



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Paterson, Department of Community Development is submitting the 2017 Annual Action Plan, which is the third (3rd) annual action plan of its 2015-2019 Five-Year Consolidated Plans. The 2017

Annual Action Plan serves as an application to the United States Department of Housing and Urban Development (HUD) for continued receipt of its' annual entitlement of formula grants. The City of Paterson anticipates receiving the following entitlement grants during the 2017-2018 program years:

- Community Development Block Grant (CDBG)
- Home Investment partnership Program (HOME)
- Emergency Solutions Grant (HESG); and
- Housing Opportunities for Persons with AIDS (HOPWA)

The 2017 Annual Action Plan summarizes the City's approach and direction in meeting its needs; as well as outlining activities that will be undertaken during the program year, which begins July 1, 2017 and concludes on June 30, 2018. All activities outlined in this plan are based on current priorities. By addressing these priorities, the City of Paterson hopes to meet the local objectives identified in its 2015-2019 Consolidated Plan.

All proposed activities and projects are intended to principally benefit the citizens of the City of Paterson who have extremely low, low and moderate incomes, as well as populations with special needs, such as homeless individuals, elderly individuals, disabled individuals and individuals with HIV/AIDS. The City of Paterson does not limit the beneficiaries of its various HUD-funded programs nor does the City give any preferences to any particular group or segment of the low to moderate income population.

The City issues an RFP to solicit requests for funding from qualified applicants for all HUD-funded programs. The RFP's are available in the Department of Community Development offices at 125 Ellison Street, City Hall located at 155 Market Street and on the City of Paterson web site, www.patersonnj.gov. All submitted proposals are reviewed by four separate committees and are ranked based on addressing the criteria outlined in the RFP. A recommendation is made to the City of Paterson Municipal Council to provide funding to qualified applicants that score the highest ranking. The Municipal Council performs a final review and grants their approval through a resolution. Once this process is completed, funding is awarded to the applicants.

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.

The 2017 Annual Action Plan outlines the City of Paterson's current planned uses of CDBG, HOME, HESG and HOPWA funds for activities that are consistent with the current priority needs identified in the City's 2015-2019 Consolidated Plan, along with identified objectives.

1. Paterson as a City of the First Class
2. Healthy and Safe Neighborhoods

3. Preparing Residents for Jobs in the 21st Century

During 2016, the City met its first goal of becoming a City of the First Class. The priorities for the 2017 Action Plan have been identified based on the housing and homeless needs assessments, housing market analysis and consultation with stakeholders and partner agencies. HOME funds will be used to create more affordable rental and home-ownership housing for low to moderate income households and assist first-time home buyers with down payment and closing costs. CDBG funds will be used for public service, eliminate blight, improve parks in low to moderate income neighborhoods, provide workforce readiness, education and training, improve public facilities including the Paterson Fire Department and promote fair housing. HESG funds will be used to support homeless prevention and rapid rehousing, creating permanent supportive housing for homeless individuals and support the operations of emergency shelters for homeless individuals and families. HOPWA funds will be used to support case management, tenant based rental assistance and other related services for persons living with HIV/AIDS in Bergen and Passaic Counties.

3. Evaluation of past performance

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

The City of Paterson received four entitlement grants from HUD during the 2016/2017 program year totaling \$4,861,992.00. The City and its community partners used these funds to address the priorities outlined in the 2016 Annual Action Plan. A summary of the City's progress toward addressing its goals and priorities, as outlined in the 2015-2019 Consolidated Plan will be identified in the City's 2016 Consolidated Annual Performance Evaluation Report (CAPER).

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

As outlined in the 2017-2018 Annual Action Plan Calendar of Events, the Department of Community Development held two public meetings in preparation of the 2017 Annual Action Plan. The first public meeting was held on Thursday, October 20, 2016 at which time the City solicited needs and priorities from the community. At the meeting the applications were made available to the public. The City held an application workshop on Thursday, November 17, 2016 where the City offered technical assistance to 11 potential grantees. The deadline for the applications were due back to the City on December 14, 2016. The City held a second public meeting on Wednesday, February 8, 2017 where we presented to the public the draft of the projects that the City was recommending for approval. The City also invited all 23 potential grantees to the Municipal Council workshop on Tuesday, March 7, 2016 to answer any question that the Municipal Council might have. On Tuesday, March 14, 2017, the recommended proposed projects were approved by the Municipal Council. This meeting was televised. The public meetings were conducted at the City Hall Council Chamber room, 155 Market Street. Notices of the

public meetings were published in the Herald News/Bergen Record, El Especial Newspaper and the Arab Voice.

Copies of the 2017 Action Plan were made available to citizens for public comment from March 22, 2017 to April 22, 2017. The draft action plan was available for viewing at the Department of Community Development, 125 Ellison Street, 2nd Floor, Paterson, NJ and via the City of Paterson's website (www.patersonnj.gov).

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.

The City requested that the public submit their comments in writing on a needs survey. The City received 20 needs surveys from residents. Many of the requests were for more affordable housing and greater funding for services for youth, elderly and education. The City also received verbal comments offered at the public meetings included a request for the City to fund more programs for youth, educational, services for seniors and housing for residents at risk of homelessness. The City funds various organizations that address all of these programs.

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

The City incorporated most of the comments into the plan. Those comments that were not included in the plan included requests to fund activities where the City did not receive an application from a qualified organization and requests for activities that are not eligible for funding under any of the various HUD-funded programs.

7. Summary

The 2017 Annual Action Plan summarizes the City's approach and direction in meeting its needs; as well as outlining activities that will be undertaken during the program year, which begins July 1, 2017 and concludes on June 30, 2018. All activities outlined in this plan are based on current priorities. By addressing these priorities, the City of Paterson hopes to meet the local objectives identified in its 2015-2019 Consolidated Plan.

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

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

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

| Lead Agency | Agency Role | Name | Department/Agency |
|-----------------------|-------------|----------|---------------------------------------|
| CDBG Administrator | PATERSON | PATERSON | Department of Community Development |
| HOPWA Administrator | PATERSON | PATERSON | Department of Health & Human Services |
| HOME Administrator | PATERSON | PATERSON | Department of Community Development |
| ESG Administrator | PATERSON | PATERSON | Department of Community Development |
| HOPWA-C Administrator | | | |

Table 1 – Responsible Agencies

Narrative (optional)

The City of Paterson, Department of Community Development continues to be the lead agency for administering the programs covered by the Annual Plan. The Department directly implements the programs of the City's CDBG, HOME and HESG programs. The Department works with the Department of Human Services to administer the HOPWA program. Each program collaborates with a variety of non-profit service provider agencies as well as the private sector. HOPWA Funds are allocated by a committee composed of service providers.

