



# 2026 Annual Action Plan

**DRAFT**

**Hudson County**

Division of Housing & Community Development

830 Bergen Avenue, Suite 5B

Jersey City, NJ 07306

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# Executive Summary

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

### 1. Introduction

Hudson County is an entitlement county, as designated by the U.S. Department of Housing and Urban Development (HUD) and receives the following federal formula grants annually to address the housing and community development needs of its residents: Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME) program, and the Emergency Solutions Grant (ESG). The County's Division of Housing and Community Development within the Department of Health and Human Services is the lead division responsible for administering the grant programs and annual grant funds. The County strives to provide its residents with safe, decent, and affordable housing; a suitable living environment; and economic opportunities, especially for low- to moderate-income households and special needs communities.

Hudson County also serves as the lead agency of the Hudson County HOME Consortium, which includes eleven partner municipalities - East Newark, Guttenberg, Harrison, Kearny, Secaucus, Weehawken, West New York, Bayonne, Hoboken, Union City, and North Bergen. A HOME Consortium is a formal partnership of contiguous local governments that join to receive and administer HOME funds as a single entity. This structure allows member municipalities to pool resources, streamline administration, and implement coordinated housing strategies to meet shared regional needs. As lead agency, Hudson County ensures compliance with HUD regulations and coordinates planning, funding distribution, and reporting activities on behalf of the Consortium.

To receive these funds, the County is submitting its PY 2026 Annual Action Plan (AAP), the second annual plan under the 2025-2029 Consolidated Plan (ConPlan), as required by HUD for participating jurisdictions receiving annual formula grant entitlements. To identify priority needs and form the goals of the ConPlan, the Division of Housing and Community Development works closely with partner municipalities, local housing authorities, and members of the Hudson County Continuum of Care (CoC), also known as the Hudson County Alliance to End Homelessness (HCAEH), which is housed within the Division. The Division also gathered information for the plan from residents during the Citizen Participation process.

The PY 2026 AAP is a subset of the Strategic Plan, addressing funding options for the program year. The AAP can be used by organizations in the community as an annual guide for identifying activities through which they can help the jurisdiction reach its housing and community development goals. The AAP also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each fiscal year's funding allocation. PY 2026 begins on July 1, 2026, and ends on June 30, 2027.

## **2. Summary of the objectives and outcomes identified in the Plan**

Hudson County has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the County has identified five (5) priority needs and associated goals to address these needs. Over the 5-Year plan period, the County will work to accomplish the following outcomes, which are listed by Priority Need.

### **Priority Need: Improve Public Infrastructure & Facilities**

#### 1A Improve Public Facilities & Infrastructure

Expand and improve public facilities and infrastructure, including upgrades to roads, sidewalks, ADA-accessible features, and community centers in low/mod areas, to enhance neighborhood conditions and accessibility for residents.

### **Priority Need: Preserve & Develop Affordable Housing**

#### 2A Affordable Housing Opportunities

Preserve housing and develop affordable housing, including construction of rental housing, rental rehabilitation, and increased homeownership opportunities.

### **Priority Need: Public Services & Quality of Life Improvements**

#### 3A Public Services for LMI & Special Needs

Support public service programs that improve the quality of life and expand access to supportive services for low- and moderate-income residents and persons with special needs, including seniors, youth, and persons with disabilities.

### **Priority Need: Homeless Housing & Support Services**

#### 4A Homeless Housing & Support Services

Fund emergency shelter operations, rapid rehousing, and outreach services to prevent and reduce homelessness among individuals and families across Hudson County.

### **Priority Need: Effective Program Management**

#### 5A Effective Program Management

Ensure effective program management and compliance through administration, planning, monitoring, and oversight of HUD-funded activities and performance reporting.

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

Hudson County continued to make strategic use of HUD resources during Program Year 2024, the fifth and final year of its 2020-2024 Consolidated Plan. As part of ongoing compliance, the County prepares an Annual Action Plan (AAP) and Consolidated Annual Performance and Evaluation Report (CAPER) to evaluate progress toward its five-year housing and community development objectives. In PY 2024, the County continued to focus on four key priorities: improving public infrastructure and facilities, expanding public services, addressing homelessness, and increasing affordable housing opportunities.

**Public Facility and Infrastructure:** The County continued to invest in neighborhood and public facility improvements that benefitted low- and moderate-income residents. During PY 2024, public infrastructure improvements, including street enhancements, benefitted an estimated 4,600 residents in low- and moderate-income areas. In addition, improvements to neighborhood parks and facilities benefitted an estimated 13,600 residents. Progress remained especially strong for public facility access, while infrastructure and capacity-related activities continued at a more moderate pace.

**Public Services:** Hudson County funded a range of public service activities for both special needs populations and low- and moderate-income residents. In PY 2024, approximately 700 residents with special needs, including older adults, individuals with disabilities, and persons experiencing homelessness, were assisted through CDBG-funded services. The County also funded youth services, employment training, health services, and housing counseling that collectively assisted an estimated 3,800 low- and moderate-income residents. These activities reflect continued progress toward the County's public service goals, although additional progress will still be needed in some categories to meet five-year targets.

**Affordable Housing:** No affordable housing projects were completed during PY 2024. The CAPER notes that several housing activities remain in various stages of development, but HOME accomplishments are counted only when units are completed during the program year. Hudson County will need continued progress on projects in the development pipeline to advance its affordable housing goals in future years.

**Homeless Services:** Hudson County continued its coordinated efforts to address homelessness through the Hudson County Alliance to End Homelessness, Coordinated Entry, outreach, emergency shelter, and related system planning. The CAPER notes that homeless activities are now reported primarily through the ESG Sage Annual Report rather than fully through the CAPER. However, the CAPER confirms that during PY 2024 the County supported outreach efforts that engaged more than 600 homeless individuals and provided ESG funding for emergency shelter services. The County also continued to support coordinated entry, discharge planning partnerships, and permanent housing strategies for households experiencing homelessness or at risk of homelessness.

Looking ahead, Hudson County remains committed to addressing housing and community development needs by investing in public infrastructure, supporting essential public services, advancing affordable housing opportunities, and strengthening its coordinated response to homelessness.

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

Hudson County has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the County's policies and procedures for citizen participation in the PY 2026 AAP. The CPP provides details for public notices for all meetings and the various stages of Annual Action Plan development, public hearings before the citizens of Hudson County, accommodations for persons with disabilities, and the conduct of the public review of draft documents. Adhering closely to the CPP, the County held a public comment period and public hearing. Details of these outreach efforts are provided below:

**PUBLIC HEARING:** Hudson County will hold a public hearing during the development of the PY 2026 AAP to gather feedback from the community, especially low- and moderate-income residents and households of the Urban County municipalities of East Newark, Guttenberg, Harrison, Kearny, Secaucus, Weehawken and West New York, on proposed uses of the funds. In addition, Hudson County is the lead agency for the Hudson County HOME Consortium, consisting of the Urban County municipalities and Entitlement communities of Bayonne, Hoboken, North Bergen and Union City. The public hearing will provide an opportunity for all residents and non-profit providers to address and comment on the proposed recommendations on specific activities to be undertaken by the County in its submittal to HUD. All interested persons are encouraged to attend and provide feedback. The hearing will be held on April 30, 2026, at 5:00 p.m. The hearing will be held at 830 Bergen Avenue, Jersey City, NJ 07306 and can be accessed virtually by using the following link to register: <https://us02web.zoom.us/meeting/register/fELcTi6hRLaLw5E033KzvQ>. If you plan to attend in person, please RSVP by Tuesday, April 28, 2026 by emailing [HCDHCD@hcnj.us](mailto:HCDHCD@hcnj.us).

