

## **Executive Summary**

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

#### **1. Introduction**

The City of Millville, NJ and the Vineland HOME Consortium, of which Millville is a member, have prepared a Five-Year Consolidated Plan to identify housing and community development needs and to develop specific goals and objectives to address those needs over a five-year period. The Five-Year Consolidated Plan covers the period of July 1, 2020, until June 30, 2025. The Annual Action Plan presented here covers the second year of this 5-year period, specifically from July 1, 2021 to June 30, 2022.

The Annual Action Plan sets forth the goals and objectives for the period and is a continuation of efforts begun in the first year of the 5-year cycle to address needs identified in the current Consolidated Plan. More specifically, this Annual Action Plan details the City's and the Consortium's planned use of Community Development Block Grant (CDBG) funds provided by the U.S. Department of Housing and Urban Development (HUD). The use of Home Investment Partnerships (HOME) funds provided by HUD to the Consortium are included in the Annual Action Plan of the City of Vineland, which is the Consortium lead entity and submits HOME plans and reports on behalf of all Consortium members, including the City of Millville.

The FY 2021 Annual Action Plan presented here describes to HUD and to our stakeholders how the City intends to use federal and non-federal resources to meet community needs. The funds are intended to provide low and moderate-income households with viable communities by addressing one of HUD's three objectives; 1) Provide decent housing, 2) Create a suitable living environment, and 3) Create economic opportunities. Eligible activities include community facilities and improvements, roads and infrastructure, housing rehabilitation and preservation, development activities, public services, economic development, and planning and administration.

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

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

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

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- Stabilization and improvement of neighborhoods
- Maintenance and improvement of the existing housing stock
- Maintenance and improvement of existing public facilities
- Continued support of programs for the homeless, especially in the areas of prevention and of transitioning to independent living
- Continued support for provision of services to those individuals and groups with special needs, such as the elderly, the disabled and developmentally challenged
- Continued support of key public service programs, the improvement of public facilities and infrastructure, and assistance in providing public safety improvements
- Implementation of economic development initiatives in support of and in coordination with city, county and state programs and entities
- Execution of anti-poverty efforts that support and build on existing programs, relate to economic development efforts and integrate job training and placement, welfare to work initiatives and other programs aimed at improving opportunities for economic self-sufficiency.

Each priority is accompanied by specific objectives, many of which have performance indicators. The Annual Action Plan for the City of Millville and the Millville portion of the Vineland-Millville-Bridgeton-Fairfield-Pittsgrove HOME Consortium will result in the following accomplishments during the 2021 Program Year:

- 6 units of rehabilitated housing occupied by income-eligible households (2 CDBG and 4 HOME)
- Operation of a blight elimination program that will remove or improve 2 blighted or hazardous buildings
- Support for public services providing a wide variety of assistance to more than 1,400 City residents, including the homeless, youth, seniors, disabled adults and families at risk for homelessness
- Administration of both the CDBG and HOME program in a manner that produces activities that comply with all HUD regulations and deliver services to residents in an efficient manner.

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

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

For many years, Millville had a record of using CDBG and HOME funds in a timely, compliant manner to benefit our low and moderate-income residents. Following a couple of down years, recent improvements to the staff and governing body have the program once again serving as an important resource for the City's low-mod income residents. Through a concerted effort, Millville complied with the annual CDBG timeliness check on May 2, 2019 for the first time in three years and did the same for the May 2, 2020 check. The City is on track to meet timeliness again on May 2, 2021.

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As documented in the annual program reporting associated with CDBG funds, known as the Consolidated Annual Performance and Evaluation Report (CAPER), Millville not only uses HUD funding in a timely manner, but also in an efficient manner. The CAPERs for the past several years show a pattern of delivering accomplishments in a wide range of activities that primarily benefit the City's low- and moderate-income residents.

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

Summary from citizen participation section of plan.

The City of Millville held two public hearings and two meetings of the Community Advisory Committee to solicit input into an assessment of community needs and proposed activities to address those needs. Additionally, as part of its application process, the City required local service providers to share their perspective on community needs that are being addressed in their programs and their general observations on what low- and moderate-income residents need.