Consolidated Plan Public Contact Information

City of Paterson

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Annual Action Plan
2017

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

1. Introduction

To create the Annual Action Plan, the City of Paterson consults with department heads and staff within a number of internal agencies as well as local organizations, service providers and housing organizations to identify the greatest needs within the City. Each year, the City solicits proposals for funding in addition to conducting meetings with leaders in the community. Inputs from those organizations with eligible projects are considered by the Department of Community Development during our annual planning process.

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))

The City of Paterson is an active participant in the Passaic County Continuum of Care (CoC). Staff from the Department of Community Development at the City attends the monthly meeting of the CoC to coordinate the delivery of services to the homeless in the region. The Director of the Department of Community Development and the Executive Director of the Housing Authority of the City of Paterson both serve as part of the Mayor's Cabinet. They both attend weekly meeting where they coordinate activities and address funding needs for serving residents of the City's public housing. The Department also met with representatives of Catholic Charities, New Jersey CDC and the Paterson Department of Health and Human Services to address the needs of residents with mental health challenges and residents living with HIV/AIDS.

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.

The lead group exploring ongoing issues of homelessness is the Passaic County CoC, recognized by HUD as the local planning and decision-making body on programs funded with HUD's homeless assistance programs. The City attends the monthly meetings of the CoC to coordinate the services funded by the City with those provided by other organizations in the County.

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

The City hosted a meeting with the Chair of the CoC and the CoC's consultants to discuss funding priorities in the County and obtain feedback on the ways in which the City should allocate its HESG

funds. It was determined that the CoC is focusing their resources on permanent housing with supportive services to address the issues of homelessness in the County. They view this as the optimal strategy for assisting homeless and at-risk individuals and families. While the CoC is focusing their efforts on permanent housing for homeless and at-risk homeless individuals and families, the City is using their HESG funding to address the other areas in the spectrum of continuum of care for homeless individuals and family. These include homeless prevention, assisting the operations and essential services provided by emergency shelters, assisting the operations and essential services provided by targeted transitional housing and funding rapid rehousing initiatives. This coordinated approach between the CoC and the City is helping to ensure that all services are available to the population of homeless individuals and families.

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

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|---|---|
| 1 | Agency/Group/Organization | Housing Authority of the City of Paterson |
| | Agency/Group/Organization Type | PHA Services - Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Needs - Veterans Senior Housing Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Paterson met with representatives of the organization to identify the needs for their service area. |
| 2 | Agency/Group/Organization | HABITAT FOR HUMANITY |
| | Agency/Group/Organization Type | Housing Neighborhood Organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Paterson met with representatives of the organization to identify the needs for their service area. |
| 3 | Agency/Group/Organization | PATERSON TASK FORCE/HILLTOP HGTS FAMILY SHELTER |
| | Agency/Group/Organization Type | Housing Services-homeless Service-Fair Housing Neighborhood Organization |

| | | |
|---|---|---|
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Paterson met with representatives of the organization to identify the needs for their service area. |
| 4 | Agency/Group/Organization | NJ COMMUNITY DEVELOPMENT CORPORATION |
| | Agency/Group/Organization Type | Housing Services-homeless Neighborhood Organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Paterson met with representatives of the organization to identify the needs for their service area. |
| 5 | Agency/Group/Organization | Greater Paterson OIC |
| | Agency/Group/Organization Type | Services-Education Services-Employment Neighborhood Organization |

| What section of the Plan was addressed by Consultation? | Economic Development |
|---|---|
| Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Paterson met with representatives of the organization to identify the needs for their service area. |
| 6 Agency/Group/Organization | HISPANIC MULTI-PURPOSE SERVICE CENTER |
| Agency/Group/Organization Type | <p>Housing</p> <p>Services - Housing</p> <p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-Persons with HIV/AIDS</p> <p>Services-Victims of Domestic Violence</p> <p>Services-homeless</p> <p>Services-Education</p> <p>Services-Employment</p> <p>Service-Fair Housing</p> <p>Services - Victims</p> <p>Neighborhood Organization</p> |
| What section of the Plan was addressed by Consultation? | <p>Housing Need Assessment</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p> <p>Non-Homeless Special Needs</p> |

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|---|---|---|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Paterson met with representatives of the organization to identify the needs for their service area. |
| 7 | Agency/Group/Organization | Boys and Girls Club of Paterson |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Education Neighborhood Organization |
| | What section of the Plan was addressed by Consultation? | Recreation & Education Services |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Paterson met with representatives of the organization to identify the needs for their service area. |
| 8 | Agency/Group/Organization | St Paul's CDC |
| | Agency/Group/Organization Type | Housing Services-Children Services-homeless Services-Education Neighborhood Organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Economic Development |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Paterson met with representatives of the organization to identify the needs for their service area. |

| | | |
|----|--|--|
| 9 | <p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> | <p>Oasis - A Haven for Women and Children</p> <p>Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Services - Victims Neighborhood Organization</p> <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Economic Development</p> <p>The City of Paterson met with representatives of the organization to identify the needs for their service area.</p> |
| 10 | <p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> | <p>EVA'S VILLAGE HOPE CENTER</p> <p>Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Service-Fair Housing Services - Victims Neighborhood Organization</p> |

| | | |
|----|---|--|
| | What section of the Plan was addressed by Consultation? | <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p> <p>Non-Homeless Special Needs</p> <p>Economic Development</p> |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | <p>The City of Paterson met with representatives of the organization to identify the needs for their service area.</p> |
| 11 | Agency/Group/Organization | Passaic County Human Services Dept, NJ |
| | Agency/Group/Organization Type | <p>Services - Housing</p> <p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-Persons with HIV/AIDS</p> <p>Services-Victims of Domestic Violence</p> <p>Services-homeless</p> <p>Services-Health</p> <p>Neighborhood Organization</p> |
| | What section of the Plan was addressed by Consultation? | <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p> <p>Non-Homeless Special Needs</p> <p>HOPWA Strategy</p> |

| | | |
|----|---|--|
| 12 | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>The City of Paterson met with representatives of the organization to identify the needs for their service area.</p> |
| | <p>Agency/Group/Organization</p> | <p>Catholic Families & Community Services</p> |
| | <p>Agency/Group/Organization Type</p> | <p> Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Employment Services - Victims Neighborhood Organization </p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p> Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Economic Development </p> |
| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>The City of Paterson met with representatives of the organization to identify the needs for their service area.</p> |

| | | |
|----|---|--|
| 13 | Agency/Group/Organization | Saint Peter's Haven |
| | Agency/Group/Organization Type | Services-Victims of Domestic Violence Services-homeless Services - Victims Neighborhood Organization |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Paterson met with representatives of the organization to identify the needs for their service area. |

