

## **Executive Summary**

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

The City of Vineland, NJ and the Vineland HOME Consortium have prepared a Five-Year Consolidated Plan to identify housing and community development needs and to develop specific goals and objectives to address those needs over a five-year period. The Five-Year Consolidated Plan covers the period of July 1, 2020, until June 30, 2025. The Annual Action Plan presented here covers the fourth year of this 5-year period, specifically from July 1, 2023 to June 30, 2024.

The Annual Action Plan sets forth the goals and objectives for the period and is a continuation of efforts begun in the first three years of the current 5-year cycle to address needs identified in the Consolidated Plan. More specifically, this Annual Action Plan details the City's and the Consortium's planned use of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds provided by the U.S. Department of Housing and Urban Development (HUD).

The FY 2023 Annual Action Plan describes to HUD and to our stakeholders how the City of Vineland and the members of the Vineland HOME Consortium intend to use federal and non-federal resources to meet community needs. The funds are intended to provide low and moderate-income households with viable communities by addressing one of HUD's three objectives; 1. Provide decent housing, 2. Create a suitable living environment, and 3. Create economic opportunities. Eligible activities include community facilities and improvements, roads and infrastructure, housing rehabilitation and preservation, development activities, public services, economic development, planning and administration.

#### **2. Summarize the objectives and outcomes identified in the Plan**

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

There are several areas of specific need that emerged from the analyses of the community, its needs, as well as market conditions. These needs, translated into tangible objectives are:

- Stabilization and improvement of neighborhoods.
- Maintenance and improvement of the existing housing stock.
- Maintenance and improvement of the existing public facilities.
- Continued support of programs for the homeless, especially in the areas of prevention and of transitioning to independent living.

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- Continued support for provision of services to those individuals and groups with special needs, such as the elderly, the disabled and developmentally challenged.
- Continued support of key public service programs, the improvement of public facilities and infrastructure, and assistance in providing public safety improvements.
- Implementation of Economic Development Initiatives in support of and in coordination with city, county and state programs and entities.
- 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.

Each priority is accompanied by specific objectives, many of which have performance indicators. The individual projects described in Section A-35 of this Annual Action Plan include specific objectives and anticipated outcomes for each project while Section A-20, Annual Goals and Objectives, aggregates the number of beneficiaries expected for each goal being addressed during the 2023 Program Year.

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

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

As both a CDBG entitlement grantee and as the lead of the Vineland HOME Consortium, Vineland has a history of timely use of HUD funds for eligible, effective activities that address identified community needs.

Vineland has consistently supported a wide variety of public services by partnering with local non-profits. The performance of these programs and continued demand for their services led to ongoing support for several providers in 2023.

For more than 40 years, city housing rehab programs have been used by low and moderate income homeowners, including many seniors and single-parent households. More than 1,000 homes have been improved using both CDBG and HOME funds and with waiting lists still in existence, that program will continue its long run in 2023.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City conducted six public hearings and met with the Community Advisory Committee to solicit input into the preparation of the 2023 Annual Action Plan. The meetings were advertised in The Daily Journal in English and Spanish. The public hearings were held virtually on February 23, 2023, to solicit public input on City needs, and in person on March 27, 2023 on the draft 2023 Annual Action Plan.

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The City advertised that the draft 2023 Action Plan was available for public review on the City's website for 30 days from March 17, 2023 through April 16, 2023.

On April 18, 2023, the Community Advisory Committee met in an open public meeting with City Council to review the proposed Annual Action Plan. On April 25, 2023, the Vineland City Council held a public hearing on the proposed plan and passed a resolution adopting a final version of the Plan for submission to HUD.

The entire planning process was guided by a Citizens Advisory Committee whose members have several years of experience providing valuable input into the Community Development Program. The Advisory Committee met with Community Development staff in person on March 8, 2023 and March 28, 2023.

In addition to the hearings, organizations and individuals from a broad array of the City's structure contributed to this plan in various ways.

- Individual conversations were held with various stakeholders who were unable to attend a public hearing.
- The Vineland Community Development Program maintains ongoing relationships with its municipal, agency and community-based partners through ongoing dialogues, application processes, formal meetings and less formal settings. This frequent interaction with the varied components of the City allows the CD Program to complete both big picture, long-term planning and to assist in day-to-day implementation of those plans.
- The cities of Vineland and Millville jointly completed a new Analysis of Impediments to Fair Housing Choice in 2021. That Analysis helped shape the current Consolidated Plan and its affiliated Annual Action Plans.

These various points of contact with our community and its residents helped shape the formation of a plan to address a wide variety of identified community needs by working with partners and strategies that have provided both proven track records and innovative approaches to ever-changing circumstances.

## **5. Summary of public comments**

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

A consensus of input by various means from front-line providers and residents indicated the following relevant needs in the community:

- Affordable housing - residential rehab is needed as well as new affordable units;
- Public facilities – senior and community centers as well as non-profit facilities that serve low-mod populations along with the removal of architectural barriers to accessibility;

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- Public services - needs include youth recreation and educational programming and support for homeless services;
- Economic development - job creation, retention and workforce training are among the needs with resources other than CDBG providing most of the support;
- Special Needs services - services provided to those with special needs, including mentally and physically handicapped.

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

All comments or views were accepted and considered in the preparation of this plan.

## **7. Summary**

The various points of contact with our community and its residents helped shape the formation of a plan to address a wide variety of identified community needs by working with partners and strategies that have provided both proven track records and innovative approaches to ever-changing circumstances.

The City of Vineland believes it has developed a workable Annual Action Plan for the use of HUD funds and other resources to address identified needs among our City's residents, particularly its low- and moderate-income residents.

Built on past successes, mutually beneficial partnerships and a dedication to efficient administration, this plan combines the resources of a community into an effort that will improve neighborhoods, opportunities and lives. While no undertaking is entirely risk-free, it is the aim of the activities described in this plan to individually and collectively turn promise and hope into action and results.

Like so many places, Vineland struggles to help its residents cope with economic realities that seem beyond anyone's control. Through advances and setbacks, though, Vineland and its residents keep striving. This plan represents an important piece of that effort.

