring requirements and procedures under this Consolidated Plan will build upon existing monitoring systems and experience in administering federal and state programs and funds.

The Division administers the Block Grant Program using federal funds. The Division executes a housing rehabilitation program for houses owned by low- and moderate-income persons. The Division is also responsible for the implementation of public improvement and facilities projects in targeted areas of the community.

The Township's standards and procedures for monitoring are designed to ensure that:

- 1) Objectives of the National Affordable Housing Act are met,
- 2) Program activities are progressing in compliance with the specifications and schedule for each program, and
- 3) Recipients are in compliance with other applicable laws, implementing regulations, and with the requirements to affirmatively further fair housing and minimize displacement of low-income households.

The Division will review all proposed activities for eligibility under statutory and regulatory requirements, and for meeting identified needs in this plan.

Both the Action Plan and the Consolidated Plan will be monitored through the use of checklists and forms that are currently used to facilitate uniform monitoring of program activity. The Division will identify performance measures in advance of allocating funds. Each description of projects and activities will contain the specific measures by which the project will be evaluated. The strategies presented

earlier each present measures that can or may be employed. Measures will be kept as simple and direct as possible.

Fiscal monitoring will include review and approval of budgets, compliance with executed Grant Agreements, review and approval of vouchers, review of fiscal reports from the Treasurer's Office on a monthly basis, and a review of municipal and non-profit audits on an annual basis.

Monitoring will occur through regular telephone and on-site monitoring visits. These visits will occur as necessary, but will be conducted at least once every two years.

All sub-recipients must identify the personnel working on the project, keep accurate records and filing systems to document program benefits and compliance, maintain an appropriate financial management system, submit to an audit, and submit a final report as a closeout procedure.

There are monitoring responsibilities that go beyond the time of completion of various activities. For Community Development public facilities and infrastructure projects, site visits will be conducted at least once a year to assure benefit to low-income residents.

The Township will utilize HUD's Performance Measurement System designed to measure both the productivity and impact of the Township's Community Development Block Grant Program.

## Expected Resources

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

#### Introduction

The Township's grant resources have fluctuated over recent years and don't anticipate significant increases in future federal allocations. With that in mind, the Township depends on the primary resources secured by community stakeholders to effectively address financial requirements of these programs.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$649,933	\$95,000	0	\$744,933		Entitlement Grant and program income.

**Table 18 - 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**

CDBG in most cases is a very small portion of the available resources for public service providers. CDBG will in most cases be the sole funding resources for housing rehabilitation.

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

Not applicable.

### **Discussion**

With limited resources the Township will continue to assist homeowners, public service providers and its public works department at funding levels consistent with recent allocation levels.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Single Family Owner Occupied Housing	2020	2024	Affordable Housing	Vauxhall CT 328	Decent and Affordable Housing	CDBG: \$222,456.45	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Continuation of High Quality Public Services	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Vauxhall CT 328	Public Services	CDBG: \$97,489.95	Public service activities other than Low/Moderate Income Housing Benefit: 46 Persons Assisted
3	Enhanced Public Facilities and Improvements	2020	2024	Non-Housing Community Development	Vauxhall CT 328	Public Facilities and Improvements	CDBG: \$200,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,675 Persons Assisted

Table 19 – Goals Summary

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Rehabilitate Single Family Owner Occupied Housing
	<b>Goal Description</b>	Goal will address diverse rehabilitation construction needs throughout the Township's eligible low mod population.
<b>2</b>	<b>Goal Name</b>	Continuation of High Quality Public Services
	<b>Goal Description</b>	The Township is committed to supporting its elderly, youth and low mod populations with high quality public services.
<b>3</b>	<b>Goal Name</b>	Enhanced Public Facilities and Improvements
	<b>Goal Description</b>	Improved public infrastructure is a high priority during the next five year period.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The formula allocation for the Community Development Block Grant program is \$649,933 with approximately \$95,000 in anticipated program income available during the program year. The activities to be undertaken include housing rehabilitation, public facilities, infrastructure improvements and services.

#	Project Name
1	Administration
2	Housing Rehabilitation
3	Roads Program
4	Adult Day Care Services
5	Infant/Toddler Daycare
6	Companion Aide
7	Homemaker Service
8	Hospice Care

**Table 20 – Project Information**

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

The allocation priorities are a function of the decision made via consultation and citizen participation process. Again, the priorities are the maintenance of decent and affordable housing, and suitable living environments including the provision of multiple social services and access to public facilities and infrastructure improvements.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Administration
	<b>Target Area</b>	Vauxhall CT 328
	<b>Goals Supported</b>	Administration Rehabilitate Single Family Owner Occupied Housing Continuation of High Quality Public Services Enhanced Public Facilities and Improvements
	<b>Needs Addressed</b>	Decent and Affordable Housing Public Services Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$129,986.60
	<b>Description</b>	Program administration.
	<b>Target Date</b>	7/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
2	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Vauxhall CT 328