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

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 | Passaic County Department of Human Services | The City of Paterson & the CoC share the common goal of ending homelessness, addressing the shortage of affordable housing units, including housing for veterans and providing enhanced services to residents living with HIV and AIDS. |
| HOPWA | Paterson Department of Health & Human Services | The goals of the HOPWA plan are incorporated into the City of Paterson's 2016 Annual Action Plan. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-------------------------|--|---|
| Five Year Master Plan | Paterson Department of Economic Development | The City of Paterson's 2016 Annual Action Plan incorporates elements of the City's five-year Master Plan to provide resources to carry out the recommendations and objectives identified during the planning process. |
| Public Housing Plan | Paterson Housing Authority | The City of Paterson's 2016 Annual Action Plan includes providing resources to the Paterson Housing Authority to carry out elements of their Action Plan |
| Passaic County Con Plan | Passaic County Department of Planning and Economic Development | The City of Paterson and the County of Passaic collaborate on funding for both the CoC and the Disaster Recovery program. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

In addition to the above organizations, the Department of Community Development met with representatives from various other Departments within the City including, the Department of Economic Development, the Department of Public Works, the Fire Department, the Division of Community Improvements, the Division of Housing Relocation Assistance, the Division of Neighborhood Assistance and the Department of Health and Human Services.

AP-12 Participation – 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

As outlined in the 2017-2018 Annual Action Plan Calendar of Events, the Department of Community Development held two public meetings in preparation of the 2017 Annual Action Plan. The first public meeting was held on Thursday, October 20, 2016 at which time the City solicited needs and priorities from the community. At the meeting the applications were made available to the public. The City held an application workshop on Thursday, November 17, 2016 where the City offered technical assistance to potential grantees. The deadline for the applications were due back to the City on December 14, 2016. The City held a second public meeting on Wednesday, February 8, 2017 where we presented to the public the draft of the projects that the City was recommending for approval. The City also invited all of the potential grantees to the City Council workshop on Tuesday, March 7, 2016 to answer any question that the Municipal Council might have. On Tuesday, March 14, 2017, the recommended proposed projects were approved by the Municipal Council. This meeting was televised. The public meetings were conducted at the City Hall Council Chamber room, 155 Market Street. Notices of the public meetings were published in the Herald News/Bergen Record, El Especial Newspaper and the Arab Voice.

Copies of the 2017 Annual Action Plan were made available to citizens for public comment from March 22, 2017 – April 22, 2017. The draft action plan was available for viewing at the Department of Community Development, 125 Ellison Street, 2nd Floor, Paterson, NJ and via the City of Paterson's website (www.patersonnj.gov).

Citizens were able to submit comments via e-mail, personal contact, phone contact and during public meetings and hearings. Responses to questions, comments and inquiries are provided in a timely manner.

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Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|--|---|--|---|---------------------|
| 1 | Public Meeting | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Arabic</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> | <p>At the 1st Public Meeting on October 22, 2016, there were 20 attendees. The City received 46 applications.</p> | <p>The City received 20 needs surveys from residents. Many of the requests were for more affordable housing and greater funding for services for youth, elderly and education.</p> | <p>Those comments that were not included in the plan included requests to fund activities where the City did not receive an application from a qualified organization and requests for activities that are not eligible for funding under any of the various HUD-funded programs.</p> | |

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| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|--|---|------------------------------|--|---------------------|
| 2 | Public Hearing | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Arabic</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> | At the 2nd Public Meeting on February 8, 2017, there was one attendee. | 0 | 0 | |
| 3 | Newspaper Ad | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Arabic</p> <p>Non-targeted/broad community</p> | <p>a) Herald News/Bergen Record,</p> <p>b) El Especial Newspaper and</p> <p>c) The Arab Voice</p> | 0 | 0 | |

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

For program year 2017-2018, the City of Paterson anticipates receiving funding for four (4) entitlement grants estimated at \$4,587,850. In addition, the City anticipates realizing \$40,000 in Program Income (PI) from the CDBG program. The City will allocate these resources to the areas with the highest needs, including the areas of minority concentration which includes the 1st, 4th and 5th Wards. A brief description of the grants and the City's allocation for the 2017-2018 program years follows:

- Community Development Block Grant (CDBG) – \$2,341,315.00 - The primary objective of the CDBG program is to develop viable communities, by providing safe, sanitary and decent housing, suitable living environments and economic opportunities for individuals with low and moderate incomes. All projects funded with CDBG funds must meet one of three national objectives: 1) principally benefit low and moderate income persons; 2) aid in the prevention and/or elimination of slum and/or blight; or 3) meet urgent community needs. Each approved activity must benefit at least 51% low and moderate income individuals and/or families.
- HOME Investment Partnerships Program (HOME) - \$685,000.00 - The purpose of the HOME program is to develop affordable housing for low and moderate income individuals and/or families. HOME funds can be used for homeowner rehabilitation, new housing construction, homebuyer activities, development of rental housing and tenant-based rental assistance.
- Emergency Solutions Grant (HESG) - \$198,039.00 - The focus of the HESG program has shifted since the name of program has changed from Emergency Shelter Grant to Emergency Solutions Grant. The primary focus is now on assisting homeless individuals in gaining stable permanent housing.
- Housing Opportunities for Persons with AIDS/HIV (HOPWA) - \$1,363,496.00 - HOPWA funds provide housing assistance and related supportive services to individuals with HIV/AIDS. These funds can be used for a wide-range of purposes, including housing, social services, program planning and development costs.