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	VINELAND	
CDBG Administrator	VINELAND	Department of Business Administration
HOPWA Administrator		
HOME Administrator	VINELAND	Department of Business Administration
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative**

**Consolidated Plan Public Contact Information**

Aaron T. Melnick, Community Development Office, City of Vineland, 640 E. Wood St., Vineland, NJ 08360. amelnick@vinelandcity.org 856-794-4000 ext. 4631

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

### **1. Introduction**

Vineland held four public hearings for the preparation of this Annual Action Plan. City residents as well as organizations and agencies who serve them participated in these sessions and provided valuable insight into the needs and resources in the City.

The entire planning process was guided by a Citizens Advisory Committee whose members have many years of experience providing valuable input into the Community Development Program.

In addition to the hearings, organizations and individuals from a broad array of the City's structure contributed to this plan in various ways.

- Individual conversations were held with various stakeholders who were unable to attend a public hearing or focus group.
- The Vineland Community Development Program maintains ongoing relationships with its municipal, agency and community-based partners through ongoing dialogues, application processes, formal meetings and less formal settings. This frequent interaction with the varied components of the City allows the CD Program to complete both big picture, long-term planning and to assist in day-to-day implementation of those plans.
- The cities of Vineland and Millville jointly completed a new Analysis of Impediments to Fair Housing Choice in early 2020. That Analysis helped shape this Consolidated Plan.

The 2022 Annual Action Plan was made available for a 30-day public review period prior to submission to HUD.

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

Housing providers, public and private, as well as health, mental health and service agencies were all invited to help shape this plan. Input from stakeholders provided at public hearings were shared with other stakeholders, as appropriate, as a way to share perspectives and find commonality.

As an ongoing partner to many of these entities, the City regularly acts as a conduit between these groups, not just when a five-year plan or even annual planning is being done, but as opportunities arise in the course of implementing the Community Development program.

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**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.**

In New Jersey, the state requires that each county establish a Human Services Advisory Council (HSAC) to coordinate the provision of all human/social services in the county. The state further requires that a Comprehensive Emergency Assistance System (CEAS) subcommittee be established in each county, specifically to coordinate the provision of services and housing to the homeless.

In Cumberland County, the CEAS committee is known as the Homeless Network Planning Committee (HNPC). The HNPC is a consortium of local homeless service and human service providers, city officials, members of local government, and consumers, as mandated by the State HSAC. The committee is recognized as the lead agency for planning and coordinating the delivery of services to assist homeless individuals and families to move toward independent living and self-sufficiency through the provision of a continuum of homeless housing and supportive services. The Community Planning and Advocacy Council (CPAC), a nonprofit agency under contract to the County of Cumberland, provides administrative support to the Homeless Network.

Each year, a Point-in-Time count is made of the persons residing in shelter and transitional facilities and living unsheltered in the County.

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

The City of Vineland does not receive ESG funds.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

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

1	<b>Agency/Group/Organization</b>	VINELAND HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Public services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Vineland Community Development Office maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.
2	<b>Agency/Group/Organization</b>	ARC OF CUMBERLAND COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Vineland Community Development Office maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.



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3	<b>Agency/Group/Organization</b>	Tri-County Community Action Agency t/a Gateway CAP
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Public services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Vineland Community Development Office maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.
4	<b>Agency/Group/Organization</b>	VINELAND
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Health Services-Education Health Agency Other government - Local

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	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy Lead-based Paint Strategy Public facilities, infrastructure & services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Community Development Program has ongoing and frequent interaction with other City departments on a wide variety of topics of mutual interest.
6	<b>Agency/Group/Organization</b>	BOYS & GIRLS CLUB OF VINELAND
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public services & facilities
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Vineland Community Development Office maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.
7	<b>Agency/Group/Organization</b>	Vineland Police Athletic League
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Vineland Community Development Office maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.

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8	<b>Agency/Group/Organization</b>	Rural Development Corporation-Cumberland Family Shelter
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Public services & facilities
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Vineland Community Development Office maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.
9	<b>Agency/Group/Organization</b>	PAFACOM, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public services

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	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Vineland Community Development Office maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.
10	<b>Agency/Group/Organization</b>	COURT APPOINTED SPECIAL ADVOCATES OF CUMBERLAND COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services - Victims Child Welfare Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Public services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Vineland Community Development Office maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.
11	<b>Agency/Group/Organization</b>	VINELAND YMCA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Regional organization

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	<b>What section of the Plan was addressed by Consultation?</b>	Public services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Vineland Community Development Office maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.
12	<b>Agency/Group/Organization</b>	SPIRIT & TRUTH MINISTRIES
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Public services & facilities
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Vineland Community Development Office maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.

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

All relevant agency types in the jurisdiction were consulted.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Southern NJ CoC	The Community Development Strategic Plan supports the CoC goals by including support for homeless services.
Analysis of Impediments	City of Vineland	Conducted jointly with the neighboring City of Millville, the new AI helped shape housing efforts included in this plan.

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

### **Narrative**

The City of Vineland is grateful to the various entities that provided input into this Annual Action Plan. Their perspectives, information and insight helped the City craft a plan, we believe, that focuses HUD resources in an efficient and effective manner that will improve the quality of life for the residents the CDBG and HOME programs exist to help.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

The City conducted six public hearings and met with the Community Advisory Committee to solicit input into the preparation of the 2023 Annual Action Plan. The meetings were advertised in The Daily Journal in English and Spanish. The public hearings were held virtually on February 23, 2023, to solicit public input on City needs, and in person on March 27, 2023 on the draft 2023 Annual Action Plan.

The City advertised that the draft 2023 Action Plan was available for public review on the City's website for 30 days from March 17, 2023 through April 16, 2023.

On April 18, 2023, the Community Advisory Committee met in an open public meeting with City Council to review the proposed Annual Action Plan. On April 25, 2023, the Vineland City Council held a public hearing on the proposed plan and passed a resolution adopting a final version of the Plan for submission to HUD.

The entire planning process was guided by a Citizens Advisory Committee whose members have several years of experience providing valuable input into the Community Development Program. The Advisory Committee met with Community Development staff in person on March 8, 2023 and March 28, 2023.

In addition to the hearings, organizations and individuals from a broad array of the City's structure contributed to this plan in various ways.

- Individual conversations were held with various stakeholders who were unable to attend a public hearing.
- The Vineland Community Development Program maintains ongoing relationships with its municipal, agency and community-based partners through ongoing dialogues, application processes, formal meetings and less formal settings. This frequent interaction with the varied components of the City allows the CD Program to complete both big picture, long-term planning and to assist in day-to-day implementation of those plans.
- The cities of Vineland and Millville jointly completed a new Analysis of Impediments to Fair Housing Choice in 2021. That Analysis helped shape the current Consolidated Plan and its affiliated Annual Action Plans.