**PUBLIC COMMENT PERIOD:** Citizens are invited to review and make comments on the draft PY 2026 AAP. The draft AAP will be available for (30) thirty days beginning May 1, 2026, to May 30, 2026. The draft PY 2026 AAP can be viewed at the Hudson County Division of Housing & Community Development 830 Bergen Avenue, Suite 5A, Jersey City, NJ 07306 from Monday to Friday at regular business hours between 8:30am and 4:00pm and can also be downloaded and viewed from the County website at <https://www.hcnj.us/housing-and-community-reintegration/housing-and-community-development/>. Comments may be returned by mail at the address above, by phone by calling 201-369-4520, or by email to [HCDHCD@hcnj.us](mailto:HCDHCD@hcnj.us).

Details of citizen participation outreach for the PY 2026 AAP are also located in the AP-12.

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

PUBLIC COMMENT PERIOD: A summary of comments will be provided after the public comment period.

PUBLIC HEARING: A summary of comments will be provided after the public hearing.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is located in the AP-12 Participation.

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

All comments or views will be accepted at the public hearing and public comment period

## **7. Summary**

Hudson County is committed to providing meaningful opportunities for residents and stakeholders to participate in the planning and development of housing and community development activities. The County engages the public and community partners through public hearings, public comment periods, surveys, and consultation with local governments, housing authorities, service providers, and the Continuum of Care. These efforts are designed to inform residents of available programs, gather input on community needs, and help ensure that County priorities reflect the needs of low- and moderate-income residents and persons with special needs.

The Consolidated Plan is comprised of several sections, including an assessment of current housing and community development needs, a discussion of the needs of homeless individuals and other special populations, a description of publicly supported housing needs, information on the citizen participation process, a Strategic Plan, and the PY 2026 Annual Action Plan (AAP). The Strategic Plan is an essential component of the ConPlan, outlining the objectives and outcomes necessary to address the identified needs over the five-year period. The PY 2026 AAP is the second of five annual action plans and details how federal resources will be allocated during the program year to advance the objectives identified in the ConPlan. In addition, each AAP is evaluated to assess the County's performance in meeting its ConPlan goals. At the end of each program year, the County completes a Consolidated Annual Performance and Evaluation Report (CAPER). Priority needs are identified through the needs assessment, market analysis, and citizen participation process, including engagement with community organizations, stakeholders, and residents throughout the County.

## 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>
CDBG Administrator	HUDSON COUNTY	Division of Housing and Community Development
HOME Administrator	HUDSON COUNTY	Division of Housing and Community Development
ESG Administrator	HUDSON COUNTY	Division of Housing and Community Development

**Table 1 – Responsible Agencies**

### **Narrative**

Hudson County Division of Housing and Community Development is the lead agency and is responsible for HUD entitlement grants, which include CDBG, HOME, and ESG. The Division of Housing and Community Development is also responsible for the preparation of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER).

During the preparation of the PY 2026 Annual Action Plan (AAP), the County solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community. The County will continue to form new partnerships with non-profit organizations, the private sector, and other local resources.

### **Consolidated Plan Public Contact Information**

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

### **1. Introduction**

Hudson County is committed to addressing priority housing and community development needs through coordinated planning and engagement. As the lead agency for the PY 2026 AAP, the Division of Housing and Community Development conducted extensive outreach to municipal officials, nonprofit agencies, housing authorities, Hudson County Alliance to End Homelessness (HCAEH) which is the local Continuum of Care (CoC), and the general public. Coordination efforts included direct consultation with local partners, which helped identify funding priorities and informed the development of the Plan.

**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)).**

Hudson County enhances coordination between public and assisted housing providers, private entities, and governmental health, mental health, and social service agencies by facilitating partnerships that help to align program goals and strategies that strengthen housing stability and community development.

The County works in close partnership with members of the Hudson County Alliance to End Homelessness (HCAEH), the local Continuum of Care, which is facilitated by the County Division of Housing and Community Development. In collaboration with HCAEH, the County is able to guide planning, outreach, and service delivery for persons experiencing or at risk of homelessness.

ESG-funded activities include rapid rehousing, emergency shelter, and street outreach services coordinated through the Continuum’s system-wide approach. All ESG-funded projects participate in the Homeless Management Information System (HMIS), which tracks outcomes and helps the County evaluate system performance.

In addition, the County collaborates with the healthcare sector, justice system, and public institutions to improve discharge policies, reduce recidivism, and connect vulnerable populations to permanent housing and services through programs such as the Coordinated Entry System and the FUSE initiative.

While Hudson County does not administer a broadband-specific program through its HUD funding, the County recognizes that digital access is critical to education, employment, and economic opportunity. Broadband coverage in Hudson County is strong, with 91% of households connected and multiple providers offering competitive service across LMI neighborhoods. The County continues to support digital access through library programs, nonprofit partnerships, and awareness of federally subsidized internet programs like the Affordable Connectivity Program. These efforts help reduce barriers to participation in education and workforce programs for low-income residents.

Hudson County also plays a key role in regional emergency preparedness and climate resilience. As outlined in the County's Hazard Mitigation Plan, the region faces growing risks from flooding, extreme heat, and coastal storms due to climate change. The County works closely with its Office of Emergency Management and local jurisdictions to strengthen flood mitigation, update infrastructure, and conduct vulnerability assessments. Socially vulnerable populations, such as seniors, persons with disabilities, and low-income households, are a central focus of resilience planning. Through FEMA's National Risk Index and local data, the County targets outreach, emergency response, and mitigation efforts to the most at-risk areas. Education, community outreach, and infrastructure investments are essential strategies to support long-term disaster resilience and recovery for all residents.

**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**

Hudson County is an active partner in the regional Continuum of Care (CoC), led by the Hudson County Alliance to End Homelessness (HCAEH). The County collaborates with the CoC to implement coordinated strategies to prevent and end homelessness, particularly for chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. While ESG funds are administered by the County, all ESG-funded programs are aligned with HCAEH's regional priorities and coordinated through the CoC's centralized system of care.

The County works closely with nonprofit providers, housing authorities, hospitals, behavioral health agencies, and municipal governments to address the full spectrum of housing instability. ESG funding supports rapid rehousing, emergency shelter operations, and street outreach programs that serve individuals and families experiencing homelessness. These efforts are complemented by the County's Coordinated Entry System, which uses a standardized assessment process to prioritize housing placement based on vulnerability and need.

All ESG providers participate in the Homeless Management Information System (HMIS), administered by the CoC, which enables real-time data collection, service coordination, and performance evaluation. The County and its partners use HMIS data to track outcomes, reduce service duplication, and inform funding decisions.

Hudson County also supports targeted initiatives such as the FUSE (Frequent Users Systems Engagement) program, which connects high utilizers of public systems to supportive housing and services. In partnership with the CoC, the County engages in regular planning, monitoring, and capacity-building activities to strengthen the homelessness response system. Through collaborative service delivery, data-driven strategies, and regional partnerships, Hudson County is working to reduce homelessness and increase housing stability for its most vulnerable residents.

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

The Division of Housing and Community Development consults regularly with the Hudson County Alliance to End Homelessness (HCAEH), the local Continuum of Care (CoC), when making funding decisions for the Emergency Solutions Grant (ESG) Program. The HCAEH Performance and Evaluation Committee reviews ESG applications and participates in the monitoring of ESG-funded programs. This committee also evaluates individual project performance using performance standards jointly developed for both CoC and ESG programs.

HCAEH members were invited to participate in the AAP development process. In coordination with the HCAEH and its Performance and Evaluation Committee, the Division continues to refine the administrative processes used to allocate ESG funds and assess grantee performance. The Division has developed an ESG Program Manual to support consistent and effective program implementation by subrecipients.