Priority Table

| Program | Source | Uses of Funds | Expected Amount Available Year 1 | Expected | Narrative Description |
|---------|--------|---------------|----------------------------------|----------|-----------------------|
|---------|--------|---------------|----------------------------------|----------|-----------------------|

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| | of Funds | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | Amount Available Reminder of ConPlan \$ | |
|------|---------------------|---|-----------------------------|--------------------------|--------------------------------|--------------|---|---|
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 2,301,315 | 40,000 | 0 | 2,341,315 | 4,117,126 | The primary objective of the CDBG program is to develop viable communities by providing safe, sanitary and decent housing, suitable living environments and economic opportunities for individuals with low and moderate incomes. All projects funded with CDBG funds must meet one of three national objectives: 1) principally benefit low and moderate income persons; 2) aid in the prevention and/or elimination of slum and/or blight; or 3) meet urgent community needs. Each approved activity must benefit at least 51% low and moderate income individuals and/or families. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder 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 | 685,000 | 0 | 0 | 685,000 | 1,370,000 | The purpose of the HOME program is to develop affordable housing for low and moderate income individuals and/or families. HOME funds can be used for homeowner rehabilitation, new housing construction, homebuyer activities, development of rental housing and tenant-based rental assistance. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|--|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOPWA | public - federal | Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA | 1,363,496 | 0 | 0 | 1,363,496 | 2,678,864 | HOPWA funds provide housing assistance and related supportive services to individuals with HIV/AIDS. These funds can be used for a wide-range of purposes, including housing, social services, program planning and development costs. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|--|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 198,039 | 0 | 0 | 198,039 | 428,090 | The focus of the HESG program has shifted since the name of program has changed from Emergency Shelter Grant to Emergency Solutions Grant. The primary focus is now on assisting homeless individuals in gaining stable permanent housing. |

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

There are two (2) of our entitlement grant resources that have match requirements; HOME and HESG. For the HOME program, the City of Paterson has a waiver in place that exempts it from the match requirements. In regards to the HESG program, the City of Paterson fulfills the match requirement through its sub-recipients. Each sub-recipient is responsible for providing their program monitor with documentation of

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their matching funds upon execution of their sub-recipient agreement. The matching funds will come from state and county sources.

The City's HOME funds leverage additional resources from the private sector in the form of construction and permanent financing and owner equity.

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 City of Paterson is not using any publicly owned land to address the needs identified in the plan.

Discussion

The City of Paterson plans to utilize the expected resources to carry out the projects and objectives outlined in this Annual Plan.

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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 | Housing Goal A | 2015 | 2019 | Affordable Housing | 1st ward, 4th ward and 5th ward | Affordable Housing | HOME: \$438,750 | Rental units constructed: 4 Household Housing Unit |
| 2 | Housing Goal B | 2015 | 2019 | Affordable Housing | 1st ward, 4th ward and 5th ward | Affordable Housing | HOME: \$102,750 | Homeowner Housing Added: 2 Household Housing Unit |
| 3 | Housing Goal D | 2015 | 2019 | Affordable Housing | City Wide | Affordable Housing | HOME: \$75,000 | Direct Financial Assistance to Homebuyers: 5 Households Assisted |
| 4 | Housing Goal E | 2015 | 2019 | Affordable Housing | City Wide | Affordable Housing | CDBG: \$50,000 | Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted |
| 5 | Homeless Goal G | 2015 | 2019 | Homeless | City Wide | Housing and Services to End Homelessness | ESG: \$91,000 | Homelessness Prevention: 100 Persons Assisted |
| 6 | Homeless Goal H | 2015 | 2019 | Homeless | City Wide | Housing and Services to End Homelessness | ESG: \$92,186 | Homelessness Prevention: 100 Persons Assisted |

Annual Action Plan
2017

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-----------------------------------|---|--|--------------------|--|
| 7 | Special Needs Goal I | 2015 | 2019 | Non-Homeless Special Needs | City Wide Passaic County Bergen County | Address Needs of Special Needs Populations | HOPWA: \$1,322,591 | Homelessness Prevention: 430 Persons Assisted |
| 8 | Community and Economic Development Goal N | 2015 | 2019 | Non-Housing Community Development | City Wide 1st ward, 4th ward and 5th ward | Community Development | CDBG: \$1,180,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 30000 Households Assisted |
| 9 | Community and Economic Development Goal O | 2015 | 2019 | Non-Housing Community Development | City Wide | Community Development | CDBG: \$643,052 | Public service activities other than Low/Moderate Income Housing Benefit: 1015 Persons Assisted |



| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-------------------------------|------------|----------|------------------------|---|---|---|------------------------|
| 11 | Program Administration Goal Q | 2015 | 2019 | Program Administration | City Wide 1st ward, 4th ward and 5th ward Passaic County Bergen County | Affordable Housing Housing and Services to End Homelessness Address Needs of Special Needs Populations Economic Development Community Development | CDBG: \$460,263 HOPWA: \$40,904 HOME: \$68,500 ESG: \$13,863 | Other: 1 Other |

Table 6 – Goals Summary

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Goal Descriptions

| | | |
|---|------------------|---|
| 1 | Goal Name | Housing Goal A |
| | Goal Description | The City plans to assist local developers with subsidy funding to develop affordable rental housing. |
| 2 | Goal Name | Housing Goal B |
| | Goal Description | The City intends to use its CHDO set aside to fund affordable new housing development |
| 3 | Goal Name | Housing Goal D |
| | Goal Description | The City plans to assist first-time low and moderate-income homebuyers with down payment and closing cost assistance. |

| | | |
|----|------------------|---|
| 4 | Goal Name | Housing Goal E |
| | Goal Description | The City will provide assistance to the Housing Authority of the City of Paterson to provide housing counseling services to low and moderate income households throughout the City. |
| 5 | Goal Name | Homeless Goal G |
| | Goal Description | Rapid rehousing and prevention services for at-risk homeless households |
| 6 | Goal Name | Homeless Goal H |
| | Goal Description | The City will provide assistance to emergency shelter and transitional housing facilities. |
| 7 | Goal Name | Special Needs Goal I |
| | Goal Description | Provide case management, vouchers services and other related housing services |
| 8 | Goal Name | Community and Economic Development Goal N |
| | Goal Description | The City will use CDBG funds to resurface roads, improve parks, develop a program to replace home heating systems for low-income households. |
| 9 | Goal Name | Community and Economic Development Goal O |
| | Goal Description | Provide funding for public services |
| 10 | Goal Name | Program Administration Goal Q |
| | Goal Description | Funding to administer the City's CDBG, HOME, HOPWA and HESG programs |

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City anticipates assisting 13 low to moderate income households with HOME funds.