These various points of contact with our community and its residents helped shape the formation of a plan to address a wide variety of identified community needs by working with partners and strategies that have provided both proven track records and innovative approaches to ever-changing circumstances.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	No attendance from the public at any of the four public meetings held, two each on February 23, 2023 and March 27, 2023.	None	None	
2	Applications	Local service providers	Local non-profits plus the Vineland Housing Authority and the Vineland Public Library submitted applications for CDBG assistance. As part of their applications, each assessed the community's needs from their own unique perspective.	Unmet community needs continue in the areas of housing, youth programming, services for the homeless and support of special needs populations.	All comments were accepted and considered in developing this Action Plan.	

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

Vineland's CDBG allocation for 2023 is \$427,479. The Vineland/Millville/Bridgeton/Fairfield/Pittsgrove HOME Consortium allocation for 2023 is \$639,011, of which approximately \$264,000 is to be designated for Vineland.

The expected amount for the remainder of the Con Plan entered below is approximately equal to the Year 4 (2023) allocation.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	427,479	50,000	0	477,479	430,000	Expected amount for remainder of Con Plan is approximately equal to the Year 4 allocation

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	639,011	50,000	0	689,011	635,000	Expected amount for remainder of Con Plan is approximately equal to the Year 4 allocation

Table 2 - Expected Resources – Priority Table

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

The City provides only a portion of the cost of activities: affordable housing, public facilities/infrastructure or public services. CDBG funds for public services activities is matched with numerous state funding sources and local donations. Most public facilities /infrastructure projects are primarily funded through state grants and City Bonds with CDBG being local match or providing for a funding gap.

With respect to affordable housing, HOME funds require a 25% match from other sources, but with the limited HOME budget, the other funding sources generally exceed the City's HOME investment.

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

There is no use of publicly owned land or property anticipated during Year 4.

In year 5 of the Consolidated Plan, public parks, facilities, streets or utility lines may also be used to address the needs identified in the plan.

**Discussion**

The planning, coordination and leveraging that is part of every Consolidated Plan and every Annual Action plan within it helps assure that CDBG and HOME funds are used as efficiently as possible to benefit as many eligible residents as possible.

## 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	Preserve existing housing stock	2020	2024	Affordable Housing	Citywide City of Bridgeton - Consortium Municipality City of Millville - Consortium Municipality Fairfield Township - Consortium Municipality Pittsgrove Township - Consortium Municipality	Affordable housing	CDBG: \$282,136 HOME: \$529,260	Homeowner Housing Rehabilitated: 30 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Add new affordable housing	2020	2024	Affordable Housing	Citywide City of Bridgeton - Consortium Municipality City of Millville - Consortium Municipality	Affordable housing	HOME: \$95,852	Homeowner Housing Added: 2 Household Housing Unit
3	Support public services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public services	CDBG: \$64,000	Public service activities other than Low/Moderate Income Housing Benefit: 1155 Persons Assisted
4	Eliminate blight	2020	2024	Non-Housing Community Development	Citywide Low-mod residential areas	Neighborhood improvements	CDBG: \$37,500	Homelessness Prevention: 3 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit
5	Improve public facilities	2020	2024	Non-Housing Community Development	Citywide	Public facilities	CDBG: \$8,348	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 51 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Administration and planning	2020	2024	Administration	Citywide City of Bridgeton - Consortium Municipality City of Millville - Consortium Municipality Fairfield Township - Consortium Municipality Pittsgrove Township - Consortium Municipality Low-mod residential areas	Administration and Planning	CDBG: \$85,495 HOME: \$63,899	Other: 1 Other

**Table 3 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Preserve existing housing stock
	<b>Goal Description</b>	This goal will be met through Project 2.

2	<b>Goal Name</b>	Add new affordable housing
	<b>Goal Description</b>	This goal will be met through Project 4.
3	<b>Goal Name</b>	Support public services
	<b>Goal Description</b>	This goal will be met through Projects 6 through 17.
4	<b>Goal Name</b>	Eliminate blight
	<b>Goal Description</b>	This goal will be met through Projects 3 and 18.
5	<b>Goal Name</b>	Improve public facilities
	<b>Goal Description</b>	This goal will be met through Projects 5 and 19.
6	<b>Goal Name</b>	Administration and planning
	<b>Goal Description</b>	This goal will be met through Project 1.

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

### Introduction

For Program Year 2023, the fourth year of its current Consolidated Plan, the City of Vineland and its HOME Consortium partners intend to implement the following projects with CDBG and HOME funds.

Projects were selected with input from a variety of stakeholders, with data from a variety of sources and with hands-on experience in front-line services to the most vulnerable populations in the City. This mix of activities in FY 2023 is designed to address a wide range of challenges for those populations. Housing rehab, a variety of public services and code enforcement are among the approaches to improving neighborhoods, houses and, most importantly, families in Vineland.

#	Project Name
1	Administration and Planning - 2023
2	Housing rehab - 2023
3	Code enforcement - 2023
4	CHDO Activities - 2023
5	PAFACOM facilities - 2023
6	Cumberland ARC - 2023
7	Boys & Girls Club - 2023
8	CASA - 2023
9	Gateway Child Care - 2023
10	Police Athletic League - 2023
11	Rural Development homeless shelter - 2023
12	Salvation Army - 2023
13	Spirit & Truth Ministries - 2023
14	Vineland Housing Authority - 2023
15	Vineland Library - 2023
16	Vineland Midget Football League - 2023
17	YMCA - 2023
18	Relocation - 2023
19	Facilities project - 2023

**Table 4 – Project Information**

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

In allocating CDBG and HOME funds, the City endeavored to fund activities that were deemed to have the greatest benefit to residents in a timely, efficient manner. The aim was to provide benefits in coordination with other support structures so as to avoid redundancy.