The Division also coordinates with HCAEH for the administration of the Homeless Management Information System (HMIS), which is required for all ESG-funded projects. HMIS is a secure, electronic database that collects client-level data on individuals and families receiving housing and services, including homeless prevention and intervention. Participation includes technical setup, staff training, implementation, and ongoing client data entry. HMIS enables the County to evaluate both client- and system-level outcomes to inform continuous improvement in service delivery.

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

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

1	<b>Agency/Group/Organization</b>	HUDSON COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County Division of Housing and Community Development is the lead agency in the PY 2026 AAP.
2	<b>Agency/Group/Organization</b>	Hudson County Alliance to End Homelessness
	<b>Agency/Group/Organization Type</b>	Services-homeless Publicly Funded Institution/System of Care Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hudson County Alliance to End Homelessness (HCAEH) is the local Continuum of Care (CoC) in the County and was consulted with during the homeless meetings to help determine the priority needs of the community.
3	<b>Agency/Group/Organization</b>	North Bergen Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority provided input on housing needs and conditions to inform the development of the Consolidated Plan.
4	<b>Agency/Group/Organization</b>	Guttenberg Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority provided input on housing needs and conditions to inform the development of the AAP.
5	<b>Agency/Group/Organization</b>	Harrison Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority provided input on housing needs and conditions to inform the development of the AAP.
6	<b>Agency/Group/Organization</b>	Secaucus Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority provided input on housing needs and conditions to inform the development of the AAP.

7	<b>Agency/Group/Organization</b>	Weehawken Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority provided input on housing needs and conditions to inform the development of the AAP.
8	<b>Agency/Group/Organization</b>	West New York Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority provided input on housing needs and conditions to inform the development of the AAP.
9	<b>Agency/Group/Organization</b>	Bayonne Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority provided input on housing needs and conditions to inform the development of the AAP.
10	<b>Agency/Group/Organization</b>	Hoboken Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority provided input on housing needs and conditions to inform the development of the AAP.
11	<b>Agency/Group/Organization</b>	Union City Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority provided input on housing needs and conditions to inform the development of the AAP.
12	<b>Agency/Group/Organization</b>	ISPReports.org
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ISPReports.org was consulted on the existing infrastructure of high-speed internet, including cable, fiber, fixed wireless, and DSL in the County.
13	<b>Agency/Group/Organization</b>	Hudson County Office of Emergency Management
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Hazard Mitigation

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Hudson County Office of Emergency Management coordinates flood-prone area management through its Hazard Mitigation Plan, infrastructure elevation projects, and shoreline defenses. It works with other agencies to manage public land and water resources and administer hazard mitigation grants. OEM also oversees countywide emergency alerts, GIS mapping, and disaster response, while maintaining FEMA-approved strategies to reduce risks from flooding, storms, and other hazards. Information from the office helped to inform the hazard mitigation section in the market analysis.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

No agencies will be intentionally excluded from the public participation process. All comments and views will be accepted and welcomed.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Hudson County Alliance to End Homelessness (HCAEH)	Hudson County is a member of the Hudson County Alliance to End Homelessness (HCAEH) Continuum of Care (NJ-506, Jersey City, Bayonne/Hudson County). Hudson County works with the local COC to prevent and to end homelessness in the region and helps to guide the needs of the Strategic Plan.
NJ CEDS	North Jersey Comprehensive Development Strategy	Hudson County is a participant in the North Jersey Comprehensive Development Strategy. The CEDS Action Plan identified four focus areas that can be coordinated with the consortiums consolidated plan. They are: 1.) Support the Growth of Regional Innovation Clusters, 2.) Enhance North Jersey Regions Infrastructure and Other Assets, and 4.) Align Workforce Training With Industry Needs. These focus areas helped to guide the needs in the Strategic Plan.

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

## **Narrative**

In developing the PY 2026 AAP, Hudson County engaged multiple internal departments, local jurisdictions, and regional partners to coordinate strategies addressing housing, homelessness, and community development needs. The Division of Housing and Community Development led outreach efforts, working with the Hudson County Alliance to End Homelessness (HCAEH), municipal governments, local housing authorities, and nonprofit organizations.

Through consultations and a stakeholder survey, the County gathered input on affordable housing, infrastructure, public services, and homelessness prevention. The Division oversees key HUD-funded programs, while also allocating CDBG, HOME, and ESG funds to support housing and service providers across the County.

Hudson County maintains strong partnerships with HCAEH and other regional stakeholders to align program goals and improve outcomes for low- and moderate-income residents. The County remains committed to strengthening these collaborations to address evolving community needs and advance shared priorities in the years ahead.

**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**

Hudson County has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the County’s policies and procedures for citizen participation of the PY 2026 AAP. The CPP provides details about the public notice requirements for all meetings and the various stages of AAP development, public hearings before the citizens of the County, accommodations for persons with disabilities, and conducting public review of draft documents. Adhering closely to the CPP, the County held a public comment period and public hearing. Details of these outreach efforts are provided in the table below.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Hearing	Non-targeted/broad community	The County Division of Housing and Community Development will hold a Public Hearing on Thursday, April 30, 2026, at 5:00 p.m. The hearing will be held at 830 Bergen Avenue, Jersey City, NJ 07306 and can be accessed virtually by using the following link to register: <a href="https://us02web.zoom.us/meeting/register/fELcTi6hRLaLw5E033KzvQ">https://us02web.zoom.us/meeting/register/fELcTi6hRLaLw5E033KzvQ</a> .	A summary of comments will be provided after the hearing.	All comments will be accepted.	
2	Public Comment Period	Non-targeted/broad community	A 30-day public comment period will be held from May 1, 2026, to May 30, 2026, to give the public an opportunity to review and make comments on the draft PY 2026 AAP.	A summary of comments will be provided after the comment period.	All comments will be accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Hudson County holds the status of an Entitlement Urban County, enabling it to receive annual formula grant awards from the U.S. Department of Housing and Urban Development (HUD). The figures presented in the table below represent HUD's current allocations. The "Expected Amount Available Remainder of ConPlan" is calculated by assuming level funding based on the FY 2026 allocation and projecting these amounts over the remaining years of the Consolidated Plan. Hudson County, like many jurisdictions, must address growing needs despite fluctuating or declining federal and state resources. If CDBG, HOME, or ESG program funding is reduced in future years, the County will make necessary adjustments.

#### 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	1,968,610.00	0.00	0.00	1,968,61.000	5,905,830.00	PY 2026 is the second year of the 2025-2029 consolidated planning period. Administration funded at 20% and no more than 15% can be allocated towards public services. The expected amount remainder is 3x the annual allocation. CDBG funds are used to benefit low-and moderate-income persons/ households by services, improvements to public facilities and infrastructure improvements in qualified low/mod areas.

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	2,670,233.82	0.00	0.00	2,670,233.82	8,010,701.46	PY 2026 is the second year of the 2025-2029 consolidated planning period. There is a 25% grant match for HOME development activities. Admin is capped at 10% and 15% is reserved for CHDO development activities as required by grant guidelines. The expected amount remainder is 4x the annual allocation. HOME funds are used primarily to increase the production of and maintain the existing stock of affordable housing within the Hudson Urban County.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	180,254.00	0.00	0.00	180,254.00	540,762.00	PY 2026 is the second year of the 2025-2029 consolidated planning period. A dollar-for-dollar match is required and a max 7.5% can be allocated towards administration. The expected amount remainder is 3x the annual allocation. ESG funds are used for emergency shelter operation, outreach and rapid-rehousing for individuals and families experiencing homelessness.

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**

Although other public and private resources to address the needs identified in the Consolidated Plan are extremely limited, CDBG, HOME and ESG projects in Hudson County have been successful in securing funding from other sources.