 **DRAFT**

AP-35 Projects – 91.220(d)

Introduction

During the year ending 06-30-2017, the City of Paterson will use its CDBG, HOME, HESG and HOPWA funding to support the projects outlined in this section of the 2016 Annual Plan.

| # | Project Name |
|---|--|
| 1 | Affordable Housing |
| 2 | Homeless Emergency Solutions Grants |
| 3 | Housing Opportunities for Persons with AIDS (HOPWA) |
| 4 | Public Services (CDBG) |
| 5 | Public Facilities Infrastructure Improvements (CDBG) |
| 6 | Administration - CDBG |

Table 8 – Project Information

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

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

| | | |
|---|---|--|
| 1 | Project Name | Affordable Housing |
| | Target Area | City Wide |
| | Goals Supported | Housing Goal A |
| | | Housing Goal B |
| | | Housing Goal D |
| | | Program Administration Goal Q |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$75,000 |
| | Description | Provide closing cost and down payment assistance to low and moderate income households up to \$14,900.00 |
| | Target Date | 6/30/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | 13 low to moderate income households |
| | Location Description | City of Paterson |

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| | |
|---|---|
| <p>Planned Activities</p> <p>Provide closing costs and down payment assistance to five low to moderate income first time homebuyers to assist them in purchasing homes in the City of Paterson: \$75,000</p> <p>Provide funding to a local CHDO to develop for-sale affordable housing units for low to moderate income households: \$102,750</p> <p>Provide assistance to housing developers to develop affordable rental and homeownership housing units for low to moderate income residents: \$438,750</p> <p>Administration funding for the Department of Community Development at the City of Paterson to cover staff salaries and operating expenses associated with administering the HOME program estimated at 10 percent of the total HOME funds: \$68,500</p> <p>If the City receives a greater or lower allocation of HOME funds from HUD than expected, the amounts listed above will be increased or decreased proportionately from the estimated funding levels to match the actual funding allocation.</p> | <p>2</p> <p>Project Name</p> <p>Homeless Emergency Solutions Grants</p> <p>Target Area</p> <p>City Wide</p> <p>Goals Supported</p> <p>Homeless Goal G</p> <p>Homeless Goal H</p> <p>Program Administration Goal Q</p> <p>Needs Addressed</p> <p>Housing and Services to End Homelessness</p> <p>Funding</p> <p>ESG: \$198,039</p> <p>Description</p> <p>Funding for homeless prevention, rapid rehousing services, emergency shelters, transitional housing and administration of the HESG Program</p> <p>Target Date</p> <p>6/30/2018</p> |
|---|---|

| | |
|---|---|
| <p>Estimate the number and type of families that will benefit from the proposed activities</p> | <p>681 extremely low, very low and low income homeless and at risk households</p> |
| <p>Location Description</p> | <p>The City of Paterson</p> |
| <p>Planned Activities</p> | <p>Catholic Families plans to provide homeless prevention and rapid rehousing services to 100 households at their facility located at 24 DeGrasse Street, Paterson, NJ. \$91,000.00</p> <p>Assistance to Eva's Village to operate an emergency overnight shelter for 190 homeless women located at 393 Main Street, Paterson, NJ. \$22,910.00</p> <p>Assistance to Passaic County Women's Center to operate an emergency shelter for 90 women with children at 669 14th Avenue, Paterson, NJ. \$7,266.00</p> <p>Assistance to St Paul's CDC to operate an emergency overnight shelter for 100 homeless men located at 451 Van Houten Street, Paterson, NJ. \$22,010.07</p> <p>Assistance to Paterson Task Force to operate an emergency shelter facility for 100 homeless adults and youth located at 36-38 Circle Drive, Paterson, NJ. \$20,000.00</p> <p>Assistance to Hispanic Multi-Purpose Service Center to renovate an emergency shelter. \$20,000</p> <p>Administration funding for the Department of Community Development at the City of Paterson to cover staff salaries and operating expenses associated with administering the HESG program estimated at 7.5 percent of the grant amount. \$14,852.93</p> <p>If the City receives a greater or lower allocation of HESG funds from HUD than expected, the amounts listed above will be increased or decreased proportionately from the estimated funding levels to match the actual funding allocation.</p> |
| <p>3 Project Name</p> | <p>Housing Opportunities For Persons With AIDS (HOPWA)</p> |
| <p>Target Area</p> | <p>City of Paterson Passaic County Bergen County</p> |

| | |
|--|---|
| Goals Supported | Special Needs Goal I Program Administration Goal Q |
| Needs Addressed | Address Needs of Special Needs Populations |
| Funding | HOPWA: \$1,363,496 |
| Description | Provide support funding for organizations in the City of Paterson, Passaic County and Bergen County that assist residents living with HIV/AIDS. |
| Target Date | 6/30/2018 |
| Estimate the number and type of families that will benefit from the proposed activities | 425 persons living with HIV/AIDS |
| Location Description | One Bergen County Plaza, 2nd Floor, Hackensack, NJ 149 Hudson Street, Hackensack, NJ 40 Van Houten Street, Paterson, NJ 286 Passaic Street, Passaic, NJ 100 Hamilton Plaza, Suite 1406, Paterson, NJ 508 Straight Street, Paterson, NJ 125 Ellison Street, Paterson, NJ |