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

- Meeting the statutory and regulatory requirements of the CDBG and HOME Programs
- Meeting the needs of low- and moderate-income residents
- Focusing on low- and moderate-income areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact, and
- The ability to demonstrate measurable progress and success.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Administration and Planning - 2023
	<b>Target Area</b>	Citywide City of Bridgeton - Consortium Municipality City of Millville - Consortium Municipality Fairfield Township - Consortium Municipality Pittsgrove Township - Consortium Municipality Low-mod residential areas
	<b>Goals Supported</b>	Administration and planning
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	CDBG: \$85,495 HOME: \$63,899
	<b>Description</b>	General administration and planning of the CDBG and HOME programs.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Successfully implementing the planned CDBG and HOME activities will benefit thousands of residents, the majority of whom are low-mod income.
	<b>Location Description</b>	Activities supported by program administration will take place throughout Vineland as well as HOME activities in Consortium member municipalities of Bridgeton, Fairfield Township, Millville and Pittsgrove Township. Administrative offices are located in Vineland City Hall, 640 E. Wood St., Vineland.
	<b>Planned Activities</b>	Administration and planning for the CDBG and HOME programs, including all fiscal management, planning, reporting, outreach and implementation.
<b>2</b>	<b>Project Name</b>	Housing rehab - 2023
	<b>Target Area</b>	Citywide City of Bridgeton - Consortium Municipality City of Millville - Consortium Municipality Fairfield Township - Consortium Municipality Pittsgrove Township - Consortium Municipality
	<b>Goals Supported</b>	Preserve existing housing stock
	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	CDBG: \$282,136 HOME: \$529,260

	<b>Description</b>	CDBG and HOME funds for housing rehab and the project delivery costs of same.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 households, all at 80% or less of Area Median Income.
	<b>Location Description</b>	CDBG rehabs will be throughout Vineland. HOME rehabs are throughout the Consortium. Specific locations to be determined.
	<b>Planned Activities</b>	Rehab of eligible residential units, including outreach, intake, eligibility determination, site visits, spec writing, document preparation, bidding, contractor selection and recordkeeping.
<b>3</b>	<b>Project Name</b>	Code enforcement - 2023
	<b>Target Area</b>	Low-mod residential areas
	<b>Goals Supported</b>	Eliminate blight
	<b>Needs Addressed</b>	Neighborhood improvements
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Support of a concentrated code enforcement effort in income-eligible portions of the City, done in conjunction with housing rehab program.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The estimated 17,480 residents of the service area. Households inspected will be at least 200.
	<b>Location Description</b>	The service area consists of Census Tract 411, Block Groups 1, 2, 3 and 4; Census Tract 406, Block Group 3; Census Tract 405, Block Groups 1 and 3; and Census Tract 404, Block Groups 2, 3 and 4.
	<b>Planned Activities</b>	Support of a concentrated code enforcement effort in income-eligible portions of the City, done in conjunction with housing rehab program.
	<b>Project Name</b>	CHDO Activities - 2023

4	<b>Target Area</b>	Citywide City of Bridgeton - Consortium Municipality City of Millville - Consortium Municipality Fairfield Township - Consortium Municipality Pittsgrove Township - Consortium Municipality
	<b>Goals Supported</b>	Add new affordable housing
	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	HOME: \$95,852
	<b>Description</b>	Creation of new affordable housing units using HOME funds.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 families with household incomes at 80% or less of the Area Median Income.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Creation of new affordable housing units using HOME funds.
	5	<b>Project Name</b>
<b>Target Area</b>		Citywide
<b>Goals Supported</b>		Improve public facilities
<b>Needs Addressed</b>		Public facilities
<b>Funding</b>		CDBG: \$4,000
<b>Description</b>		Improvements to a facility that serves developmentally disabled adults, continuing the generator project.
<b>Target Date</b>		12/31/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		At least 50 developmentally disabled adults.
<b>Location Description</b>		1301 W. Forest Grove Road, Vineland, NJ.
<b>Planned Activities</b>		Improvements to a facility that serves developmentally disabled adults, continuing the generator project.
	<b>Project Name</b>	Cumberland ARC - 2023

6	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$2,500
	<b>Description</b>	Support for a program that provides healthy living and recreational programming for developmentally disabled adults.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 developmentally disabled adults.
	<b>Location Description</b>	Services and activities will take place at the Evanoff Center, 1680 W. Sherman Ave., Vineland. Program is open to developmentally disabled adults from throughout Cumberland County, including the City of Vineland.
	<b>Planned Activities</b>	Support for a program that provides healthy living and recreational programming for developmentally disabled adults.
7	<b>Project Name</b>	Boys & Girls Club - 2023
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Support for youth recreational program.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 youths from 5 to 18 years old taking part in the wide variety of recreational programming offered by the Boys & Girls Club. The majority of participants will be from low-mod income households.
	<b>Location Description</b>	Boys & Girls Club participation is open to youths from throughout the City, though most participants come from the greater Center City area around the Club's facility at 560 Crystal Avenue in Vineland.
<b>Planned Activities</b>	Support for youth recreational program.	

8	<b>Project Name</b>	CASA - 2023
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$4,000
	<b>Description</b>	Support for Court Appointed Special Advocates of Cumberland, Gloucester and Salem Counties, an organization that advocates for abused/neglected children referred by Superior Court.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 abused/neglected youths
	<b>Location Description</b>	Court Appointed Special Advocates of Cumberland, Gloucester and Salem Counties is located at 40 E. Commerce St. in Bridgeton. Services will be provided in court and other locations for youths from throughout the City of Vineland.
<b>Planned Activities</b>	Support for Court Appointed Special Advocates of Cumberland, Gloucester and Salem Counties, an organization that advocates for abused/neglected children referred by Superior Court.	
9	<b>Project Name</b>	Gateway Child Care - 2023
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Support for a Head Start early childhood education center.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	90 Head Start children and their families, all of whom will meet Head Start income guidelines and therefore CDBG low-mod restrictions.