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

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

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

The Annual Action Plan was put on display for public review and comment from March 15, 2021 through April 16, 2021, a period in excess of the required 30 days.

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

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

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*The consensus of opinion was that unmet community needs continue in the areas of housing, youth programming, services for the homeless and support of special needs populations.*

**(((Sign-in sheets and notes from hearings and advisory committee meetings are included as an attachment to this Plan.)))**

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

All comments were accepted and considered in the development of this Plan.

**7. Summary**

**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.

Agency Role	Name	Department/Agency
CDBG Administrator	MILLVILLE	Millville Planning Department/City of Millville

**Table 1 – Responsible Agencies**

**Narrative**

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

The City of Millville has prepared a Five-Year Consolidated Plan for the Years 2020 through 2024 in order to strategically implement federal programs that fund housing, community development and economic development activities within the City. Through a collaborative planning process that involved a broad range of public and private agencies, the City developed a single, consolidated planning and application document for the use of federal entitlement funds available through the Community Development Block Grant (CDBG) Program.

This Annual Action Plan is for the 2021 Program Year, the second of the 5-year Consolidated Plan period. Local agencies and organizations were asked to update information concerning the needs of the community members they serve so that this plan accurately reflects our community's current needs, resources and potential accomplishments.

Input from the agencies and organizations was then compared to the experiences of staff and elected officials in regards to constituent services and weighed against the available resources to develop a plan **that is both workable and effective in addressing important issues.**

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

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

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

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

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

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

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

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

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

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

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

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

Neither the City of Millville nor Cumberland County receives ESG funds.

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

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

1	<b>Agency/Group/Organization</b>	MILLVILLE
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education Services-Employment Health Agency Other government - Local Planning organization Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Anti-poverty Strategy Public services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Millville Planning Department maintains an ongoing relationship with a wide variety of organizations, including several other departments within City government. Reviews of the needs, resources and plans of those community components helped shape this plan.
2	<b>Agency/Group/Organization</b>	Easter Seals New Jersey, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public services

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	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Millville Planning Department maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.
3	<b>Agency/Group/Organization</b>	Help and Hope Ministries
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Millville Planning Department maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.
4	<b>Agency/Group/Organization</b>	Rural Development Corporation-Cumberland Family Shelter
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

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	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Millville Planning Department maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. (((((Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.))))))
5	<b>Agency/Group/Organization</b>	WHEATON ARTS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Public services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Millville Planning Department maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. (((((Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.))))))
6	<b>Agency/Group/Organization</b>	SHINE Ministries/First United Methodist Church
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Public services

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	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Millville Planning Department maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.
7	<b>Agency/Group/Organization</b>	Millville Public Library
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Public services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Millville Planning Department maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.
8	<b>Agency/Group/Organization</b>	Millville Development Corporation
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional organization Business Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

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	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Millville Planning Department maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization submitted an application for CDBG funding, which included a discussion of community needs.
9	<b>Agency/Group/Organization</b>	Millville Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Direct consultation regarding public housing properties and residents.
10	<b>Agency/Group/Organization</b>	THE ARC OF CUMBERLAND COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Public services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Millville Planning Department maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization attended a public hearing and submitted an application for CDBG funding, both of which included a discussion of community needs.

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11	<b>Agency/Group/Organization</b>	Millville Police Athletic League
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Millville Planning Department maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization attended a public hearing and submitted an application for CDBG funding, both of which included a discussion of community needs.
12	<b>Agency/Group/Organization</b>	Riverfront Renaissance Center for the Arts
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Public services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Millville Planning Department maintains an ongoing relationship with dozens of other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, and conferences. Additionally, this organization attended a public hearing and submitted an application for CDBG funding, both of which included a discussion of community needs.

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

All relevant agencies were consulted in the preparation of this plan.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Southern New Jersey Continuum of Care	The goals of the Strategic Plan are closely coordinated with the goals of the Continuum of Care. The Strategic Plan's homelessness prevention activities, in particular, mesh with the Continuum's effort as do Strategic Plan support for services for the homeless.
2021 Analysis of Impediments	City of Millville	Conducted jointly with the neighboring City of Vineland, the new AI helped shape housing efforts included in this plan.