| | |
|---|---|
| <p>Planned Activities</p> <p>The Housing Authority of Bergen County will provide case management, tenant-based rental assistance vouchers services and other housing related services to 35 persons living with HIV/AIDS in Bergen County: \$397,000.00</p> <p>Support funding for the Buddies of New Jersey to provide case management, vouchers and other housing related services as well as six project-based housing units for persons living with HIV/AIDS in Bergen County: \$150,001.00</p> <p>The Housing Authority of the City of Paterson will provide case management, tenant-based rental assistance, vouchers services and other housing related services to persons living with HIV/AIDS in Passaic County: \$529,000.00</p> <p>The Passaic Alliance Program of the City of Passaic Department of Human Services will provide case management, vouchers services and other housing related services to 05 persons living with HIV/AIDS in Passaic County: \$120,000</p> <p>CAPCO will provide case management, rental and utility assistance, nutrition counseling, transportation and other housing related services for 100 persons living with HIV/AIDS in Passaic County: \$66,590.00</p> <p>Straight & Narrow will provide case management, rental and utility assistance, nutrition counseling, transportation and other housing related services for 50 persons living with HIV/AIDS in Passaic County: \$60,000</p> <p>Administrative funding for the Department of Human Services at the City of Paterson to cover staff salaries and operating expenses associated with administering the HOPWA program estimated at three percent of the HOPWA funds: \$40,905.00</p> <p>If the City receives a greater or lower allocation of HOPWA funds from HUD than expected, the amounts listed above will be increased or decreased proportionately from the estimated funding levels to match the actual funding allocation.</p> | <p>4</p> <p>Project Name</p> <p>Public Services (CDBG)</p> <p>Target Area</p> <p>City Wide</p> |
|---|---|

| | |
|--|--|
| Goals Supported | Housing Goal E Community and Economic Development Goal L Community and Economic Development Goal O |
| Needs Addressed | Community Development |
| Funding | CDBG: \$693,052 |
| Description | Support funding for public services to low and moderate income residents in the City |
| Target Date | 6/30/2018 |
| Estimate the number and type of families that will benefit from the proposed activities | 2,330 extremely low, very low, low and moderate income residents, including children and youth, seniors, special needs residents, unemployed and under employed residents. |
| Location Description | City of Paterson, NJ |

| | |
|---|--|
| | <p>Planned Activities</p> <p>The Office of Neighborhood Assistance will provide public services, including referral, food vouchers, job training and transportation to 500 extremely low and low income residents of the City of Paterson: \$62,000.00</p> <p>OASIS will provide workplace readiness education and training from their office at 59 Mill Street to 100 unemployed and under employed low to moderate income residents in the City: \$50,000.00</p> <p>The Boys and Girls Club of Paterson will provide homework tutoring from their facility located at 264 21st Avenue to 400 low to moderate income children and youth living in the City of Paterson: \$60,000.00</p> <p>The Housing Authority of the City of Paterson will provide fair housing and housing counseling services from their offices located at 60 Van Houten Street to 20 low to moderate income area residents: \$50,000.00</p> <p>New Jersey CDC will supervise 50 low income program participants and will help identify, plan and oversee projects within the Great Falls Neighborhood as part of their Junior Youthbuild Program. In addition, NJCDC will provide the participants with resume' building, job coaching and interview training: \$75,000.00</p> <p>New Jersey CDC's Birch Arms Mental Health Services will provide mental health counseling to 15 low/mod income older residents with mental health challenges living in their facility located at 65 Birch Street: \$50,000.00</p> <p>St Pauls CDC will provide job training services in building maintenance from their offices located at 301 Main Street to 40 unemployed and underemployed low-income residents living in the City: \$50,000.00</p> <p>Catholic Families will provide activities and services from their facilities located at 195 20th Avenue to 300 low to moderate income seniors living in the City of Paterson: \$85,000.00</p> <p>Grandparents Relative Care Resource Center Services will provide legal, referral and other social supportive services to 875 very low, low to moderate income custodial grandparent headed households from their offices located at 257-59 Rosa Parks Blvd: \$40,000.00</p> <p>Contingency Funds in the amount of \$171,052.00 will be allocated to additional projects to the extent the funds are available from HUD. In the amount HUD funds the City less funds than anticipated, these funds will not be allocated and the City will proportionately reduce funding to the Housing Authority of the City of Paterson, New Jersey CDCD's YouthBuild Program and New Jersey CDC's mental health services</p> |
| 5 | Public Facilities & Infrastructure Improvements (CDBG) |
| | City Wide |

| | |
|--|---|
| Goals Supported | Community and Economic Development Goal N |
| Needs Addressed | Community Development |
| Funding | CDBG: \$1,180,000 |
| Description | Support funding for the Department of Public Works at the City of Paterson to undertake park improvement projects and develop a recycling center, the Paterson Boys & Girls Club to perform renovations to their gym, the Paterson Public Library to install improve the security features of their Totowa and South Paterson Branches and the Paterson Fire Department to purchase life support equipment. |
| Target Date | 6/30/2018 |
| Estimate the number and type of families that will benefit from the proposed activities | 146,000 residents, the majority of which low to moderate income area benefit. |
| Location Description | The City of Paterson |

| | |
|--|---|
| <p>Planned Activities</p> <p>The Department of Public Works at the City of Paterson will implement park improvements in parks located in low to moderate income areas of the City: \$50,000.00</p> <p>The Department of Public Works at the City of Paterson will construct a new recycling center in the City that will benefit all City residents, the majority of which are low to moderate income: \$200,000.00</p> <p>The Boys and Girls Club of Paterson will undertake improvements to the gymnasium at their facility located at 264 21st Avenue that will benefit all City residents, the majority of which are low to moderate income: \$110,000.00</p> <p>The Paterson Public Library will install security cameras at their Totowa Branch located at 405 Union Avenue which serves 15,400 residents of which the majority are low to moderate income: \$10,000.00</p> <p>The Paterson Public Library will install security cameras at their Southside Branch located at 30 Main Street which serves 18,700 residents of which the majority are low to moderate income: \$10,000.00</p> <p>The Paterson Fire Department will purchase four new fire engines to support life safety activities at four fire stations in low to moderate income areas of the City of Paterson. These four stations serve low to moderate income areas in the City: \$800,000.00</p> | <p>6</p> <p>Project Name Administration - CDBG</p> <p>Target Area City Wide 1st ward, 4th ward and 5th ward</p> <p>Goals Supported Program Administration Goal Q</p> <p>Needs Addressed Economic Development Community Development</p> <p>Funding CDBG: \$468,263</p> <p>Description Funding to administer the CDBG Program at the City of Paterson.</p> <p>Target Date 6/30/2018</p> |
|--|---|

| | |
|--|--|
| <p>Estimate the number and type of families that will benefit from the proposed activities</p> | <p>125 Ellison Street, Paterson, NJ</p> <p>Funding for the Department of Community Development at the City of Paterson to cover staff salaries and operating expenses associated with administering the CDBG program estimated at 20 percent of the grant amount (\$2,301,315.00), and 20 percent of the anticipated program income in the amount of \$40,000.00: \$468,263.00</p> |
|--|--|

AP-50 Geographic Distribution – 91.220(f)

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

Historically, the City of Paterson's primary focus has been the areas containing the largest concentration of very low, low and moderate-income residents. These concentrated areas are located within the City's 1st, 4th, and 5th Wards. The commitment to these Wards was determined by statistical data derived from both census tracts and census block group data; culminating into sufficient numbers to warrant the City of Paterson designating them primary areas in which to focus on HUD's goals of suitable living, decent affordable housing and economic opportunities.