CDBG: All applicants for CDBG funding must submit budgets that detail both match and leveraged funds. Although a match is not mandatory, the availability of CDBG funding has enabled nonprofit public service entities and municipalities to secure additional operational funding for 2026.

HOME: The HOME program requires a twenty-five percent (25%) program-wide matching contribution. Due to limited HOME funding, most projects have secured substantial additional funding from sources such as LIHTC, AHTF, SNHTF, and various state, local, and private entities.

ESG: All ESG subrecipients must submit a budget that clearly demonstrates both matching funds and leveraged resources for the project. Each project must provide at least a 100% match for the program. Many programs fulfill this requirement by matching their funding with state and local sources. Additionally, the County of Hudson offers supplemental funding for activities eligible under ESG.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be 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.

## 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	1A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Countywide Low/Mod Eligible	Improve Public Infrastructure & Facilities	CDBG: \$1,279,597.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 36000 Persons Assisted
2	2A Affordable Housing Opportunities	2025	2029	Affordable Housing	Countywide Low/Mod Eligible	Preserve & Develop Affordable Housing	HOME: \$2,403,210.82	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
3	3A Public Services for LMI & Special Needs	2025	2029	Non-Homeless Special Needs	Countywide Low/Mod Eligible	Public Services & Quality of Life Improvements	CDBG: \$295,291.00	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
4	4A Homeless Housing & Support Services	2025	2029	Homeless	Countywide Low/Mod Eligible	Homeless Housing & Support Services	ESG: \$167,186.00	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homelessness Prevention: 750 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	5A Effective Program Management	2025	2029	Non-Housing Community Development	Countywide Low/Mod Eligible	Effective Program Management	CDBG: \$393,722.00 HOME: \$267,023.00 ESG: \$13,068.00	Other: 1 Other

Table 3 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	1A Improve Public Facilities & Infrastructure
	<b>Goal Description</b>	The County will fund public infrastructure improvements through development activities such as ADA-compliant curb ramps and sidewalks, roadway expansions, and resurfacing. These enhancements will benefit low- and moderate-income areas, as well as individuals with special needs, including the elderly, persons with disabilities, and victims of domestic abuse. Public facilities may include neighborhood centers, community centers, and parks and recreation facilities.
2	<b>Goal Name</b>	2A Affordable Housing Opportunities
	<b>Goal Description</b>	The County will allocate funding to support homeownership opportunities for low- and moderate-income (LMI) households through the construction of new homeowner housing. Funding may also be provided for housing rehabilitation activities to preserve and maintain affordable housing within the County. Furthermore, resources will be directed towards affordable rental housing opportunities for LMI households by supporting both the construction and rehabilitation of rental units.
3	<b>Goal Name</b>	3A Public Services for LMI & Special Needs
	<b>Goal Description</b>	The County will fund essential supportive services for low- and moderate-income (LMI) and special needs residents. Public services will focus on LMI individuals and may address homelessness, physical and mental health disabilities, the elderly, and youth. Additional services may include recreational, educational, and health programs for special needs households.

<b>4</b>	<b>Goal Name</b>	4A Homeless Housing & Support Services
	<b>Goal Description</b>	The County will allocate funding to homeless shelters and support programs that provide overnight services. Rapid re-housing (RRH) assistance will also receive funding to help individuals and families prevent repeated episodes of homelessness. Additionally, street outreach services will be implemented to support homeless programs and prevention initiatives.
<b>5</b>	<b>Goal Name</b>	5A Effective Program Management
	<b>Goal Description</b>	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.

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

### Introduction

Due to limited resources, the County prioritizes needs identified through the Consolidated Plan and Annual Action Plan processes to allocate funds for maximum community impact. The development of the Annual Action Plan included consultation with agencies responsible for delivering housing and related services within Hudson County, as referenced in section PR-10. Additionally, meetings were held with relevant housing and social service agencies, as well as municipalities, to address the housing needs of children, elderly persons, persons with disabilities, and homeless individuals.

The PY 2026 Annual Action Plan outlines the activities for the use of funds anticipated during the upcoming Federal fiscal year, establishes service goals for individuals and households, and details the implementation strategy and geographic focus of the planned activities.

#	Project Name
1	CDBG: Administration (20%)
2	CDBG: Public Facilities & Infrastructure
3	CDBG: Public Services (15%)
4	HOME: Administration (10%)
5	HOME: CHDO Set-Aside (15%)
6	HOME: Non-CHDO Housing Development
7	ESG2026: Homeless Housing & Services

Table 4 – Project Information

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

Hudson County allocates funding according to needs identified in the consolidated planning process. The 5-Year Consolidated Plan prioritizes affordable housing, public services, facility and infrastructure improvements, homeless housing and services, and effective program management. Projects funded in PY 2026 will address these priorities.

Public facilities and infrastructure improvements and expanded access have been identified as a need in Hudson County, specifically in low- and moderate-income areas. Public improvements and expanded access are addressed through CDBG funds and will only target low/mod areas as identified by HUD LMISD data.

Public services for LMI and special needs are a high priority. These services may be directed to improve the lives of LMI youth, seniors and those who are at-risk of homelessness. This need exceeds the amount of funds available. CDBG has a 20% admin and 15% public services grant cap.

The preservation and development of additional affordable housing, for both rental and homeownership

opportunities, remains one of the highest priorities in the County. These needs are addressed by CDBG and HOME funds as eligible under each grant guideline. Activities include rental housing construction, housing rehab, and CHDO affordable housing development activities. HOME has a 10% admin grant cap and must allocate at least 15% towards CHDO affordable housing development.

Homeless housing and prevention activities are a priority in Hudson County. The County will fund homeless prevention rental assistance and rapid rehousing activities to help families avoid homelessness. ESG has a 7.5% admin grant and when funded, shelter services are limited to 60% of the FY grant cap allocation.

The chief obstacle to meeting these needs is a lack of resources to provide a greater level of assistance.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG: Administration (20%)
	<b>Target Area</b>	Countywide Low/Mod Eligible
	<b>Goals Supported</b>	5A Effective Program Management
	<b>Needs Addressed</b>	Effective Program Management
	<b>Funding</b>	CDBG: \$393,722.00
	<b>Description</b>	County-wide administration of the CDBG Program as well as Fair Housing Administration in PY 2026.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A. Other: 1
	<b>Location Description</b>	830 Bergen Avenue, Jersey City, NJ 07306
	<b>Planned Activities</b>	Administration of the CDBG Program (21A).
2	<b>Project Name</b>	CDBG: Public Facilities & Infrastructure
	<b>Target Area</b>	Countywide Low/Mod Eligible
	<b>Goals Supported</b>	1A Improve Public Facilities & Infrastructure
	<b>Needs Addressed</b>	Improve Public Infrastructure & Facilities
	<b>Funding</b>	CDBG: \$1,279,597.00
	<b>Description</b>	The County will provide funding for public facility and infrastructure improvements in low/mod areas and for special needs persons.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 36000 Persons Assisted
	<b>Location Description</b>	County-wide, eligible.
	<b>Planned Activities</b>	Planned activities may include street improvements (03K), sidewalk improvements (03L), park improvements (03F), and improvements to community centers and neighborhood facilities (03E).