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

**Narrative**

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

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

The City of Millville developed the goals and activities in this plan after holding two public hearings and two meetings of the Community Advisory Committee. Participants provided input into an assessment of community needs and proposed activities to address those needs. Additionally, as part of its application process, the City required local service providers to share their perspective on community needs that are being addressed in their programs and their general observations on what low- and moderate-income residents need.

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

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

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

The Annual Action Plan was put on display for public review and comment from March 15, 2021 through April 16, 2021, a period in excess of the required 30 days.

The consensus of opinion was that unmet community needs continue in the areas of housing, youth programming, services for the homeless and support of special needs populations. As a result, activities addressing those needs were included in this Plan.

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**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Public Hearing	Non-targeted/broad community	???? attended the hearing, which was held virtually.	The consensus of opinion was that unmet community needs continue in the areas of housing, youth programming, services for the homeless and support of special needs populations.	All comments were accepted.	
2	Public Hearing	Non-targeted/broad community	Second hearing held to accept input on draft plan.		All comments were accepted.	
3	Applications	Local service providers	?? service providers submitted applications, which included an assessment of community needs from their perspective as front-line service providers	Unmet community needs continue in the areas of housing, youth programming, services for the homeless and support of special needs populations.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Millville's CDBG allocation for 2021 is \$294,136. The Vineland/Millville/Bridgeton/Fairfield/Pittsgrove HOME Consortium allocation for 2021 is \$623,109, of which approximately \$142,000 is designated for Millville.

#### 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	294,136	0	0	294,136	90,000	Expected amount for remainder of Con Plan is approximately 3 times the Year 2 allocation

Table 5 - Expected Resources – Priority Table

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

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

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

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

The Millville Public Library and several public schools are expected to be venues for some of the public services funded under this plan. Those are the only publically owned land or property located within the jurisdiction that is planned to be used to address the needs identified in the plan.

**((((Public parks, streets or utility lines may also be used to address the needs identified in the plan.))))**

### **Discussion**

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

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## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve existing housing stock	2020	2024	Affordable Housing	City of Millville	Affordable housing	CDBG: \$43,189	Homeowner Housing Rehabilitated: 2 Household Housing Unit
2	Support public services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Millville	Public services	CDBG: \$44,120	Public service activities other than Low/Moderate Income Housing Benefit: 1400 Persons Assisted
3	Eliminate blight	2020	2024	Non-Housing Community Development	City of Millville	Neighborhood improvements	CDBG: \$73,000	Buildings Demolished: 2 Buildings Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit
4	Real property improvements	2020	2024	Non-Housing Community Development	City of Millville Low-mod residential areas	Neighborhood improvements	CDBG: \$75,000	Facade treatment/business building rehabilitation: 4 Business
5	Administration and Planning	2020	2024	Administration	City of Millville	Administration and planning	CDBG: \$58,000	Other: 1 Other

Table 6 – Goals Summary

#### Goal Descriptions

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1	<b>Goal Name</b>	Preserve existing housing stock
	<b>Goal Description</b>	This goal will be met through the continuation of the City's housing rehab program (Project 2).
2	<b>Goal Name</b>	Support public services
	<b>Goal Description</b>	Activities intended to meet this goal include public services (Project 3).
3	<b>Goal Name</b>	Eliminate blight
	<b>Goal Description</b>	This goal will be met through Projects 4 and 5 (Code Enforcement and Blight Elimination).
4	<b>Goal Name</b>	Real property improvements
	<b>Goal Description</b>	This goal will be met through Project 6.
5	<b>Goal Name</b>	Administration and Planning
	<b>Goal Description</b>	This goal will be met through Project 1.

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

### Introduction

With input from a variety of stakeholders, with data from a variety of sources and with hands-on experience in front-line services to the most vulnerable populations in the City, Millville plans a mix of activities in FY 2021 to address a wide range of challenges for those populations. Housing rehab, a variety of public services and blight elimination are among the approaches to improving neighborhoods, houses and, most importantly, families in Millville.