Geographic Distribution

| Target Area | Percentage of Funds |
|---------------------------------|----------------------------|
| City Wide | 50 |
| 1st ward, 4th ward and 5th ward | 30 |
| Passaic County | 10 |
| Bergen County | 10 |

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

During 2014, the City of Paterson hired consultant group, Heyer, Gruel and Associates to complete the City's 2015 Master Plan. As part of the Master Plan planning process, the consultants conducted Community Outreach Meetings in every Ward within the City. Notices were sent out as well as, transmitted via social media city-wide to residents, community leaders, activists, churches, businesses, educational institutions, etc. The purpose of these meetings was to encourage community input in the overall Master Plan process. Through this outreach, the City has interpreted the feedback Ward by Ward allowing the City to address the specific needs in each area when applicable.

HOPWA funding will be used to support activities in Passaic and Bergen Counties

Discussion

The Geographic Distribution is discussed in the sections above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Paterson's Housing priorities remain consistent with its' 2015-2019 Consolidated Plan. The housing priorities outlined at that time were as follows:

- Increase affordable rental housing opportunities for very low and low-income households
- Provide new affordable homeownership opportunities for low and moderate income households
- Increase availability of sustainable housing options
- Provide housing counseling for first-time homebuyers and current homeowners

While the City remains committed to assisting existing low to moderate income homeowners with repairs to their homes, funds from previous budgets have yet to be fully depleted so the 2017 Annual Action Plan does not allocate any new resources to this program.

| One Year Goals for the Number of Households to be Supported | |
|---|-----|
| Homeless | 300 |
| Non-Homeless | 250 |
| Special-Needs | 365 |
| Total | 915 |

Table 11 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|-----|
| Rental Assistance | 276 |
| The Production of New Units | 63 |
| Rehab of Existing Units | 12 |
| Acquisition of Existing Units | 0 |
| Total | 351 |

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the City of Paterson (HACP) is the designated Public Housing Authority in the City of Paterson. The City works in partnership with the HACP to identify housing needs and provide resources from the City's entitlement programs to assist with the development of new housing opportunities for extremely low and very low income residents, including residents in the HACP inventory of public housing units.

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

The HACP continually strives to improve its portfolio of public housing and create new housing opportunities for low and very low income households in the City of Paterson. The HACP is currently developing Alexander Hamilton Phase IV of the HACP's HOPE VI program. This final phase includes the development of twenty-five (25) homeownership units of which twenty three (23) will be affordable to families up to 80% of the area median income and two (2) will be sold at market rate. This is an effort to provide decent affordable housing to a wide range of families and continue to create a truly mixed-income community. The City of Paterson has provided the HACP with \$1.8 million in previous year's HOME funds to partially fund the construction of the twenty-three affordable units at this development. The City is currently working in partnership with the HACP to ensure these funds are administered properly. The project is under construction and several homes have been sold to income-eligible households.

The HACP has begun the predevelopment work on a new housing development, which will create 19 units of new affordable rental housing for veterans. The City of Paterson has committed \$1.4 million in previous year's HOME funds to this project and over the next year will be working in partnership with the HACP to ensure these funds are administered properly.

HACP has committed a \$289,500 predevelopment loan for design and engineering activities associated with the development of 24,000 square feet Early Education Facility for children up to 5 years old. The project is expected to serve up to 192 children and will be constructed with state educational requirements.

HACP has completed construction of the first phase of a redevelopment of a 2.07 acre site located in the City's 4th Ward. The first phase consists of a new four story building that contains 70 units of affordable housing for seniors. The site, which was a former brewery and dye factory, had long been vacant and was a blighting influence on the community. The HACP has completed extensive environmental remediation on the site and has committed over \$2.3 million towards the development. Future phases on this site will include additional affordable rental housing units for seniors and either rental or homeownership housing units for families.

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

The Housing Authority of the City of Paterson continues to make efforts in using affordable housing as a platform to encourage residents to be involved in both management and self-sufficiency opportunities. Initiatives are currently in place that will extend throughout next year to afford public housing residents opportunities for meaningful management participation. These initiatives include the following:

1. The HACP encourages the continued development of Resident Councils. Each public housing development has an active council. The property manager and administrative liaison attend and participate in each monthly resident council meeting.
2. The RAB (Resident Advisory Board) is made up of resident council members of the executive branch who meet several times annually to review policy changes, CFP performance reports and provide meaningful comment.
3. The Executive Committee members of each resident council meet with the Executive Director and staff liaison semimonthly to discuss management issues.
4. The HACP provides 24CFR 964.150 (when available) Funding for Tenant Participation and offers assistance with administrative oversight.
5. The HACP is a HUD Certified Housing Counseling Agency offering both pre purchase and foreclosure counseling. HACP also offers Fair Housing counseling to residents in the City. The City is providing CDBG resources to support HACP's housing counseling program, including the administering of the Fair Housing counseling services. Housing counseling classes are offered monthly and residents are encouraged to participate free of charge. In addition Section 8 residents are encouraged to utilize their voucher to purchase a home. The HACP works closely with financial institutions and families to secure mortgages. The participants receive pre and post homeownership counseling sessions, as well as money management, credit history reports, etc. The HACP has a Certified Professional Housing Counselor on staff to provide homeownership counseling for first-time homebuyers.

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

The Housing Authority of the City of Paterson is not designated as "troubled".

Discussion

The City of Paterson will continue to work with the HACP to create new affordable housing opportunities in mixed-income communities that benefit public housing residents in the City. These developments are assisting the City to revitalize once troubled neighborhoods into more stable communities.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Paterson primarily uses their HESG and HOPWA funds to address the needs of homeless and other special needs populations. In addition, HOME funds have been used to address the housing needs of seniors and the City has committed to using HOME funds to develop affordable housing for veterans.

