



# **PY 2024 Consolidated Annual Performance & Evaluation Report (CAPER)**

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Hudson County  
Division of Housing and Community Development  
830 Bergen County, 5A  
Jersey City, New Jersey 07306

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## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Program Year (PY) 2024 is the fifth year of the 2020-2024 5-Year Consolidated Plan, which has identified the priority needs of the County as:

- Public infrastructure and public facility improvements
- Providing vital public services for special needs and low- to moderate-income (LMI) households
- Providing homeless assistance programs such as rapid re-housing assistance and street outreach
- Increasing affordable homeownership and rental housing opportunities.

For PY 2024, the County was awarded \$2,093,084 in CDBG funding, \$2,388,560.49 in HOME funding and \$177,195.00 in ESG funding through its annual allocation to address the identified needs. The following highlights reflect accomplishments from PY 2024.

**Public Facility and Infrastructure:** The County provided public infrastructure improvements, including street enhancements, throughout the County that benefitted an estimated 4,600 residents living in low- and moderate-income areas. In addition, an estimated 13,600 low- and moderate-income residents benefited from County improvements to various neighborhood parks and facilities.

**Public Services:** The County supported critical services for special needs populations, including older adults, individuals with disabilities, and persons experiencing homelessness, by assisting approximately 700 residents. In addition, the County funded public service programs designed to enhance the quality of life for low- and moderate-income (LMI) individuals and households. These programs included youth services, employment training, health services, and housing counseling, and collectively served an estimated 3,800 LMI residents.

**Affordable Housing:** There were no affordable housing projects completed during PY2024.

**Homeless Services:** Homeless activities are now reported in the ESG Sage Annual Report which now replaces much of the reporting in the annual CAPER report.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A Expand Public Infrastructure	Non-Housing Community Development	CDBG: SP- \$3,018,484 CDBG: PY - \$444,637	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	8000	16.00%	300	300	100.00%
1B Improve Public Infrastructure Capacity	Non-Housing Community Development	CDBG: SP - \$3,018,483 PY - \$216,461	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	12000	24.00%	3770	3000	79.58%
1C Improve Access to Public Facilities	Non-Housing Community Development	CDBG: SP - \$3,018,483 PY - \$699,408	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	90000	225.00%	36420	32000	87.86%
2A Increase Homeownership Opportunities	Affordable Housing	HOME: SP - \$6,871,907 PY - \$2,388,560	Rental units constructed	Household Housing Unit	0	0	0.00%	21	0	0.00%

2B Increase Affordable Rental Hsg Opportunities	Affordable Housing	HOME: SP - \$6,871,908 PY - \$2,226,077.64	Rental units constructed	Household Housing Unit	101	0	0.00%	30	0	0.00%
3A Provide Supportive Services for Special Needs	Non-Homeless Special Needs	CDBG: SP - \$1,269,000 PY - \$240,262	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	4000	20.00%	2066	600	29.04%
3B Provide Vital Services for LMI Households	Non-Housing Community Development	CDBG: SP - \$1,269,000 PY - \$73,700	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	9000	45.00%	8845	3768	42.60%
4A Provide Homeless Rapid Re-Housing Assistance	Homeless	ESG: SP - \$534,810 PY - \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	100	73	73.00%	40	0	0.00%
4B Provide Assistance to Homeless Shelters	Homeless	ESG: SP - \$100,000 PY - \$	Homeless Person Overnight Shelter	Persons Assisted	450	450	100.00%			
4C Provide for Street Outreach	Homeless	ESG: SP - \$339,275 PY - \$67,855	Homelessness Prevention	Persons Assisted	3750	1759	46.91%	750	0	0.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Based on research, consultation and public input, the 2020-2024 Five-Year Consolidated Plan and the 2024 Annual Action Plan identified the County’s highest priority needs as:

- Public infrastructure and public facility improvements
- Essential public services for special needs and low- to moderate-income households
- Homeless assistance programs including rapid re-housing assistance and street outreach
- Expanding affordable homeownership and rental housing opportunities.