#	Project Name
1	Administration and Planning - 2021
2	Housing rehab - 2021
3	Public services - 2021
4	Code Enforcement - 2021
5	Blight elimination - 2021
6	Property improvements - 2021

Table 7 – Project Information

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

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

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

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

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

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<b>1</b>	<b>Project Name</b>	Administration and Planning - 2021
	<b>Target Area</b>	City of Millville
	<b>Goals Supported</b>	Administration and Planning
	<b>Needs Addressed</b>	Administration and planning
	<b>Funding</b>	CDBG: \$58,827
	<b>Description</b>	General planning and administration of the CDBG program.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Compliant administration of the CDBG program will benefit several thousand Millville residents, the majority of whom will be low-moderate income residents.
	<b>Location Description</b>	12 S. High St., Millville, NJ
	<b>Planned Activities</b>	Planning and administration of the CDBG program, including planning, recordkeeping and reporting.
<b>2</b>	<b>Project Name</b>	Housing rehab - 2021
	<b>Target Area</b>	City of Millville
	<b>Goals Supported</b>	Preserve existing housing stock
	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	CDBG: \$43,189
	<b>Description</b>	Loans to income-eligible homeowners to assist with necessary housing repairs. Includes funds for project delivery costs.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 households, all at 80% or less of Area Median Income. Additional units will be improved through the use of HOME funds
	<b>Location Description</b>	Program will be available citywide. Specific locations to be determined.
	<b>Planned Activities</b>	Loans to income-eligible homeowners to assist with necessary housing repairs. Includes intake, eligibility verification, spec writing, property inspections, bidding, contractor selection and recordkeeping.
<b>3</b>	<b>Project Name</b>	Public services - 2021
	<b>Target Area</b>	City of Millville
	<b>Goals Supported</b>	Support public services

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	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$44,120
	<b>Description</b>	Support for a variety of services to eligible residents, primarily provided by local non-profit organizations. Specific non-profit partners for whom support is planned include: Help & Hope Ministries food pantry (\$15,000); Our Future First shoe and toy drives (\$2,000); Rise & Shine Ministries youth programming (\$15,000); Millville PAL youth programming (\$7,870) and Riverfront Renaissance art education programming for youth and seniors (\$4,250).
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,400 Millville residents will benefit from these activities. The majority will be from households at 80% or less of Area Median Income as documented or members of presumed benefit populations.
	<b>Location Description</b>	Various non-profit and public facilities throughout the City.
	<b>Planned Activities</b>	Support for a variety of services to eligible residents, primarily provided by local non-profit organizations.
4	<b>Project Name</b>	Code Enforcement - 2021
	<b>Target Area</b>	Low-mod residential areas
	<b>Goals Supported</b>	Preserve existing housing stock Eliminate blight
	<b>Needs Addressed</b>	Neighborhood improvements
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Support for a program of code enforcement in Center City Millville with an area-wide LMI % of 51% or greater. Enforcement is being done in conjunction with the City's residential rehab program and blight elimination.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All of the 8,600 residents of the project's service area will benefit, but accomplishments will be measured in terms of households inspected, which is expected to be at least 200.
	<b>Location Description</b>	The service area for this project consists of the following: Census Tract 301.00, Block Group 1; Census Tract 302.00, Block Groups 2, 3, 4 and 5; Census Tract 303.00, Block Groups 1 and 2.

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	<b>Planned Activities</b>	Concentrated code enforcement, including site inspections, follow-up notifications, follow-up inspections and, if necessary, court appearances.
5	<b>Project Name</b>	Blight elimination - 2021
	<b>Target Area</b>	City of Millville Low-mod residential areas
	<b>Goals Supported</b>	Eliminate blight
	<b>Needs Addressed</b>	Neighborhood improvements
	<b>Funding</b>	CDBG: \$43,000
	<b>Description</b>	Blight elimination on an area or spot basis, consisting of clearance or rehab of eligible properties.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Cannot be determined until specific sites are known, providing extent of the project's impact.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Blight elimination on an area or spot basis, consisting of clearance or rehab of eligible properties.
6	<b>Project Name</b>	Property improvements - 2021
	<b>Target Area</b>	City of Millville Low-mod residential areas
	<b>Goals Supported</b>	Real property improvements
	<b>Needs Addressed</b>	Neighborhood improvements
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Funds are to be used for removal of architectural barriers in privately owned non-residential properties, primarily commercial properties with public access (e.g. retail establishments).
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Cannot be determined until locations are known.
	<b>Location Description</b>	To be determined.