3	<b>Project Name</b>	CDBG: Public Services (15%)
	<b>Target Area</b>	Countywide Low/Mod Eligible
	<b>Goals Supported</b>	3A Public Services for LMI & Special Needs
	<b>Needs Addressed</b>	Public Services & Quality of Life Improvements
	<b>Funding</b>	CDBG: \$295,291.00
	<b>Description</b>	The County will provide supportive services for LMI and special needs persons County-wide. Funding for this project category may not exceed 15% of the FY grant allocation.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Mod Income Housing Benefit: 2000 Persons Assisted
	<b>Location Description</b>	County-wide, eligible.
	<b>Planned Activities</b>	Planned activities may include services for youth (05D), seniors (05A), homeless (03T) and other public services benefitting low- and moderate-income households.
4	<b>Project Name</b>	HOME: Administration (10%)
	<b>Target Area</b>	Countywide Low/Mod Eligible
	<b>Goals Supported</b>	5A Effective Program Management
	<b>Needs Addressed</b>	Effective Program Management
	<b>Funding</b>	HOME: \$267,023.00
	<b>Description</b>	Administration of the HOME Program in PY 2026.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A. Other: 1
	<b>Location Description</b>	830 Bergen Avenue, Jersey City, NJ 07306
	<b>Planned Activities</b>	Administration of the HOME Program.
5	<b>Project Name</b>	HOME: CHDO Set-Aside (15%)
	<b>Target Area</b>	Countywide Low/Mod Eligible
	<b>Goals Supported</b>	2A Affordable Housing Opportunities
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing

	<b>Funding</b>	HOME: \$400,535.82
	<b>Description</b>	The County will set-aside 15% of the HOME FY allocation as required by the grant program to fund non-profit organizations that qualify as a Community Housing Development Organization (CHDO) to own, sponsor, develop affordable homeowner or rental housing.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Added: 1 Household Housing Unit
	<b>Location Description</b>	County-wide, eligible.
	<b>Planned Activities</b>	Planned activities include CHDO affordable housing development.
6	<b>Project Name</b>	HOME: Non-CHDO Housing Development
	<b>Target Area</b>	Countywide Low/Mod Eligible
	<b>Goals Supported</b>	2A Affordable Housing Opportunities
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	HOME: \$2,002,675.00
	<b>Description</b>	The County will provide grant funds for the production of rental and homeowner housing through acquisition, moderate rehabilitation, substantial rehabilitation and new construction.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	Planned activities may include housing rehabilitation activities and new construction of new affordable housing for both homeowners and renters.
7	<b>Project Name</b>	ESG2026: Homeless Housing & Services
	<b>Target Area</b>	Countywide Low/Mod Eligible
	<b>Goals Supported</b>	4A Homeless Housing & Support Services
	<b>Needs Addressed</b>	Homeless Housing & Support Services

<b>Funding</b>	ESG: \$180,254.00
<b>Description</b>	Funding for the provision of services to low-and moderate-income persons at-risk for homelessness or experiencing homelessness.
<b>Target Date</b>	6/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homelessness Prevention: 750 Persons Assisted
<b>Location Description</b>	County-wide, eligible.
<b>Planned Activities</b>	Planned activities include rapid rehousing, emergency shelter and street outreach. Expenditures for shelter services may not exceed 60% of the FY grant allocation, and admin costs are capped at 7.5% of the FY grant allocation.

## **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 County allocates CDBG resources to low- and moderate-income areas within the municipalities comprising the Hudson Urban County, as defined by the U.S. Department of Housing and Urban Development (HUD) based on census data. Rather than targeting specific neighborhoods within these eligible municipalities, the County relies on participating municipalities to identify local needs and propose potential projects within their respective jurisdictions.

In FY 2026, for public infrastructure and facility projects utilizing CDBG funds, an estimated 36,000 LMI persons will benefit in the municipalities of Guttenberg, Harrison, Kearny, Secaucus, Weehawken and West New York. In the CDBG Public Services Program, the County projects an estimated 2,000 low-and moderate-income individuals will be assisted county-wide.

For ESG, an estimated 750 persons countywide will receive homeless services, and 40 will be assisted with rapid re-housing rental assistance.

The County targets HOME resources to address housing priorities on a per project basis across the county geographic area. The Hudson County Consortium's HOME jurisdiction is each of the county's municipalities with the exception of Jersey City, which receives its own HOME funding.

For details of low-income household and minority concentrations, please see the Discussion.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Countywide Low/Mod Eligible	100

**Table 5 - Geographic Distribution**

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

For ESG funds the County will target funds towards individuals and families at-risk or experiencing homelessness throughout the County. Eligible activities will include homeless prevention activities and rapid rehousing rental assistance.

HOME funds are available for all eligible low- to moderate-income households in the County. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. The scope and availability of affordable housing development necessitate flexibility in the geographic distribution of HOME funding. The County aims to provide

affordable housing opportunities for residents across the geographic area to the greatest extent possible.

The County targets CDBG resources to low and moderate (LMI) income areas as defined by HUD on the basis of census data. The County is not targeting specific neighborhoods, rather relying upon the participating municipalities to identify needs and potential projects in each jurisdiction. Low/mod areas (LMA) are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. Eligible public improvements include neighborhood facilities, parks and community centers or infrastructure like roads and streets.

The County may also provide public services to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. Direct services to individuals and families are also not targeted to areas; but must meet income qualifications in order to be eligible.

To determine LMI tracts the County utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

## **Discussion**

### **Low Income & Minority Concentration**

#### Low-Income Households

A household is considered low-income if it earns less than 80% of the area median income. A census tract has a concentration of low-income households if the tract's median household income is less than 80% of the area median household income. The County's median household income is \$91,795, and low income is estimated at \$73,436. Data was taken from the 2020-2024 ACS. There are concentrations of low-income households located in Harrison, Bayonne, Guttenberg, West New York, Union City and areas west Jersey City. There is no other large concentration of low-income tracts.

#### Race/Ethnicity

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the countywide average. Minority groups with a population less than 1% were not factored. Data was taken from the 2020-2024 ACS.

The countywide rate for Black, non-Hispanic persons is 10.7%, and a tract with a concentration would be 20.7% or more. The majority of tracts with a concentration of this minority group is located in areas in and around Jersey City.

The countywide rate for Asian, non-Hispanic persons was 16.8%, and a tract with a concentration would

be 26.8% or more. Two areas have a concentration of tracts with this minority group. These tracts are located in the western part of Jersey City, and tracts along the river east of Jersey City.

The countywide rate for Hispanic persons was 40.7%, and a tract with a concentration would be 50.7% or more. The majority of tracts with a concentration are located in the north central part of Hudson County from North Bergen to the tracts west of Hoboken. There is also a concentration of tracts between Kearny and Harrison at the western part of the County.

## Affordable Housing

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

#### Introduction

In PY 2026, the Division estimates that available resources will support the development of approximately 21 new units and the rehabilitation of 2 units for low- to moderate-income households. One unit will be developed by a CHDO, with the remaining units expected from new rental construction and rehabilitation activities.

The annual goals listed in the AP-20 and in this section specify the following goals and outcomes for affordable housing assistance for non-homeless populations. The terms for affordable housing are defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. This section only reports grant program activities under the CDBG and HOME programs.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	23
Special-Needs	0
Total	23

**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	21
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	23

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

#### Discussion

Homeowner Housing Added: 1 Household Housing Unit (CHDO)

Rental units constructed: 20 Household Housing Unit

Rental units rehabilitated: 2 Household Housing Unit

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

### **Introduction**

Public housing was established to offer safe and adequate rental accommodations for eligible low- and moderate-income families, elderly individuals, and persons with disabilities. This housing consists of federally subsidized, affordable units owned and managed by public housing authorities. In Hudson County, nine out of eleven municipalities administer public housing programs. The Jersey City Housing Authority is not included, as Jersey City is an entitlement community separate from Hudson County.