	<b>Location Description</b>	Children from throughout Vineland attend the Center, which is located at 237 W. Chestnut Avenue in Vineland.
	<b>Planned Activities</b>	General support for the Head Start Center, including utilities, supplies and insurance.
<b>10</b>	<b>Project Name</b>	Police Athletic League - 2023
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$1,000
	<b>Description</b>	Support for recreational programming of Vineland PAL.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 200 youths from ages 6 to 18. The program is open to all city residents, but the majority of participants are from low-mod income families and come from the greater Center City Vineland area near the program's facility.
	<b>Location Description</b>	Most program activities take place at the PAL facility at 20 S. Sixth St. in Center City Vineland.
	<b>Planned Activities</b>	Supplies, field trip transportation and admissions, summer camp scholarships for low-income families.
<b>11</b>	<b>Project Name</b>	Rural Development homeless shelter - 2023
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Support for operations at the City's only homeless shelter.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 homeless individuals, including men, women and children



	<b>Location Description</b>	The homeless shelter is located 6140 Mays Landing Road in Vineland. It is on the very outskirts of a 69-square-mile city, making transportation an absolute necessity if it is to serve clients.
	<b>Planned Activities</b>	Assistance with providing fuel for the shelter's bus, which transports clients to the County Social Services and Job Training building, some 12 miles away, and to medical appointments, courts, Social Security offices and more, all of which are located at least 10 miles from the shelter. Other shelter operating costs may also being included.
<b>12</b>	<b>Project Name</b>	Salvation Army - 2023
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Support for after-school program.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 youths, primarily from low-mod income families.
	<b>Location Description</b>	The program is open to youths from throughout the City, though most participants come from the low-mod income areas around the organization's facility at 733 E. Chestnut Ave. in Vineland.
<b>Planned Activities</b>	General support of the program's recreational/educational activities, including supplies, snacks and field trips.	
<b>13</b>	<b>Project Name</b>	Spirit & Truth Ministries - 2023
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Support for a soup kitchen, food pantry and clothes closet provided by a local non-profit serving the homeless and other low-income clientele.
	<b>Target Date</b>	12/31/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 150 unduplicated individuals, most homeless or at risk of homelessness.
	<b>Location Description</b>	Service is provided at the First United Methodist Church, 700 E. Landis Ave., Vineland, NJ.
	<b>Planned Activities</b>	General support for a soup kitchen, food pantry and clothes closet provided by a local non-profit serving the homeless and other low-income clientele. Eligible costs include food, supplies and other operating expenses of the program.
<b>14</b>	<b>Project Name</b>	Vineland Housing Authority - 2023
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	Support for Housing Authority's community learning center.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 residents of public housing.
	<b>Location Description</b>	Housing Authority residences throughout the City of Vineland.
	<b>Planned Activities</b>	Support for computer hardware and software associated with the Housing Authority's educational programs, including youth homework help, adult family self-sufficiency trainings, job searches and employment skills training.
<b>15</b>	<b>Project Name</b>	Vineland Library - 2023
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$4,000

	<b>Description</b>	Support for the Library's Teen Center, which provides a safe place and computers to teens who do not have access to computers in their homes.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 teens, primarily from low-mod income families.
	<b>Location Description</b>	The Library is located at 1058 E. Landis Ave. in Vineland. While the Library is open to all City residents, it has been the library staff's experience that the teen room is generally used by teens who do not have access to computers in their homes. Additionally, approximately 62% of the students in Vineland Public Schools are eligible for free or reduced lunch.
	<b>Planned Activities</b>	General support for the Teen Center, including purchase of computers so that more teens can use the room at the same time as well as software and supplies.
16	<b>Project Name</b>	Vineland Midget Football League - 2023
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$5,500
	<b>Description</b>	Football/Cheerleading program serving low- and moderate-income youth in Vineland.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 low- and moderate-income youth will benefit from this program.
	<b>Location Description</b>	Normandie Lane, Vineland, NJ.
	<b>Planned Activities</b>	General support for Football/Cheerleading program serving low- and moderate-income youth in Vineland.
	<b>Project Name</b>	YMCA - 2023

17	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Partial memberships for income-eligible families to the YMCA wellness facilities and programs.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 families, all low-moderate income.
	<b>Location Description</b>	Vineland residents citywide are eligible for membership assistance. The Y is located at 1159 E. Landis Avenue in Vineland.
	<b>Planned Activities</b>	Partial membership payments for income-eligible families, who will pay the balance of the membership fees.
18	<b>Project Name</b>	Relocation - 2023
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Eliminate blight
	<b>Needs Addressed</b>	Neighborhood improvements
	<b>Funding</b>	CDBG: \$7,500
	<b>Description</b>	Relocation services and benefits as a result of code enforcement for up to three families.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Three low- and moderate-income families.
	<b>Location Description</b>	Administered from Vineland City Hall, 640 E. Wood St., Vineland.
<b>Planned Activities</b>	Relocation services and benefits as a result of code enforcement for up to three families.	
	<b>Project Name</b>	Facilities project - 2023

<b>19</b>	<b>Target Area</b>	Citywide Low-mod residential areas
	<b>Goals Supported</b>	Improve public facilities
	<b>Needs Addressed</b>	Public facilities
	<b>Funding</b>	CDBG: \$4,348
	<b>Description</b>	Support for an eligible public facilities project.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Public facility improvement.

## **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**

The only planned activity that will be based on geographic restrictions is the continuation of the code enforcement program. That will be directed toward the portion of the City - the greater Center City area - that includes the City's oldest homes and lowest income block groups. Roughly, the boundaries of the target area are Delsea Drive to East Avenue and Walnut Road to Oak Road. The area encompasses some 17,000 residents, more than 50% of whom are low-mod income, and is primarily residential in nature.

The other geographic targets listed below are based on the HOME Consortium's split of the HOME allocation among the various Consortium members.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	69
City of Bridgeton - Consortium Municipality	15
City of Millville - Consortium Municipality	12
Fairfield Township - Consortium Municipality	1
Pittsgrove Township - Consortium Municipality	1
Low-mod residential areas	2

**Table 5 - Geographic Distribution**

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

Those needing the assistance of most activities are not concentrated geographically. Seniors and others benefiting from housing rehab and public services reside throughout the City.

### **Discussion**

The geographic distribution described above allows Vineland to adhere to its funding allocation principals, specifically:

- \* abiding by CDBG and HOME regulations
- \* putting the most resources where the greatest need is
- \* using resources in the most efficient and effective manner.



## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

For the 2023 Program Year, activities intended to provide or sustain affordable housing include the rehab of existing units and the creation of 2 new units for sale to eligible households. Goals listed below include the CDBG goals for Vineland and the HOME goals for the Consortium as a whole.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	32
Special-Needs	0
Total	32

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	32

**Table 7 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Housing rehab to address both emergency housing issues and broader rehab have been a dependable homelessness-prevention staple of Vineland Community Development program for decades. Hundreds of the city's low-income working families have been able to remain in their homes because of the repairs and improvements the residential rehab program has provided. It is an integral part of this Annual Action Plan to continue residential rehabs in 2023.



## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

The Vineland Housing Authority owns and operates 600 units of housing, of which 528 units are included in six developments and 72 are scattered site rental properties. Four of these complexes provide 453 units for the elderly and disabled and two complexes provide 75 units of family housing. The scattered site units are family housing. There are extensive waiting lists for all types of Housing Authority units.

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

The Housing Authority plans to continue its property maintenance program and continues to seek linkages for its residents to access needed services, including education, job training and recreation.

Vineland 2023 CDBG funds are allocated for the continuing support of a community computer center for Housing Authority residents, as described in the Projects section.

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

Each public housing community has a resident council. The Authority also operates a rent-to-own program.

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

The Vineland Housing Authority is not designated as a troubled PHA.

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

In partnership with Federal and State partners, the Southern NJ Continuum of Care (CoC) is a comprehensive system within the Counties of Cumberland, Cape May, Camden and Gloucester, committed to addressing the problem of homelessness by employing the strategic use of housing and service resources to move homeless individuals and families into stable permanent housing. CoCs are coordinated, multi-agency efforts to shift the community from a system focused on an expensive shelter-based system to one focused more cost effectively on permanent housing.

In addition to the homeless, Vineland has a long history of providing services, housing and employment to developmentally disabled adults. There are large state and private centers in the City that house and coordinate services for disabled adults. As a result, support groups of family members have a long and rich history in the City. Partnering with these organizations is an efficient way to help serve a component of our population that is more dependent than most on outside support.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The homeless shelter operated by Rural Development with assistance from Vineland's CDBG funds includes needs assessment as part of their services to the area's homeless. In addition, the Code Blue emergency sheltering program that operates in the City assesses needs and makes referrals to the shelter for more permanent housing and more intense case management.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City's strategy for implementing its homelessness program is to provide multiple activities that address the problem; focusing first on the prevention of homelessness, the medical and substance abuse treatment and counseling of homeless persons, and the provision of emergency services for homeless persons and families.

The strategy for eliminating chronic homelessness means providing ongoing services that provide more than a roof; addressing homelessness means providing the support necessary to make the transition to permanent housing for those individuals who have not had stable housing for more than two years.

As identified in the Continuum of Care application, Cumberland County plans to address homelessness through a continuum approach that reduces an individual's dependence on services through continued care. Individuals are provided intensive wrap-around services while homeless and as they move through

the care system housing become more independent, services decline and emphasis is placed on employment and sustainability services.

Creating an independent living standard for a homeless individual is all part of the efforts and programs in place in the City and the County. The institutions and structure to properly address this issue are in place and are described in the homeless inventory section of the Plan.

As noted above, the prevention of homelessness is a key element for the City. By providing rehabilitation assistance and referral services for low-income households we hope to prevent the conditions that would prevent homelessness.

The is to make significant steps in eliminating the sources of homelessness by providing not only emergency assistance to the homeless, but also by providing assistance to very low- and low-income households that are threatened by homelessness.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Cumberland County has a domestic violence temporary apartment owned and staffed by the Cumberland Women's Center. This facility has 4 units with 12 beds. There is also a Youth Shelter with 11 beds is maintained by the Cumberland County Guidance Center in Millville. The youth beds administered by the Cumberland County Guidance Center are primarily for DYFS placements and aging in youth. Cumberland also has five (5) permanent supportive housing units administered by Collaborative Support Programs of New Jersey, Inc. These five units are paid through HUD Shelter+ Care vouchers.

Additionally, the Cumberland Family Shelter includes case management and transportation services intended to help homeless individuals and families address the issues that caused their homelessness and to find permanent housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Below is an outline of services provided to homeless Vineland residents and/or those that are at

imminent risk of becoming homeless. When reviewing program overviews it should be noted that not all homeless individuals can be accommodated at local shelters due to family composition, emotional problems, substance abuse, or lack of space at the shelters. In instances where an individual cannot be afforded a shelter bed, a referral through the Board of Social Services is made for emergency placement at an out of county facility or at a local hotel/motel that accepts placement vouchers.

The main referral agency for homeless individuals within the City of Vineland is Rural Development Corporation (RDC). RDC operates and manages the Cumberland County Shelter, which provides shelter for victims of domestic violence, homeless families, homeless women, and single males. Individuals that are not accepted for placement at the Shelter can receive Social Service for the Homeless (SSH) that provides assistance for clients not eligible for other categorical assistance.

The following is an outline of services provided to homeless Vineland residents and/or those that are at immanent risk of becoming homeless.

### Emergency Housing

According to the housing inventory charts, recently submitted as part of the Cumberland County Continuum of Care application, the following agencies provide emergency shelter placements for the Vineland homeless population.

Ranch Hope, a residential placement center located in Alloway Township (Salem County), is the primary emergency shelter for homeless youth. Ranch Hope currently has two (2) beds identified for Cumberland County placements. Additional beds can be purchased when services are needed, funding is available and beds are open.

Rural Development Corporation (RDC) operates a residential emergency facility for up to 90 persons. Residents receive assistance with life skills, childcare, transportation, housing searches, job training, counseling, substance abuse, and case management. The shelter also operates a 24-hour homeless hotline for Cumberland County. This level of capacity appears to suffice except during the peak winter season.

Humble Hearts is a new provider of short term emergency beds. Currently Humble Hearts provides six (6) beds for single women and thirteen (13) for women with families. Humble Hearts provides various social services to residents including childcare, job placement assistance, life skills training and transportation services. There is a waiting list for these beds so expansion of emergency shelter beds for woman with kids is needed within the community.

The Cumberland County Women's Shelter provides twelve (12) emergency shelter beds for women who have experienced domestic violence. This shelter is not identified by address on any documents and only accepts women through a referral system in place at the Cumberland County Guidance Center, Domestic Violence Hotline and Inspira Hospital. The Women's Shelter provides services and counseling

to clients as well as long term placement at transitional facilities throughout the state.

Hendricks House in Vineland serves as a transitional housing facility for recovering substance abusers that have completed a primary treatment program. Many of the clients are homeless because of their addictions. This facility is only for adult males over the age of 18. The above two (2) facilities are noted at running at 90% capacity during most of the year and prefer to not run at 100% to allow for open beds in case of an emergent need.

Spirit & Truth Ministries, supported with 2023 CDBG funds, provides a soup kitchen, food pantry and clothes closet for the homeless and other very low income residents.