	<b>Goals Supported</b>	Rehabilitate Single Family Owner Occupied Housing
	<b>Needs Addressed</b>	Decent and Affordable Housing
	<b>Funding</b>	CDBG: \$317,456.45 (Includes Program Income)
	<b>Description</b>	Program includes staff costs as well hard costs associated with rehabilitation construction and lead based hazard removal.
	<b>Target Date</b>	7/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10
	<b>Location Description</b>	
	<b>Planned Activities</b>	Substantial, minor and emergency rehabilitation.
<b>3</b>	<b>Project Name</b>	Roads Program
	<b>Target Area</b>	Vauxhall CT 328
	<b>Goals Supported</b>	Enhanced Public Facilities and Improvements
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: 200,000
	<b>Description</b>	Street Improvements.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4,675
	<b>Location Description</b>	Burkley Place

	<b>Planned Activities</b>	Street improvements.
4	<b>Project Name</b>	Adult Day Care Services
	<b>Target Area</b>	Vauxhall CT 328
	<b>Goals Supported</b>	Continuation of High Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$8,774.45
	<b>Description</b>	The WISE Adult Day Services Program provides services for the elderly including daily supervision and stimulation to functionally impaired low and moderate income clients/residents who are age 50 and over and have difficulty paying for the program.
	<b>Target Date</b>	7/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2
	<b>Location Description</b>	
	<b>Planned Activities</b>	Multiple services to the elderly and low mod persons.
5	<b>Project Name</b>	Infant/Toddler Daycare
	<b>Target Area</b>	Vauxhall CT 328
	<b>Goals Supported</b>	Continuation of High Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$55,569

	<b>Description</b>	The Union Township Community Action Organization Infant/ Toddler Program provides subsidized day care services to infants and toddlers of low and moderate income parents to allow them to work or attend school.
	<b>Target Date</b>	7/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6
	<b>Location Description</b>	
	<b>Planned Activities</b>	Child care services.
6	<b>Project Name</b>	Companion Aide
	<b>Target Area</b>	Vauxhall CT 328
	<b>Goals Supported</b>	Continuation of High Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$13,648
	<b>Description</b>	The Union Township Community Action Organization Companion Aide Program provides services to the frail, elderly, or disabled residents of Union Township on a monthly basis.
	<b>Target Date</b>	7/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5
	<b>Location Description</b>	
	<b>Planned Activities</b>	Services to elderly, frail, and disabled.
	<b>Project Name</b>	Homemaker Service

7	<b>Target Area</b>	Vauxhall CT 328
	<b>Goals Supported</b>	Continuation of High Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$9,749
	<b>Description</b>	The Homemaker Services provide homemaker services to the frail and elderly in Union Township. These services include light housekeeping, laundry, shopping, personal grooming and companionship.
	<b>Target Date</b>	7/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3
	<b>Location Description</b>	
	<b>Planned Activities</b>	Services to seniors and frail.
8	<b>Project Name</b>	Hospice Care
	<b>Target Area</b>	Vauxhall CT 328
	<b>Goals Supported</b>	Continuation of High Quality Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$9,749
	<b>Description</b>	Hospice for the terminally ill. Provides services to patients who are terminally and at the poverty level. Services include physician, nurse, home health aide, social worker, therapist, volunteer, spiritual counselor as well as necessary drugs and medical equipment as needed.
	<b>Target Date</b>	7/31/2021

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30
<b>Location Description</b>	
<b>Planned Activities</b>	Services for the terminally ill.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

Twelve of the Township's census tract/block group combinations qualify under the low mod threshold of 47.13%. They are 326.00/1, 2; 327.00/1; 328.00/1, 2, 3, 4 (Vauxhall); 330.00/1; 331.00/5, 6; 335.00/1, 4. These census areas are generally the target for housing rehabilitation and public facility improvements but not exclusively so. Minority concentrations at the aggregate level for all minority groups is located in northern half of the Township and includes tracts 326, 327, 328, 329.01, and 332. Here minority households are greater than 50% of all households. African American households are the only individual minority group that exceeds 50% of households in a census tract. These are tracts 326 & 328 (Vauxhall)

Public service programs run by UTCAO including Companion Aid and Infant Toddler operate out of the agency locations which are in the Vauxhall neighborhood. These programs generally serve Vauxhall residents. In addition, the road improvement program will also concentrate on the Vauxhall neighborhood.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Vauxhall CT 328	