1. Bayonne
2. Guttenberg
3. Harrison
4. Hoboken
5. North Bergen
6. Secaucus
7. Union City
8. Weehawken
9. West New York

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

The County will conduct ongoing consultations with Public Housing Authorities (PHAs) to evaluate the need for additional accessible units, as mandated by Section 504. The nine PHAs in Hudson County, all recipients of federal funding from the U.S. Department of Housing and Urban Development (HUD), are required to uphold the rights of individuals with disabilities. According to the NA-35 report, these PHAs must adhere to Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination based on disability and guarantees equal access to HUD-funded housing programs.

Each participating municipality is dedicated to assessing the needs of residents with disabilities and providing reasonable accommodations. Current initiatives include modifying housing units, revising policies to enhance accessibility, and implementing targeted communication strategies to inform applicants about available resources. Households with disabilities represent a substantial proportion of both current residents and waiting lists, indicating sustained demand for accessible housing throughout the Consortium.

Data from PIC (PIH Information Center) generated for the Consolidated Plan in 2025 show that there is a combined 5,431 public housing development units in use, and 731 were with disabled families (13.5%). There were 2,779 HCV vouchers and 482 were with disabled families (17.3%).

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

## **participate in homeownership**

The County will continue providing information about homeownership activities to the PHAs for posting or sharing with public housing residents to encourage participation in homeownership opportunities. The following summary is provided for each PHA.

**Bayonne Housing Authority (BHA):** The Bayonne Housing Authority works to improve the living environment of low- and moderate-income residents by prioritizing capital improvements and site enhancements that foster safer, more stable communities. It integrates initiatives aimed at accessibility, modernization, and neighborhood revitalization while continuing outreach to ensure eligible residents are aware of available housing opportunities and supportive services.

**Guttenberg Housing Authority (GHA):** GHA is committed to maintaining quality housing and a secure environment while fostering resident well-being through targeted support for seniors, persons with disabilities, and families. Its approach includes maintenance of its housing portfolio, efficient program administration, and promoting self-sufficiency through resident services and community engagement.

**Harrison Housing Authority (HHA):** HHA enhances the living environment for low-income families by promoting self-sufficiency, ensuring safe and sanitary housing, and supporting community partnerships. The Authority incorporates ethical management practices and prioritizes collaboration with service providers to strengthen wraparound support systems for residents.

**Hoboken Housing Authority (HHA):** The Hoboken Housing Authority aims to modernize its housing infrastructure while enriching the resident experience through supportive services and empowerment programs. It emphasizes health, wellness, and economic mobility, seeking to rebuild outdated facilities and foster a welcoming environment that reflects the vitality of the community it serves.

**North Bergen Housing Authority (NBHA):** NBHA ensures that residents benefit from a safe, secure, and welcoming housing environment by aligning its strategies with HUD's goals. It focuses on consistent property maintenance, responsive management, and resident-centered initiatives that promote long-term housing stability and quality of life.

**Secaucus Housing Authority (SHA):** SHA focuses on creating and maintaining housing environments that support aging in place and family stability. Through both federal rental assistance and project-based programs, SHA promotes independence and quality of life for seniors and income-eligible families while preserving housing affordability.

**Union City Housing Authority (UCHA):** UCHA improves resident outcomes through strong public-private partnerships, effective property management, and services that promote upward mobility. Its strategy includes fostering educational advancement, family stability, and transition opportunities for capable families to enter the private housing market, all while maintaining a secure and healthy living

environment.

**Weehawken Housing Authority (WHA):** WHA enhances the living conditions of low-income families and seniors by integrating housing assistance with supportive programs such as nutrition services and self-sufficiency initiatives. Its strategy prioritizes maintaining an accessible, service-oriented environment that addresses residents' evolving needs.

**West New York Housing Authority (WNYHA):** WNYHA enhances community well-being by supporting economic opportunity, resident services, and continuous improvement of its housing portfolio. It advances strategies that integrate housing access with efforts to promote self-sufficiency in collaboration with public and private stakeholders.

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

N/A. None of the PHAs operating within the County plan reported being designated as "troubled". HUD publishes a list of Higher Performers, and at least three PHAs were listed including: the Guttenberg Housing Authority (NJ036), the Harrison Housing Authority (NJ016), and the North Bergen Housing Authority (NJ004). The full FY 2024 High Performer List can be found at: <https://www.hud.gov/sites/dfiles/PIH/documents/2024HIGHPERFORMERLISTFY24.pdf>

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

### **Introduction**

The Division leads the Hudson County Alliance to End Homelessness and acts as the primary applicant to HUD for Continuum of Care (CoC) homeless assistance funding. It is responsible for homeless planning and service coordination in Hudson County.

### **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 Hudson County Alliance to End Homelessness (HCAEH) has operated a fully functional Coordinated Entry Program (CEP) for four years, in compliance with HUD requirements. Managed by the Garden State Community Development Corporation (GSCDC), this countywide program maintains two locations where individuals experiencing homelessness or those at imminent risk can access streamlined services and housing support. Both sites offer a safe and welcoming environment, thereby increasing accessibility for the entire region.

Additionally, the CEP employs mobile case managers who travel throughout the county to ensure that individuals unable to visit program sites still receive essential services. The CEP functions as the primary access point for Continuum of Care (CoC) and Emergency Solutions Grant (ESG) funded Rapid Rehousing (RRH) and Permanent Housing (PH), as well as other non-HUD-funded programs. The program is structured to provide individuals who are literally homeless or at imminent risk with direct access to personalized services that support housing stability. GSCDC delivers individualized case management and housing assistance tailored to each household's specific needs. The CEP is promoted through NJ 211 and by all service providers.

The Division will maintain funding for the Homeless Street Outreach Team, which operates under GSCDC and refers unsheltered individuals to the Community Engagement Program (CEP). Since its establishment in November 2014, the Homeless Street Outreach Team has operated year-round to engage and connect service-resistant individuals with the CEP. The team modifies its outreach hours to effectively address the needs of the community.

The team primarily engages the unsheltered homeless population, with the goal of connecting individuals to shelter, mainstream resources, and ultimately permanent housing through the CEP. Emergency shelter services are offered to every street homeless person encountered. The team also coordinates with existing service providers to ensure comprehensive access to resources and to prevent duplication of services. Collaboration with CEP staff facilitates reconnection with clients who have disengaged or are hesitant to accept services. This dual-team strategy enhances engagement with the most difficult-to-serve individuals throughout the housing process.

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

While no emergency shelter programs in PY 2026 are funded through the Emergency Solutions Grant (ESG), the County uses alternative funding to support an individual emergency shelter, a small family shelter, and a warming center that operates from November to March. The Warming Center expands shelter capacity and ensures no one must sleep outside during the winter. The homeless outreach team provides transportation for unsheltered individuals to the center, where they receive two meals and a safe, warm place to stay overnight.

In recent years, the County has transitioned from providing transitional housing for homeless households to adopting the rapid rehousing model. ESG funds will continue to support a rapid rehousing program. The Continuum of Care (CoC) program also funds several rapid rehousing initiatives for households in need. The CoC supports a joint transitional housing and rapid rehousing component for families facing significant barriers to securing permanent housing.

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

The primary objective of the HCAEH is to provide permanent housing for homeless households. The organization systematically monitors its progress in connecting clients to permanent housing and evaluates program effectiveness. Households are transitioned from emergency shelters or transitional housing into permanent housing placements, including those admitted to Continuum of Care (CoC) or Emergency Solutions Grants (ESG)-funded permanent housing.

The HCAEH's Client Engagement Process (CEP) assesses each client's needs, considering the duration of homelessness, and prioritizes individuals with the longest histories for expedited permanent housing opportunities. The HCAEH also tracks recidivism and emphasizes the provision of wrap-around services alongside housing assistance, which are essential for supporting clients in maintaining stable housing.