## **Discussion**

The impact of the corona virus pandemic continues to be felt among homeless populations and will require even more support and services than normal. It is expected that these issues will be included in discussions concerning the use of anticipated additional CDBG resources directed toward virus response activities.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

#### **1. Market Conditions**

The most important impediment revolves around the lack of Federal and State resources for affordable housing initiatives. The lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons is a factor of great significance.

The relatively low-income level of many of the residents of Vineland is another significant impediment to affordable housing. The level of subsidies required to engage developers in the construction of affordable housing is often quite high, and this limits the number of units that can be built in any given period. Low incomes also make it more difficult for potential homeowners to accumulate the funds for down payments, or to qualify for loans with many financial institutions.

#### **2. Building Codes**

Through vehicles such as zoning ordinances, subdivision controls, permit systems, housing codes and standards, Vineland has attempted to minimize the barriers that may impede the development of affordable housing and requires the inclusion of affordable units within new developments or the payment of fees to the City's Affordable Housing Trust Fund.

#### **3. Property Taxes**

Property taxes generate revenue to support a broad array of public facilities and services at the local and county level of government. However, it is also recognized that property taxes are a significant housing cost and therefore can impact affordability. The State of New Jersey is known as a high property tax state with a combined state and local tax burden of 10.2% of income.

One impact of high property taxes is that taxes are part of a household's monthly housing costs. Thus a potential homeowner who can afford his mortgage may not qualify when property taxes are factored in.

#### **4. Permit Delays**

Development in New Jersey includes several governmental levels and agencies in the approval process, either directly or indirectly. Approvals must be obtained from several state and regional agencies, utility authorities, soil conservation districts as well as the municipal planning board.

#### **5. Land Use Regulations**

Zoning ordinances and environmental regulations impact the amount of land available for development

and thus, impact land and housing costs. The most basic control of land use is local zoning. However, several State offices and agencies regulate land use in Vineland, including the Pinelands National Reserve, a protected forest preserve.

## **6. Development Standards**

The implementation of development standards sets minimum levels of protection for the public. However excessive street widths, parking areas, curbing and landscaping add to the cost of housing. Also, certain housing rehabilitation costs are increased because of the uniform construction code. If a building's rehabilitation cost exceeds fifty percent of its value, then the entire building must conform to the construction code. Other elements are accessibility standards, energy conservation and environmental clean-up regulations. The state has now gone to a use-based set of clean-up standards for contaminated sites, but residential uses must meet the highest standards for obvious reasons.

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

The City has identified the public policies that impact the cost of housing and the incentives to develop, maintain and improve affordable housing. Many of these policies fall beyond the purview or control of the City. Indeed, some of the issues described above are beyond the authority of any single agency or level of government.

Issues that can be addressed at the municipal level include local tax policy, land use controls, building codes fees and charges, growth limits, zoning ordinances and policies that affect the return on residential investment. The City has addressed its zoning and land use regulations in an attempt to make them as equitable and open as possible. Development standards, though they sometimes add costs to construction or rehabilitation, are necessary for the safety and health of residents and are in place in most of the participating jurisdictions. Efforts have been made to streamline and facilitate the permitting process locally. The City has opted to employ impact and linkage fees for new development in an attempt to pay for the construction of roads, sewers and other infrastructure improvements required by new development.

The City continues to seek applicable state and federal funding in support of these housing and community development programs. In addition the City works with not-for-profit organizations to identify and obtain additional sources of funds.

The City continues to implement a variety of economic development programs and initiatives in order to

create new and better job opportunities for residents.

## **Discussion**

In conjunction with the 2020-2024 Consolidated Plan, the Cities of Vineland and Millville combined to complete a regional Analysis of impediments to Fair Housing Choice to assess the fairness issues surrounding affordable housing. While there is not enough funding available to address all issues and assure absolute fairness, progress can and will be made by focusing on the issues identified in the Analysis of Impediments.

Those issues include:

- need for additional affordable units
- public transportation is sorely lacking, limiting access to housing and economic opportunities
- need for accessibility improvements to existing units and more accessible units in new construction
- there is evidence of concentrations of poverty and of racial/ethnic minorities
- need for information concerning fair housing responsibilities among developers and landlords
- need among residents for information concerning fair housing rights and complaint processes

Regarding the identified Impediments to Fair Housing, each item will be addressed as follows:

- Additional affordable units - continued concentration of CDBG, HOME and the City's Affordable Housing Trust Fund on the creation of new affordable units and the preservation of existing affordable units
- Public transportation - an issue beyond the ability of local government to solve on a significant scale, but one that the City can support regional action for and can chip away at with support for smaller transit options such as senior buses or local jitneys
- Accessibility - emphasize the creation of accessible units in new residential developments and increase the marketing and implementation of accessibility improvements in the residential rehab program
- Concentrations of poverty and minority populations - while acknowledging the limitations of property costs in different geographic areas, the jurisdiction will continue to support the decentralization of low-income and minority residents
- Information - continue to support the availability of information regarding fair housing to developers, landlords and residents by looking for fair housing advocates with whom to partner



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

### **Introduction**

This section summarizes by various category the anticipated benefits and impacts of the activities contained in this Annual Action Plan. The individual goals and aims of these activities are described in AP-35 the Projects Section, but this section shows how multiple activities reinforce each other in address broad areas of community development.

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

The primary obstacle to meeting underserved needs is a lack of funds. There are many needs in all of the areas - public facilities, public services, infra-structure, and economic development – and municipal resources go only so far.

The City, through both staff and consultants, is constantly looking for additional funding sources to address the unmet needs identified in our community. We routinely attract state, federal, regional and private funding for improvements and services that aide the community at large and lower income neighborhoods and residents in particular. Those efforts will certainly continue during 2023.

The development of more and better jobs for low and moderate income persons would help reduce the scale or scope of needs as well. In this vein, the City undertakes economic development projects to attract and retain employers and works with local and regional job training entities to enhance residents' work skills.

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

The City's residential rehab program maintains affordable housing. The program is funded with CDBG, HOME and the City's Affordable Housing Trust Fund, which is local funding.

Vineland uses HOME funds to support Cumberland County Habitat for Humanity projects that add to the City's affordable housing stock.