**Table 21 - Geographic Distribution**

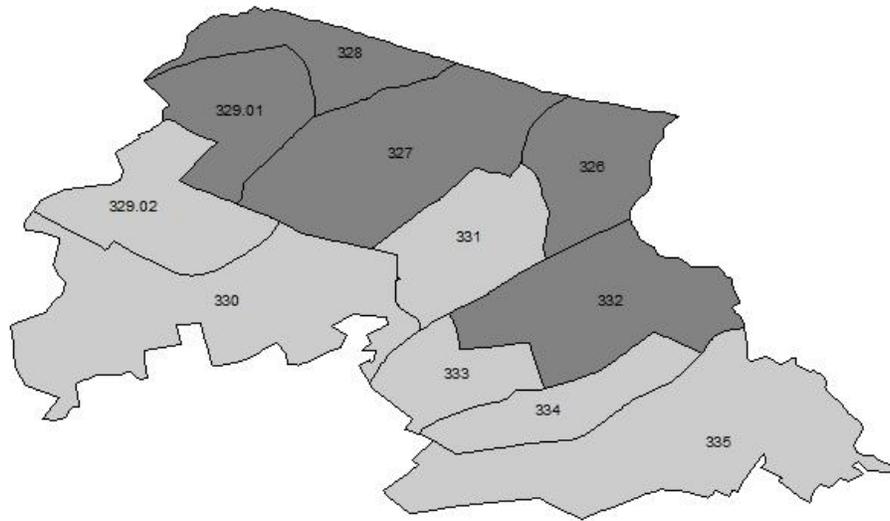
### **Rationale for the priorities for allocating investments geographically**

Again, these are the high minority concentration populations which statistically speaking are those neighborhoods with higher priority needs.

### **Discussion**

As a high minority low income area, Vauxhall will be the principle target area for CDBG funds throughout the 2020-2024 con plan period. As previously stated, public service funds for child care and senior services as well as road improvements will be directed towards the neighborhood.

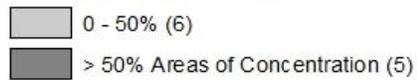
# Union Township Minority Household Concentrations