All HOME funds were used to address affordable housing, while all ESG funds were used to provide services for the homeless population. In PY 2024, CDBG funds were used as follows to address priority needs:

- Public Facility and Infrastructure Improvements: Approximately \$1,360,506.00 (65%)
- Public Services for LMI and Special Needs Groups: Approximately \$284,200.00 (14%)
- Administration of the CDBG Program: Approximately \$418,616.00 (20%)

**PY 2024 CARES Funds (CDBG-CV)**

As a result of the Coronavirus Aid, Relief, and Economic Stability Act (CARES Act) signed into law during March of 2020, Hudson County received \$3,076,187 in CDBG-CV funding. The County amended the 2019 AAP to add CDBG-CV funds that would be used to prevent, prepare for and respond to the COVID-19 pandemic. In PY 2024, the County had a remaining balance of \$1,027,379.83 in CDBG-CV funds, which supported services such as food distribution, senior transportation and medical care in response to the COVID-19 pandemic. ESG-CV funds are reported in the County’s ESG-CV Sage Reports

**CR-10 - Racial and Ethnic composition of families assisted**

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG</b>	<b>HOME</b>
White	776	0
Black or African American	678	0
Asian	44	0
American Indian or American Native	4	0
Native Hawaiian or Other Pacific Islander	2	0
<b>Total</b>	<b>1,504</b>	<b>0</b>
Hispanic	497	0
Not Hispanic	1,007	0

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	<b>HESG</b>
American Indian, Alaska Native, or Indigenous	2
Asian or Asian American	10
Black, African American, or African	373
Hispanic/Latina/e/o	218
Middle Eastern or North African	3
Native Hawaiian or Pacific Islander	2
White	140
Multiracial	154
Client doesn't know	7
Client prefers not to answer	0
Data not collected	0
<b>Total</b>	<b>909</b>

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

## Narrative

The Table 2 figure for CDBG does not reflect an accurate portrayal of the racial and ethnic composition of individuals served, as it excludes additional mixed race categories. The table includes the following racial categories: American Indian/Alaskan Native and White, Asian and White, Black or African American and White, American Indian Alaskan Native and Black or African American and Other Multi-Racial. These unreported categories accounted for an additional 2864 beneficiaries of which 2621 were Hispanic/Latino who benefitted from CDBG Public service activities. Between July 2024 to June 2025, CDBG, HOME and ESG funds were allocated to programs, projects and services benefiting Hudson County residents and households with extremely low, low- and moderate-incomes.

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**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Available	Made	Amount Expended During Program Year
CDBG	public - federal	2,093,084		1,895,127
HOME	public - federal	2,388,560		1,813,007
ESG	public - federal	177,195		124,040
Other	public - federal	5,165,558		

**Table 3 - Resources Made Available**

**Narrative**

ESG-CV is now reported in the ESG-CV Sage Reports.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The County directs CDBG resources to low- and moderate-income (LMI) residents and as defined by HUD using available census data. Rather than targeting specific neighborhoods, the County relies on participating municipalities to identify their local needs and potential projects. HOME funding serves all Hudson County municipalities, with the exception of Jersey City, which receives its own HOME entitlement allocation. In some cases, the County may co-fund HOME projects in partnership with Jersey City. Expenditures of HOME funds during the program year may include funds carried over from prior years.

### Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

There is not a match requirement for CDBG funding.

HOME funds served as an important leveraging tool to secure additional financing and alternative grant sources including Low Income Housing Tax Credits, Bond Financing, donated land/buildings, Federal Home Loan Bank, private financing, and developer contributions.

The ESG program requires a 100% match for the funded activities. Matching funds are primarily state and federal resources that are used to supplement current services for the homeless population. In addition, the County dedicates local funding to ESG eligible activities. This funding further supports the match requirement.

#### *Publicly owned land or property used to address the needs identified in the plan*

Not applicable. The County does not have any publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

#### HOME Match

HUD publishes HOME Match Reductions annually, and in FY 2024 the County had a 25% match obligation. This is also confirmed in the PR-33, which reports that the PY 2024 match liability amount is \$427,683.61.