To facilitate providers in connecting clients to permanent housing, the Division continually seeks additional resources and evaluates the effectiveness of current funding to develop new permanent housing opportunities. The Division also allocates Homeless Trust Funding and supplemental County funding to service and support programs that strengthen the homeless service system and enable clients to access permanent housing more efficiently and successfully.

**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.**

Because of limited funding, the Division does not use CDBG or ESG for rental assistance programs to prevent homelessness. Instead, it relies on the Hudson County Homelessness Trust Fund (HCHTF) to support these programs. Families receive assistance through the County's homeless prevention program, funded by the HCHTF. The Department of Health and Human Services also provides grants to local nonprofits for prevention assistance.

The Hudson County Alliance to End Homelessness (HCAEH) is implementing a comprehensive, streamlined approach to prevention and diversion to help households avoid homelessness. A key focus is facilitating earlier access to legal services. The Division is collaborating with The Waterfront Project, which receives CDBG funding, to develop this system.

By coordinating with prevention providers, prisoner re-entry programs, and using HMIS data, the HCAEH has identified key causes and risk factors for homelessness, including strained relationships, criminal histories, unexpected expenses, and job loss. To reduce first-time homelessness, HCAEH uses a diversion tool at the Community Engagement Point (CEP), coordinates efforts to prevent service duplication, and distributes a resource guide to inform agencies and clients about available prevention resources. HCAEH is also seeking funding to expand diversion techniques that offer low-level services to households with some resources, helping them avoid the shelter system.

The Division, in collaboration with the HCAEH, works with hospitals and the jail to improve discharge policies and expand housing options for individuals leaving institutions. Through a partnership with the jail and hospitals, the HCAEH participates in the FUSE initiative, which connects high-utilizing clients to permanent housing vouchers provided by the State. This initiative enables frequent users to access stable housing. Additionally, the Familiar Faces program was established to serve clients with frequent interactions with local hospitals, facilitating their connection to permanent housing.

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

### **Introduction**

Several public policies at the local, regional, and state levels have inadvertently hindered affordable housing development and residential investment in Hudson County and its constituent municipalities. These policies, while often well-intentioned, have created barriers that exacerbate housing shortages and affordability challenges.

#### **1. Restrictive Zoning and Land Use Regulations**

Many municipalities within Hudson County maintain zoning ordinances that limit the development of multifamily housing, thereby restricting the supply of affordable units. These exclusionary zoning practices, such as minimum lot size requirements and prohibitions on accessory dwelling units (ADUs), reduce housing density and inflate property values, making it difficult for low- and moderate-income households to find affordable options.

#### **3. Rent Control Limitations**

While rent control policies aim to protect tenants from rapid rent increases, studies have shown that they can also discourage investment in rental properties and reduce the overall quality and quantity of available housing. In Hudson County, stringent rent control measures have been linked to a decline in the maintenance of existing units and a reluctance among developers to invest in new rental housing, thereby limiting the expansion of affordable housing stock.

#### **4. Complex Affordable Housing Compliance Processes**

The process for municipalities to meet their affordable housing obligations under New Jersey's Mount Laurel doctrine has become increasingly complex and litigious. Municipalities are required to navigate a costly court process to determine their fair share housing obligations, which can deter proactive planning and delay the development of affordable units. This legalistic approach has been criticized for creating uncertainty and hindering timely residential investment.

#### **5. Insufficient Support for Accessory Dwelling Units (ADUs)**

Despite state-level initiatives to promote the development of ADUs as a means to increase affordable housing options, local resistance and regulatory hurdles have limited their adoption in Hudson County. Concerns about neighborhood character, parking, and infrastructure strain have led some municipalities to impose restrictions that effectively prohibit or discourage the construction of ADUs, thereby missing

an opportunity to expand affordable housing through infill development.

## **6. Limited Regional Coordination**

The lack of coordinated regional planning among municipalities in Hudson County has resulted in uneven distribution of affordable housing. Some municipalities have been more proactive in meeting their housing obligations, while others have lagged, leading to disparities in housing availability and affordability across the county.

Addressing these policy-induced challenges requires a concerted effort to reform zoning laws, streamline compliance processes, and enhance regional collaboration to promote the development of affordable housing and stimulate residential investment throughout Hudson County.

### **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**

As a member of the County Consortium, a Participating Jurisdiction does not control zoning or building codes. The County works with local municipalities to support programs and partnerships that increase affordable housing.

Over the past decade, the Division of Housing and Community Development and its partners have improved access to the housing market for all residents. The Waterfront Project (WFP), Hudson County's lead housing counseling and legal services organization, has played a key role in these efforts.

Recently, with support from the Division of Housing and Community Development, WFP has expanded its services, increased staff, and earned additional counseling certifications. WFP conducts annual training sessions on fair housing and tenants' rights for residents, nonprofit providers, religious leaders, and County staff.

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

### **Introduction**

The County will undertake other actions as resources permit. These actions are discussed below in this section.

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

The primary challenge in addressing underserved needs in the upcoming year will be accommodating increased demand for program activities despite limited funding. To address this challenge, the County will enhance operational efficiency, pursue greater collaboration with other agencies and organizations, and actively seek opportunities to leverage additional funding.

Additional barriers include limited land availability for new construction, poor financial credit among potential homebuyers, high construction and material costs, reluctance of financial institutions to participate in programs, and persistent misconceptions regarding public housing programs and tenants. While these challenges are addressable, they necessitate sustained patience and persistence.

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

The County is committed to ensuring that decent, safe, and affordable housing is available to low-income residents. Rehabilitation of both rental and owner-occupied units is a high priority, as it helps maintain affordable housing and can prevent homelessness, particularly for extremely low-income and elderly homeowners. To address these needs, the County partners with community organizations and local municipalities to prevent foreclosure. Homelessness prevention, including emergency shelter and related services, is also a high priority. The County will focus on rental assistance, rental rehabilitation, new rental construction, and homeowner repairs to expand affordable housing and help prevent homelessness.

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

All housing programs administered by the County will strictly comply with HUD guidelines for testing and abatement of lead-based paint hazards in accordance with established HUD standards. These guidelines govern lead hazard evaluation and control in all federally associated housing, aiming to reduce hazards in a cost-effective manner while safeguarding children's health.

Within its housing programs, the County inspects all homes constructed before 1978 for the presence of lead. The County also incorporates all required rules and provisions regarding lead-based paint into contracts and agreements with contractors and developers. If a housing unit or property is found to contain lead, subsequent renovations will adhere to HUD guidelines for testing, abatement, and clearance.

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

The plan's activities are designed to reduce poverty among families in Hudson County. Public services support low- to moderate-income households and improve their quality of life. Affordable housing initiatives, including rehabilitation and assistance programs, will expand housing opportunities for LMI households. ESG-funded programs will address homelessness and help individuals and families achieve stable housing as they work toward financial security and self-sufficiency.

The County and Consortium support multiple agencies and programs focused on reducing poverty. The Hudson County Comprehensive Emergency Assistance System (CEAS) Committee provides a forum for local government, welfare agencies, shelters, and housing providers to address homelessness in Hudson County. CEAS meetings also inform non-profit organizations about the Hudson County Alliance to End Homelessness (HCAEH) and its anti-poverty strategies and goals.

A subcommittee of CEAS, the Food and Shelter Coalition, meets regularly and plays a vital role within both the Consortium and the HCAEH. This coalition provides essential information and supports the implementation of services for Hudson County's and Jersey City's homeless and at-risk populations. Hudson County is continually seeking new ways to assist its most vulnerable residents while improving funding utilization to support as many individuals and families as possible.

To further improve the coordination of both CEAS and the Food and Shelter Coalition with the HCAEH, beginning in 2020, the CEAS and CoC merged, with the HCAEH expanding its membership to include all of the agencies working towards these goals.