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

Vineland's residential rehab program will help reduce lead-based paint hazards in two ways:

- Education - by providing homeowners with information on the risk of lead-based paint, particularly to small children, and with information on how to reduce those risks.
- Testing & clearance - for all pre-1978 housing in the residential rehab program where painted surfaces will be disturbed or are found to be deteriorated, the program will conduct a lead risk assessment and address any lead paint hazards through lead safe work practices, interim

controls or abatement, as appropriate and in compliance with HUD and EPA regulations regarding lead paint.

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

The City'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 for 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.

Cumberland County and the City of Vineland are part of the **South Jersey Economic Development District (SJEDD)**. As such they are included in the district's Comprehensive Economic Development Strategy (CEDS) document, and benefit from projects funded by the US Economic Development Administration (USEDA). The CEDS document is a comprehensive analysis of the area economy, including that of City of Vineland, and a strategy for the continued growth prosperity and economic strength of the district, which includes Atlantic, Cape May, Cumberland, and Salem Counties. The strategy includes projects and programs concerned with

Developable land

Skilled labor force

Financial resources

New and expanding markets

Transportation

Quality of Life

Technology oriented industrial development

The CEDS Committee monitors economic activity in the region and recommends program and project activities, as well as nominating projects for grant funding each year. Vineland is a member of the CEDS Committee, and participates in its regular meetings.

Vineland, along with Millville, is a **New Jersey Urban Enterprise Zone (UEZ)**, a state program intended to reduce unemployment and induce private capital investment through the use of tax incentives, and the return of state sales tax revenues directly to the community. The Vineland UEZ was established in 1986

and UEZ revenues play a significant part in infrastructure rehabilitation, loans and loan guarantees, and other economic and community development projects in the community.

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

Intergovernmental cooperation is vital to the success of Action Plan efforts, given the diversity of programs and agencies providing housing and housing services. The two primary housing service providers in Vineland are the City and the Vineland Housing Authority. In addition, the City will implement the Annual Action Plans through the efforts of public, private, non-profit, and for-profit organizations to meet the stated goals and objectives.

The City Council, through the Community Development Program Office under the City's Department of Administration, has the ultimate responsibility in assuring that the priority needs of the Action Plan are met. The Office provides the funding and technical assistance to the non-profit housing developers and service providers, and City agencies and authorities for projects that meet the needs documented in the plan. The City's housing and community development programs are administered by the Office of Community Development, working with a number of other City agencies and not-for-profit service providers. The County Board of Social Services provides emergency assistance to homeless individuals and to referrals. The City, the Vineland Housing Authority (VHA) and local non-profits coordinate their efforts and activities to ensure adequate and efficient service in the areas of public housing and housing assistance. The VHA manages the public housing units and Section 8 program on a day-to-day basis.

The City Community Development Program actively seeks new partnerships and resources to further the goals of the Consolidated Plan and Annual Action Plan. The City has also submitted and received approval for a Spending Plan for City Affordable housing Trust Fund money to go toward housing rehabilitation.

The Cumberland County Board of Social Services and the Department of Human Services provide counseling programs for homeless persons and emergency assistance. The Comprehensive Emergency Assistance System (CEAS) Committee coordinates homeless strategies and programs countywide.

Though these entities work well together, there are opportunities for improved coordination and communication. All agencies involved in these efforts are seeking new ways to better serve their target populations and the general public. The City has reviewed the institutional structure for delivering these housing and community development programs, and does not anticipate developing any new actions.

The City maintains a very close relationship with the other participating municipalities in Vineland-Millville-Bridgeton-Fairfield-Pittsgrove HOME Consortium. A copy of this Annual Action Plan also was sent to neighboring municipalities for their review and information to ensure cooperation and coordination in implementing its strategy.

The City has worked closely with local non-profit organizations to actively encourage housing programs

for low- and moderate-income persons. Also, the City Office of Community Development maintains a positive relationship with the builders, developers, and financial institutions in the County and the region. This collaborative approach has assisted in the creation of affordable housing projects throughout the City.

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

As a common partner with so many of the public and private housing and social service providers, the Vineland Community Development Program has been a natural conduit for communication and interaction among these entities. The CD Program will continue to serve in that capacity while respecting the autonomy and uniqueness of each partner.

### **Discussion**

## Program Specific Requirements

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

#### Introduction

The City of Vineland has identified all CDBG and HOME activities to be undertaken in FY 2023 in PR-35, the Projects Section, including administrative, project delivery, public services, assistance to homeless facilities and service providers and affordable housing, both rehabilitation and new construction.

#### 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
<b>Total Program Income:</b>	<b>0</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 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

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

as follows:

The City of Vineland will not provide forms of assistance that are inconsistent with 24CFR 92.205 as detailed in 92.205(b) *Forms of assistance (1) and (2)*. All assistance provided by the City under its Owner Occupied Housing Rehabilitation Program and Non-profit homebuyer meets these requirements.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Vineland will recapture direct homebuyer subsidy or recapture the maximum net proceeds from the sale of the property. Net proceeds recovered will be used to: (1) Reimburse the HOME Program for the outstanding balance of HOME funds not repaid or forgiven during the applicable affordability period at the time of recapture. (2) Reimburse the HOME Program for “holding costs” or other costs associated with the recapture action. If net proceeds recaptured are less than the outstanding balance of HOME funds invested in the property, the loss will be absorbed by the Program and all HOME Program requirements would be considered to be satisfied. If net proceeds recaptured are greater than the outstanding balance of HOME funds invested in the property, the balance of net proceeds would be distributed to the owner.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Vineland uses HOME funds for one type of homebuyer activity - direct buyer subsidy for houses constructed or rehabbed, in whole or in part, with HOME funds. These homes are normally built or rehabbed by non-profit partners, both CHDO and non-CHDO alike.

Vineland has chosen to use the **Recapture** option for this program. The HOME program’s investment, and thus the period of affordability, is ensured in all cases by a mortgage and note payable to the City of Vineland should the property be sold during the period of affordability.

Repayments are in the amount of the direct subsidy, subject to availability of net proceeds. The direct subsidy is the amount of HOME funds used to reduce or help reduce the sales price from market value to an amount affordable to the buyer.

In the event that net proceeds – defined as sales price less other debt on the property – is insufficient to repay the entire direct subsidy, the recaptured amount shall be determined by the

following formula: HOME direct subsidy/Total project cost x net proceeds = Recapture amount.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Vineland will not be using any HOME funds to refinance debt secured by multifamily housing that is being rehabbed with HOME funds.