#### HOME Program Income

The PR-09 report details the available program income and funding received and expended under the HOME Program. The HOME program did not have any program income prior to PY 2024. The County has not generated program income under the HOME program since PY 2013. The PR-09 report demonstrates that no program income was received or drawn in PY 2024.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$748,273.00
2. Match contributed during current Federal fiscal year	\$1,994,228.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$2,742,501.00
4. Match liability for current Federal fiscal year	\$427,684.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$2,314,817.00

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
720 8th Street	10/20/2022	0	0	1,375,000	0	0	0	427,684

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
0	0	0	0	0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0				
Businesses Displaced	0	0				
Nonprofit Organizations Displaced	0	0				
Households Temporarily Relocated, not Displaced	0	0				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

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## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	40	0
Number of Non-Homeless households to be provided affordable housing units	34	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>74</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	40	0
Number of households supported through The Production of New Units	21	0
Number of households supported through Rehab of Existing Units	7	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>68</b>	<b>0</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The majority of Hudson County HOME funds are dedicated toward the production of new and rehabilitated affordable housing units. Given the nature of the development cycle, year to year goals do not reflect the overall use of the HOME funds. While there are several housing activities in various stages of development, HOME only counts the number of units completed within the program year. In PY 2024, no new rental units were produced (No new homebuyer or rehab units were created or created). The

goals for the number of households assisted with affordable housing were not met as the CHDO has not secured any projects located in Hudson County.

Traditionally the ESG funding is used for rapid rehousing rental assistance.

**Discuss how these outcomes will impact future annual action plans.**

Hudson County will continue to devote HOME resources to the production of affordable rental units, the rehabilitation of rental units, and homeowner opportunities in order to meet projected goals. These goals are identified in the County’s Five-Year Consolidated Plan and will continue throughout each subsequent Annual Action Plan.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

During PY 2024, low-and moderate-income individuals benefitted from a range of CDBG public service projects which assess eligibility based on income and family size, as well as from construction projects that consider family size, income, and location within low-and moderate-income census tracts. Under the HOME program, no new households were assisted through lease-up or sale of HOME assisted units.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The Division leads the Hudson County Alliance to End Homelessness (HCAEH) and serves as the lead applicant for HUD's Continuum of Care (CoC) homeless assistance funding. In this role, the Division is the lead on homeless planning activities and coordination of services in Hudson County.

The HCAEH has maintained a fully operational Coordinated Entry Program (CEP), as required by HUD, since 2015. The countywide Coordinated Entry Program (CEP), operated by Garden State Community Development Corporation (GSCDC), provides streamlined access to housing and services for homeless individuals or those at imminent risk. With two physical locations and mobile case managers serving the entire County, the CEP ensures accessibility for all. It serves as the gateway to CoC- and ESG-funded Rapid Rehousing and Permanent Housing projects, as well as other non-HUD-funded programs, delivering individualized case management and housing assistance based on household needs. Advertised through NJ 211 and local providers, the CEP has established a systematic approach that simplifies the process, removes barriers, and accelerates access to stable housing.

During PY 2024, Hudson County funded outreach programs through GSCDC to provide coordinated entry assistance targeting clients that are the hardest to engage. With these funds, and other supplemental funding, the outreach team was able to engage over 600 homeless individuals. The outreach team continuously works to engage clients through the CoC's coordinated entry system for assessments and placement in permanent housing programs.

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

The County utilized 2024 ESG funding to provide a small amount of funding to Palisades Emergency Residence Corporation (PERC), a homeless shelter with over 60 beds for adults.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Due to limited funding, PY 2024 CDBG or ESG funds were not used for rental assistance programs focused on homeless prevention. Instead, the Division utilized Hudson County Homelessness Trust Fund (HCHTF)

and State Social Services for the Homeless funding to support these programs. The HCAEH is implementing a comprehensive, streamlined approach to homelessness prevention and diversion, with a key focus on providing earlier access to legal services. The Division is collaborating with The Waterfront Project, which is funded through CDBG, to develop this system. Through collaborations with general and prevention service providers, prisoner re-entry programs, and HMIS data analysis, HCAEH has identified key causes and risk factors for homelessness, including limited or strained social support, criminal history, unexpected expenses, and/or job loss. To reduce homelessness, the HCAEH implemented strategies that include using a diversion tool within CEP, regular coordination to prevent duplication of services, and circulating a resource guide to inform agencies and clients about available homelessness prevention resources. Additionally, HCAEH is exploring funding opportunities to expand diversion efforts by connecting households to other available resources, which will help prevent entry into the shelter system.