These efforts and others that emerge in the course of receiving applications for programs and services will be implemented throughout the coming year. Hudson County continues to look for new ways to assist this in-need population, as well as improving the use of funding to allow for the assistance of as many individuals and families as possible.

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

The County's strategy to enhance and develop the institutional structure comprises training and capacity building for non-profit partners, monitoring and technical assistance to improve outcomes and ensure compliance with program regulations and promoting interagency collaboration through participation in county-wide initiatives.

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

As noted above, the County's strategy to strengthen its institutional structure includes training and capacity building for non-profit partners, monitoring and technical assistance to improve outcomes and ensure regulatory compliance and promoting agency participation in county-wide collaborations.

Additionally, performance reports such as the CAPER will help the County identify areas for improvement and gaps in services.

# Program Specific Requirements

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

### Introduction

The section describes the program specific requirements for the CDBG, HOME and ESG programs. The County does not expect to generate any program income funds for CDBG or HOME. An estimated 100% of funds are expected to serve low- to moderate-income households.

### 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(l)(2)**

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

The County does not receive any atypical loans, grant instruments, nonconforming loan guarantees, and other forms of investments.

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:

If a home purchased with HOME assistance is sold during the period of affordability, resale provisions will apply to ensure the continued provision of affordable housing over the entire period of affordability. Resale provisions are used because the Hudson County HOME program does not provide direct assistance to the homebuyer.

All designated HOME-assisted property sales or transfers under the resale provision during the period of affordability shall meet the following criteria:

- The new purchaser must meet the criteria of low income defined as having an income below 80% of AMI adjusted for household size and occupy the property as the family's principal residence.

- Net proceeds from the sale must provide the original homebuyer a "fair return" on his/her investment (including any down payment and capital improvement investment made by the seller since purchase). The sales price may encompass the following in its formula:

- a. The cost of any capital improvements, documented with receipts including but not limited to the following:

- i. Any additions to the home that increases the square footage of the home or creation of a new bathroom.

- ii. Replacement of major systems such as HVAC, plumbing, electric, or roof.

- iii. Accessibility improvements and modifications for disabled or elderly which were not installed through a federal, state, or locally funded grant program.

- b. The maximum allowable resale price shall be defined as the original purchase price of the home adjusted by the accumulated Annual 12-Month Percent Change of the Consumer Price Index-All Urban Consumers Not Seasonally Adjusted measure as published by the Bureau of Labor Statistics in the United States Department of Labor (<https://data.bls.gov>) plus documented capital improvement

expenditures. If the Annual 12-Month percent change of the Consumer Price Index is negative, the Maximum Resale Price from the prior year will be used to avoid a reduction in the Maximum Resale Price. For a resale occurring midyear, the prorated average of the preceding months Consumer Price Index will be used to calculate the year-to-date increase, if any. Expenditures and payments for capital improvements must be fully documented in order to be included in the resale price calculation.

The resale policy is enforced through the use of restrictive covenants.

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:

If a home purchased with HOME assistance is sold during the period of affordability, resale provisions will apply to ensure the continued provision of affordable housing over the entire period of affordability. Resale provisions are used because the Hudson County HOME program does not provide direct assistance to the homebuyer.

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:

N/A. The County does not use its HOME funds to re-finance existing housing debt for multifamily housing that is being rehabilitated with HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A. The County does not fund TBRA activities with HOME funds.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A. The County does not fund TBRA activities with HOME funds.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

In accordance with 24 CFR 92.253(d)(3), an owner of rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by Hudson County, the participating jurisdiction (PJ) pursuant to 24 CFR 92.351(a). The owner of the rental housing project must adopt

and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the PJ, such as, persons with a disability or other special needs. However, at this time there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the County's HOME program funds. HOME funds must target low- to moderate-income households.

**Emergency Solutions Grant (ESG)**  
**Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The Division has written standards for providing ESG assistance which are contained within the attached ESG Policy and Procedures Manual. A copy of the policies and procedures are mailed to all subrecipients along with their contracts.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The HCAEH has had a fully operational Coordinated Entry Program (CEP), as required by HUD, for four years. The countywide CEP is operated by Garden State Community Development Corporation (GSCDC) with 2 locations across the County where homeless persons, or those at imminent risk, can seek streamlined access to services & housing. These 2 sites provide a safe, welcoming environment to all and make the program more accessible to the entire geographic area. Additionally, the CEP has mobile case managers who are able to travel across the entire County allowing those homeless persons who cannot travel to still access services. The CEP is the gateway to all CoC and ESG funded Rapid Rehousing (RRH) and Permanent Housing (PH) projects, as well as other non-HUD funded programs. The program is designed to provide all who are literally homeless, or at imminent risk, with streamlined access to individualized services designed to help them achieve and maintain housing stability. GSCDC provides individualized case management and housing assistance with the goal of providing households with the most appropriate intervention based on individual needs. The CEP is advertised through 211 and by all providers. Implementation of CEP created a systematic approach to addressing homelessness which simplified the process and removed barriers/steps, thus speeding up the housing process.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Each year the Division releases an application for ESG funding. The application is advertised in local papers, shared with the Continuum of Care and other nonprofit mailing lists. These groups include organizations that work with the homeless throughout the County. All applications are reviewed and ranked by the performance and evaluation committee of the Hudson County Alliance to End Homelessness CoC and funding recommendations are made to the Hudson County Board of Chosen Freeholders.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services

funded under ESG.

Not applicable. There are homeless/formerly homeless individuals included in the membership and Executive Board of the Hudson County Alliance to End Homelessness/CoC.

5. Describe performance standards for evaluating ESG.

The Hudson County Division of Housing and Community Development, in consultation with the Continuum of Care, developed performance standards that provide measures to evaluate the effectiveness of 1) Reducing the number of people living on the streets and emergency shelters; 2) shortening the time people spend homeless; and 3) reducing each program participant's housing barriers or housing stability risks.

The Division will continue to consult with the CoC regarding the project and system wide performance standards. This will also include how well the performance measures are met through the use of HMIS, including tracking the length of time persons are homeless, returns to homelessness, reducing numbers of homeless households and increasing the percent of exits to permanent housing, income, and prevention of homelessness.

The Division will utilize its HMIS system to monitor performance through the following indicators:

- Number of individuals/households served by rapid re-housing activities
- Exit destinations (temporary and permanent) of individuals/households served
- Length of time served by ESG program
- Amount of clients that return to homelessness within 6 months to 2 years of discharge
- Increase of all income sources at discharge
- Increase of earned income sources at discharge
- Engagement with the Coordinated Entry Program

The standards are largely based on the requirements set forth in the HEARTH Act, but have been adopted to reflect the specific conditions and priorities in Hudson County. The exact Performance Standards are included below.

**Successful connection of homeless individuals and families to income and employment.**

- At least 20% of households will increase overall income by program exit
- At least 20% of households will be employed at program exit

**Successful housing placement to or retention in a permanent housing destination.**

- 30% of households being discharged from emergency shelters move on to a permanent destination
- 85% of households will remain in permanent housing projects or be discharged to a permanent housing destination (Prevention and RRH programs included)

**Decrease in households being discharged from programs due to program related barriers.**

- Less than 20% of households will be discharged from projects in the community due to noncompliance or a disagreement with the project rules or persons

**The extent to which individuals and families who leave homelessness experience additional spells of homelessness.**

- Less than 20% of households discharged from emergency shelter projects are discharged to another emergency shelter or to a place not meant for habitation

**Successful connection to shelter and services.**

- Emergency shelter programs will operate with an average of at least 90% capacity
- At least 75% of clients in emergency shelter will be engaged with GSCDC coordinated entry