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<b>Planned Activities</b>	Funds are to be used for removal of architectural barriers in privately owned non-residential properties, primarily commercial properties with public access (e.g. retail establishments).
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## **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**

Activities are divided into two categories - those that will be available citywide and those that will specifically benefit low-mod income areas. The 2021 Project that is limited to the low-mod benefit area is Code Enforcement, which will take place primarily in the Center City area, which is an area of concentration of low-income and minority residents.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Millville	90
Low-mod residential areas	10

**Table 8 - Geographic Distribution**

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

Those needing the assistance of most activities are not concentrated geographically. Seniors and others benefiting from housing rehab and public services reside throughout the City. Similarly, blight occurs in different parts of Millville and while the bulk of blight elimination funding will likely be used in low-mod areas, the City wishes to retain the flexibility to address these issues wherever they arise.

### **Discussion**

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

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

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

### **Introduction**

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

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

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

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

Through vehicles such as zoning ordinances, subdivision controls, permit systems, housing codes and standards, Millville has attempted to minimize the barriers that may impede the development of affordable housing.

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

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

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

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

Development in New Jersey includes several governmental levels and agencies in the approval process, either directly or indirectly. Approvals

must be obtained from several state and regional agencies, utility authorities, soil conservation districts as well as the municipal planning board.

## **5. Land Use Regulations**

Zoning ordinances and environmental regulations impact the amount of land available for development and thus, impact land and housing costs. The most basic control of land use is local zoning. However, several State offices and agencies regulate land use in Millville.

## **6. Development Standards**

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

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

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

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

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an attempt to pay for the construction of roads, sewers and other infrastructure improvements required by new development.

The City continues to implement a variety of economic development programs and initiatives in order to create new and better job opportunities for residents.

## **Discussion**

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

### **Introduction**

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

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

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

The City, through both staff and consultants, is constantly looking for additional funding sources to address the unmet needs identified in our community. We routinely attract state, federal, regional and private funding for improvements and services that aide the community at large and lower income neighborhoods and residents in particular. Those efforts will certainly continue during 2020.

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

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

The City's residential rehab program maintains affordable housing. The program is funded with CDBG and HOME funds.

Millville also uses HOME funds to support the production of new affordable housing units.

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

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

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

regarding lead paint.

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

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

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

Developable land

Skilled labor force

Financial resources

New and expanding markets

Transportation

Quality of Life

Technology oriented industrial development

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

Millville is also a part of the **Cumberland County Federal Empowerment Zone**. This designation is intended to spur the redevelopment of Millville and the other communities in the Zone by directing significant grant and loan funding to the communities. The Empowerment Zone has three basic strategies aimed at improving economic conditions throughout the area. The first is to assist firms that

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wish to move into or expand in the Empowerment Zone. The second strategy is to establish small businesses, while the third is to renovate and upgrade the areas to make them attractive to businesses and to improve the quality of life for residents. Significant resources will also be allocated to job training, youth services and transportation.

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

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

The City will implement the Annual Action Plans through the efforts of public, private, non-profit, and for-profit organizations to meet the stated goals and objectives. This network of partnerships is crucial to the efficient, effective delivery of benefits.

The City actively seeks new partnerships and resources to further the goals of the Consolidated Plan and Annual Action Plan.

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

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

### **Discussion**

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

## Program Specific Requirements

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

#### Introduction

The City of Millville has identified all CDBG and HOME activities to be undertaken in FY 2021 in PR-35, the Projects Section, including administrative, public services, public facilities and affordable housing.

#### 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.	90.00%

## **Discussion**

The only CDBG funds not necessarily earmarked for low-mod benefit may be some or all of the blight elimination funding. Depending on location, that could also have a low-mod benefit if some or all of the blight elimination takes place in low-mod residential areas.