Through its collaboration with the Hudson County Alliance to End Homelessness (HCAEH), the Division works closely with local hospitals and the county jail to improve discharge planning and expand housing options for individuals exiting these institutions. As part of this effort, the HCAEH has partnered with these entities through the Frequent User Systems Engagement (FUSE) initiative, which connects high-utilizing individuals to permanent supportive housing using state-provided housing vouchers. This initiative also targets frequent users of other crisis systems beyond hospitals and the jail. One example is the Familiar Faces program, which focuses on individuals with repeated interactions with local hospitals and connects them to stable, permanent housing solutions.

**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**

Providing permanent housing for homeless households remains the number one goal of the HCAEH. The HCAEH consistently monitors its progress in connecting clients with permanent housing and evaluates success of these programs to ensure positive outcomes. The HCAEH's Coordinated Entry Program (CEP) conducts assessments of each client's needs, including their length of time homeless, and prioritizes those with the longest histories for access to permanent housing. The HCAEH tracks recidivism and programs that focus on wrap around services that are provided with housing assistance, which is one of the most important factors for program participants to remain housed.

The County is actively working to coordinate with developers of HOME-assisted projects to ensure the inclusion of units designated for households at or below 30% of the Area Median Income (AMI) and to accept tenant referrals from the CoC.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Although Hudson County consists of twelve municipalities, eleven are eligible to receive Hudson County HUD funding. Of these eligible municipalities, nine operate public housing programs. Those municipalities include: Guttenberg, Harrison, Secaucus, Weehawken, West New York, Bayonne, Hoboken, Union City, North Bergen. Each municipality was consulted in the development of the 2020-2024 Consolidated Plan and provided feedback to help determine the priority needs of the community. The County addressed those priority needs in PY 2024 and continues to consult with the various housing authorities on issues and programs.

Hoboken, Secaucus, and Union City housing authorities used the Rental Assistance Demonstration (RAD) program to preserve and improve public housing properties, maintain the number of public housing units available to residents in the municipalities and create a better living environment for tenants.

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

The County continued to provide information about homeownership activities to the housing authorities to post and/or disseminate to public housing residents to encourage them to participate in homeownership opportunities. The Hudson County Homebuyer Guide can be found at <https://www.hcnj.us/health-and-human-services/housing-and-community-development/housing-resources/>.

The North Bergen Housing Authority is a recipient of the Resident Opportunities and Self-Sufficiency (ROSS) Grant. The ROSS program links public housing residents to supportive services and activities, enabling them to make progress towards economic independence and housing self-sufficiency. Through needs assessments, case management, and referrals to community- and web-based services, ROSS Service Coordinators help each participant obtain the above goals in ways that best fit their needs, personal priorities, and interests.

### **Actions taken to provide assistance to troubled PHAs**

None of the PHAs are designated as troubled.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The Hudson County Consortium participating jurisdiction is a county agency and therefore does not have authority over local land use controls, zoning ordinances, or building codes. However, the PJ strives to partner with local municipalities to promote policies that encourage the development of affordable housing whenever possible.

In the last decade, the Division of Housing and Community Development (DHCD) and partners have taken significant steps to continue to combat discrimination in the housing market. Much of this work has been done through the lead housing counseling and legal services entity for Hudson County, The Waterfront Project (WFP). In the last seven years, through assistance from the DHCD, WFP have expanded services, staffing and counseling certifications. WFP has led many training sessions that focused on fair housing and tenants rights for residents, nonprofit social service providers, religious leaders and county staff. These trainings are held on an annual basis.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The greatest challenge in addressing underserved needs is the increased demand for program activities/services, with limited funding resources. To mitigate this challenge, the County has focused on improving operational efficiency, strengthening collaborations with other agencies and organizations, and actively pursuing opportunities to leverage funding.

In PY 2024, CDBG funds were awarded to numerous organizations to increase the capacity to provide public services such as emergency shelter, food pantries, senior services, youth services, and legal services. HCAEAH manages the Homeless Services Navigator, an online directory designed to help resident access information about agencies and organizations that provide support and services to individuals experiencing homelessness.