## Percent Minority Households

### By Census Tracts

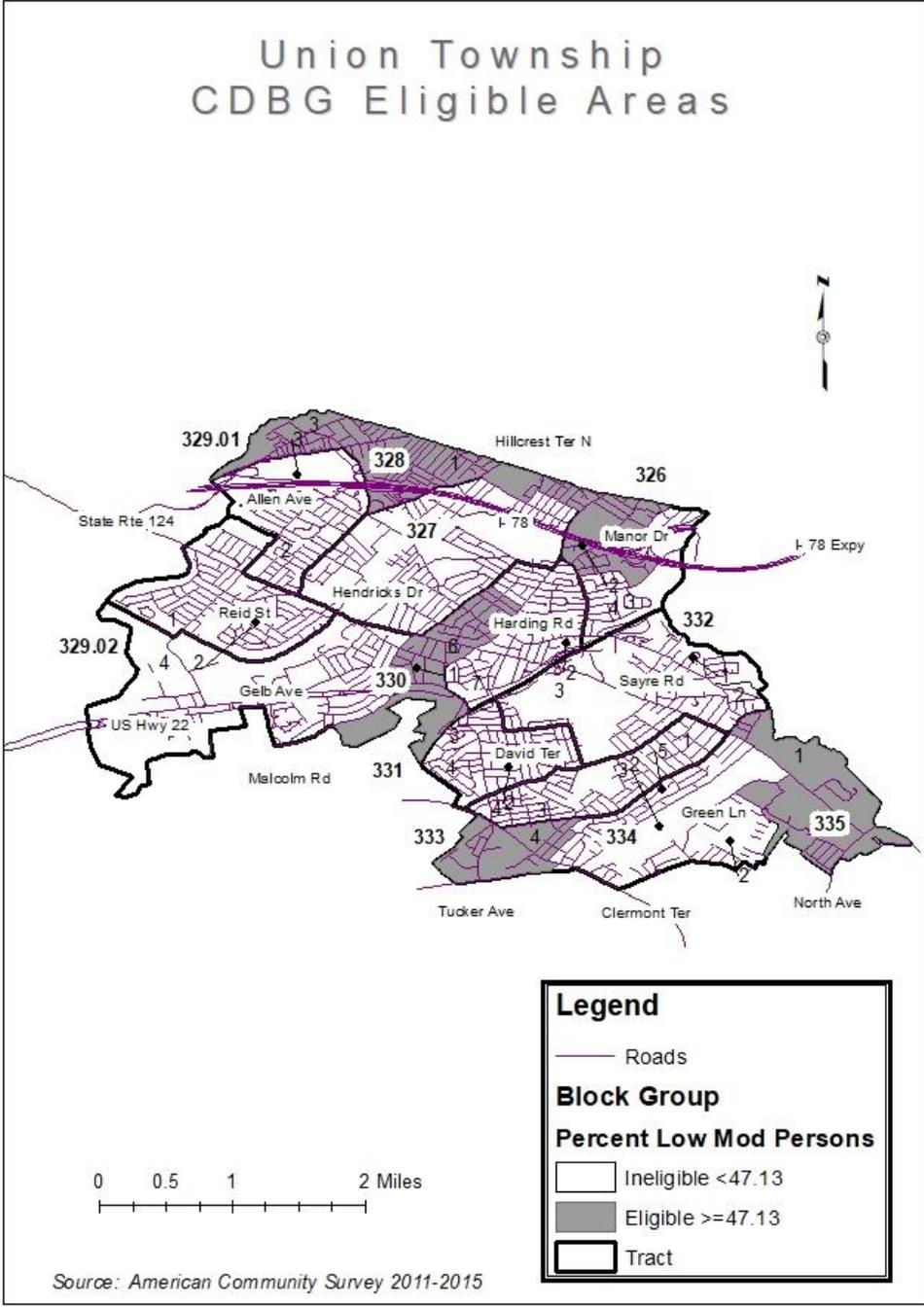
#### Percent of Households



1 in = 1 miles

Source: 2009 - 2013 ACS 5 Year Estimates: US Census Bureau

# Union Township CDBG Eligible Areas



## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

##### Foster and maintain affordable housing

The Township will continue its efforts to foster and maintain affordable housing through its housing rehabilitation program, Section 8 Housing Program (now providing for rental units), Housing Assistance Payments program administered by the Housing Program (now providing for rental units), the Section 8 Housing Assistance Payments program administered by the Public Housing Agency.

#### **Actions planned to foster and maintain affordable housing**

During 2020 the Township proposes to rehabilitate ten (10) single family owner occupied homes as the keystone of its housing plan. Additionally, through referrals to housing agencies, both first time home buyer candidates and homeless persons, will be encouraged to access opportunities available through those resources via the Union County Home Consortium.

#### **Actions planned to reduce lead-based paint hazards**

The Township of Union Department of Health's 2019 lead based paint activities will include the following:

- Perform State mandated childhood lead poisoning environmental investigations.
- Monitor Welligent (State web-based lead patient tracking program) and responds to NJDOHSS blood lead analysis result notifications.
- Maintain state of the art XRF testing equipment and has the capacity to take physical test samples (e.g. paint chip, dust, soil, and water) for outsourced analysis.
- Partner with professional associations to meet mandatory Lead Inspector/Risk Assessor licensure requirements.
- Provide guidance to renovators, remodeling contractors, and painters looking to meet Federal RRP certification requirements.
- Lead based paint abatement, stabilization, and remediation

The Township's Rehabilitation program provides LBP remediation and abatement.

## **Actions planned to reduce the number of poverty-level families**

### Antipoverty Strategy

Not unlike any urban area, poverty remains a concern in the Township of Union. Similar to growing levels of unemployment at the national and state levels, Union continues to have relatively high unemployment, and the latest poverty figures indicate that 6.2 percent of the Township's population, concentrated primarily in several pockets, lives in poverty. This is an increase of 1.1 percent from 2015, approximately 3,550 persons.

Eliminating this poverty continues to be a primary concern for the Township and County. Various efforts are under way to improve the quality of life and economic well-being of Union residents. To that end, these programs cover a wide range of topics and measures to improve the lives of residents. The following services are available to township resident via the township and Union County Home Consortium.

- Education and Job Training
- Job Placement
- Day Care
- Family Counseling
- Energy Management and Weatherization
- Small Business Development
- Budget/Credit Counseling
- Food Resources and Nutrition Services

## **Actions planned to develop institutional structure**

New initiatives will be discussed at the regular annual meetings involving all community stakeholders.

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

Will be discuss at the regular annual meetings involving all community stakeholders.

## **Discussion**

The Township has been engaged in addressing all needs either directly or otherwise across the spectrum of community development and housing each program year. There are many success stories that have materialized from the efforts of the varied community stakeholders and from Township

efforts. Nevertheless much work remains to be done and the Township will be active in supporting and participating in both current and future programs in and around the jurisdiction during the current Action Plan year and subsequent years.

## Program Specific Requirements

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

#### Introduction

The Township anticipates \$95,000 in program income during PY 2020. These funds are expected to be available throughout the Action Plan Year and will be applied to program activities requiring immediate cash payouts in conjunction with requesting US Treasury account funds for CDBG.

#### 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	95,000
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
<b>Total Program Income:</b>	<b>95,000</b>

#### 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 80% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan 2020-2021.	80.00%

## Discussion

## Appendix - Alternate/Local Data Sources