The PJ continues to run the Hudson Housing Finder – an online resource and platform designed to help residents and prospective renters find affordable housing in Hudson County, New Jersey. The platform provides listings of available affordable housing, eligibility information, application process, resources for renter updates and notifications on new housing opportunities or changes to current programs. HOME funded property owners must post on the site as well.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The County of Hudson requires all rehabilitation projects to be in compliance with Lead Hazard

Remediation & Abatement requirements.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The County and the Consortium support a number of agencies and programs that provide services and assistance aimed directly at reducing poverty. In PY 2024, the County provided CDBG funding to 13 organizations to provide public services to LMI households. Additionally, the County funded 7 municipalities for public improvements to improve neighborhood facilities, public facilities and infrastructure throughout their jurisdictions.

There were no HOME projects completed during this program year. However, one project is under way that is scheduled to be completed during PY 2025.

In recent years, the Hudson County Comprehensive Emergency Assistance System (CEAS) Committee merged with the CoC to improve coordination and expand membership of HCAEH to include all agencies working to ending homelessness and reduce the number of families living in poverty. CEAS served as a forum for organizations such as local government, welfare, shelters, and housing providers, to address the needs of individuals experiencing homelessness throughout Hudson County.

Hudson County continues to look for new ways to provide services to families experiencing poverty, as well as improve the use of funding to allow for the assistance of as many individuals and families as possible.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The County's strategy to improve and develop the institutional structure includes: Training and capacity building for non-profit partners; Monitoring and technical assistance to improve outcomes and ensure compliance with program regulations; Encouraging collaboration among agencies and encouraging agencies to participate in county-wide collaborations.

The Hudson County Division of Housing and Community Development leads the HCAEH that serves as the Continuum of Care. The strength of the HCAEH is enhanced by the active participation of a broad and diverse group of stakeholders. The HCAEH continuously recruits new members to continue to develop and deepen the discussion on homelessness in the community and shape countywide planning and decision making.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

All affordable housing units serving homeless individuals or families must accept placements and fill vacancies through the CoCs Coordinated Entry Program (CEP). The implementation of CEP has created a systematic approach to addressing homelessness which simplified the process and removed

barriers/steps, thus expediting the housing placement process.

As mentioned above, the County's strategy to improve and develop the institutional structure includes: Training and capacity building for non-profit partners; Monitoring and technical assistance to improve outcomes and ensure compliance with program regulations; Encouraging collaboration among agencies and encouraging agencies to participate in county-wide collaborations. The County uses performance reports such as the CAPER, to identify where improvements need to be made and gaps in services.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

In April 2020, Hudson County completed an Analysis of Impediments to Fair Housing Choice, which outlined contributing factors to fair housing issues within the County. Identified barriers to affordable housing include the high cost of living, scarcity of land to develop housing, unequal access to conventional loans for LMI persons, and lack of supportive services and operating funds for special needs housing developments.

The Division of Housing and Community Development and its partners have taken significant steps to continue to combat discrimination in the housing market. A lot of this work has been done through the lead housing counseling and legal services entity for Hudson County, The Waterfront Project (WFPT). Through assistance from the Division of Housing and Community Development, WFP has expanded their services, staffing, and counseling certifications. WFP has led many training sessions focused on fair housing and tenants rights for residents and community stakeholders.

In PY 2024, CDBG funds were used to support operational costs at the House of Faith transitional housing program and to provide funding to additional agencies to deliver supportive services to LMI individuals and special needs populations.

During Program Year 2024, the HOME program provided assistance to 14 low- and moderate-income (LMI) renter households. However, there was no new production of affordable housing units for first-time homebuyers. Hudson County continues to prioritize developments in areas of opportunity with access to transportation. All HOME funded developments, regardless of size, are required to complete an Affordable Housing Marketing Plan to ensure equitable access to housing opportunities for individuals of all backgrounds. In compliance with state laws that govern the fair marketing of affordable units, the PJ requires all rental and for-sale units assisted through the HOME program be listed on the New Jersey Housing Resource Center's Housing Finder website.

## **CR-40 - Monitoring 91.220 and 91.230**

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

Hudson County has established standards and procedures for monitoring all CDBG, HOME and ESG assisted activities in order to ensure: 1) Objectives of the Action Plan are met; 2) Program activities are progressing in compliance with the executed Subrecipient Agreement description and schedules; 3) The use of all program funds is consistent with the executed Subrecipient Agreement and that funds are drawn down in a timely manner in order to meet the purposes and intent of the Action Plan; and 4) Subrecipients are in compliance with the National Objective, other applicable laws, regulations and in particular with the requirements to affirmatively further fair housing, Section 3 oversight and minimize the displacement of low-income households. It is Hudson County's policy to monitor projects on a continuous basis, from inception of the award to final payment upon completion/expenditure of funds.

**CDBG:** Hudson County staff regularly monitors CDBG-funded construction projects and the work in progress for various public facility/infrastructure projects. During the Program Year, the Division partnered with the Hudson County Office of Minority and Women Enterprise to provide notification and outreach to their identified contractors and vendors. **CDBG-Public Services:** Once a Fiscal Year Action Plan is approved, the County conducts a CDBG Formula Risk Analysis on all projected Public Services projects. Based on the outcomes of the Risk Analysis, the top 20% - 25% subrecipients with the highest risk are selected for on-site monitoring. Note: This year due to the lingering results of the pandemic, the Division did not monitor any CDBG Projects onsite. The Division plans to revise and restart the monitoring process in the Fall of 2025.

**HOME:** The inspection portion of HOME monitoring resumed after the COVID-19 waiver expired. In addition, the desk review component transitioned to an online portal, significantly streamlining and improving the efficiency of the overall monitoring process.

**ESG:** For Program Year 2024, onsite monitoring visits were conducted by the Hudson County Alliance to End Homelessness (HCAEH). A performance evaluation was conducted on all programs to ensure they were meeting performance goals were met. In addition, ESG subrecipients are also required to submit quarterly reports to the Division.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

All notices are posted in local newspapers and include information indicating that hard copies are available for public review and comment. .

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

PY 2024 is the fifth year of the 2020-2024 Consolidated Plan. The County has not changed the objectives of its CDBG program activities and continues to strategically use CDBG funds to maximize leverage for infrastructure and public facility improvements and public services which include housing counseling and homeless activities. The County went through an extensive planning process where it identified a number of goals and objectives in the five year plan that were intended to guide the programs and activities undertaken to aid and serve the low to moderate income residents of the community. At this time, there are no plans to change the priorities and objectives identified for CDBG.

While there were no changes to the original priorities and goals of the 2020-2024 Consolidated plan, the County did substantially amend its PY 2019 Annual Action Plan to add assistance to residents affected by the COVID-19 pandemic and these activities are still ongoing. CDBG-CV funds were utilized for activities for LMI individuals and families to prevent, prepare for and respond to the pandemic. In PY 2024, the County continued to monitor the needs of citizens as it relates to the effects of the pandemic. The County established programs and activities to address these needs. At this time the County does not expect any changes to the CDBG-CV program goals and outcomes.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

No projects were monitored during the program year. However, the County acknowledges non-compliance according to the HOME Rue regarding monitoring and every effort is being made to bring the County current with inspections. Inspection delays are a direct result of understaffing.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

The PJ requires all developments regardless of size to submit an Affirmative Fair Housing Marketing Plan (AFHMP). Each HOME-funded project is subject to the review and approval of the AFHMP during the application process and at lease up or marketing for sale. Rental projects are subsequently required to update the AFHMP at least every 5 years.

All HOME funded properties are now required to be listed on the New Jersey Housing Resource Center housing finder website in accordance with state law governing the marketing of affordable housing.

Additional Fair Housing guidance is provided to the HOME property owners and managers in a timely manner as it becomes available (i.e., Violence Against Women Act (VAWA) and NJ's Fair Chance at Housing Act).

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

No program income has been received.

### **Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

The PJ is actively working with existing development partners while engaging other well qualified affordable housing developers to develop a pipeline of projects. A few viable projects have been identified for funding.

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	6	0	0	0	0
Total Labor Hours	6,662				
Total Section 3 Worker Hours	2,169				
Total Targeted Section 3 Worker Hours	0				

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				
Other.	0				

**Table 15 – Qualitative Efforts - Number of Activities by Program**

## **Narrative**

The County continues to develop new comprehensive policies and procedures and a suite of related form documents to encompass the new Section 3 requirements during the later half of PY 2022. This has been recently implemented for 2021 and 2022 recipients and will continue to all other vendors. However, due to staffing constraints within the Division, the transition and full implementation of these requirements have been gradual. A more robust Section 3 will be reported in the 2025-2026 CAPER. Please refer to Attachment 2 for the County's Section 3 Manual developed as part of this initiative

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