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 City uses HESG funds to provide resources to several organizations that perform outreach and assessment to homeless persons. These organizations include Catholic Charities, Passaic County Women's Center, Hispanic Multi-Purpose Service Center, Paterson Task Force, St Paul's, St Peter's, Eva's Village and New Jersey CDC.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City uses HESG funds to provide resources to several organizations that address the emergency shelter and transitional housing needs of homeless persons. These organizations include Passaic County Women's Center, Hispanic Multi-Purpose Service Center, Paterson Task Force, St Paul's, St Peter's, and Eva's Village.

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

Through its funding of public service and public facility activities, the City will support the efforts of organizations that seek to develop affordable housing for the elderly and frail elderly as well as those organizations that provide services to the elderly and frail elderly. Over the next year, the City will:

- Continue to support activities that provide affordable housing for elderly and frail elderly residents at or below 50% of area median income.
- Continue to support activities that provide the elderly and frail elderly with benefits counseling, care coordination, transportation, and other services.

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.

The City will aid the efforts of area organizations that provide supportive services and housing options to persons with mental illness. Over the next year, the City will:

- Continue to offer support and assistance to local agencies that provide supportive services and outreach programs to individuals with mental illness, including New Jersey CDC with funding for their Birch Arms Mental Health Services.
- Increase the supply of transitional and permanent supportive housing facilities for persons with mental illness and mental disabilities. These facilities also provide case management services to residents.

The City will aid the efforts of area organizations that provide supportive services and housing options to disabled persons. Over the next year, the City will:

- Continue to offer support to local agencies that provide outreach programs to individuals with drug and alcohol problems.
- Increase the supply of transitional and permanent supportive housing for individuals with drug and alcohol addiction.

Through various federal funding sources, the City will support area organizations that provide supportive services and affordable housing options for people living with HIV/AIDS. This includes recipients of federal HOPWA funds. Over the next year, the City will:

- Continue to support efforts that provide affordable housing to people living with HIV/AIDS.
- Continue to support organizations that provide supportive services to people living with HIV/AIDS.

Discussion

It is increasingly difficult for the City of Paterson to fund non-homeless special needs projects, due to the limited amount of funding the City receives annually to support housing and community development initiatives and the increasing amount of basic community needs resulting from current economic conditions. However, other resources are available on the federal, state, and local levels that area organizations can solicit to help provide affordable housing opportunities and supportive services to Paterson's non-homeless special needs populations.

The City will continue to support the efforts of local and regional organizations that provide housing and supportive services to non-homeless special needs individuals.

AP-70 HOPWA Goals – 91.220 (I)(3)

| One year goals for the number of households to be provided housing through the use of HOPWA for: | |
|--|-----|
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family | 27 |
| Tenant-based rental assistance | 276 |
| Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds | 50 |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds | 50 |
| Total | 403 |

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The Department of Community Development continues to implement several strategies to eliminate barriers to affordable housing. These strategies include the expansion of affordable housing opportunities with funding made available through the HOME Program, the First-Time Homebuyer Program, a renewed commitment to expanding housing through the CHDO program, construction of affordable rental housing and/or the conversion of those new construction HOME funded units that have remained unsold due to the economy.

The primary barrier is the continued cuts in funding, and the limited amount of other sources to provide long-term housing. The rents that landlords charge continue to rise, while the numbers of new affordable units have not increased in the area. The waiting lists for permanent housing programs such as the HOPWA assistance programs, Section 8 waiting list, and HIV residence facilities throughout Bergen/Passaic Counties continues to also be a barrier. The rising cost of food, and the lack of available jobs makes it difficult for clients to secure sustainable employment sufficient to support their households. There are declines in the ability to obtain and or maintain medical insurance and healthcare. Maintaining income and employment are partially due to an unskilled workforce and language barriers in conjunction with rising cost of living for essentials such as rent, security deposits, utilities, food, and transportation.

It would be of great value if a list of possible resources such as federal and state grants, private and public foundations that assist in housing could be more assessable to the program.

It continues to be difficult meeting the housing needs of people living with HIV/AIDS with the continuing rise in rents, and the lack of residence facilities, as well as the waiting list for Section 8.

An increasing challenge that the City faces in delivering affordable housing is the ever increasing myriad of rules, regulations, requirements, reporting and planning imposed by HUD to implement the four HUD-funded programs. Due to funding cuts from HUD, the City is working with a skeletal staff and yet HUD expects more and more from the City leaving little time to devote to working with new grantees and cultivating additional resources to supplement our community development efforts.

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

To encourage more “developer” participation, the Department of Community Development will continue to seek ways to improve the capacity of housing development, and to streamline various aspects of the funding proposal, contracting and the procurement process.

Notwithstanding the above, the current reality is the cost of housing; economic structure and tax structure within the City of Paterson all have major impact on the development, improvement, and maintenance of affordable housing. Yet, the focus is directed on both getting our current available affordable housing stock leased up and/or sold; directing our first-time homebuyers to our current program, as well as providing rehabilitative dollars to current homeowners to perform essential improvements to stabilize low to mod income area neighborhoods, generate pride and a renewed interest for new homebuyers.

As stated in the City’s Analysis of Impediments to Fair Housing Choice, the overall cost of housing impacts housing choice and affordability. The Department of Community Development will continue to review its experience in the funding of affordable housing projects and, where possible, seek Municipal Council action to remove non-financial obstacles.

Consistent with the objectives and priority needs identified in the City’s Consolidated Plan; the City will continue to:

- Review alternatives to maximize use of HUD funds, such as seeking other public funding sources, private investment and increasing the efficiency of program operations.
- Foster greater sharing and coordination of information among agencies and citizens.
- Where/when possible, offering help to residents in need of obtaining and retaining affordable housing.

The City of Paterson’s 2015 Master Plan, which has been completed and adopted by the City’s Planning Board on March 24, 2014, will be a guide for the use of land throughout the City in order to protect the public health and safety and to promote the general welfare.

Discussion

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The City's Affirmative Marketing Plan applies to all low and moderate income housing units created in the City of Paterson and housing projects containing 5 or more units. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups within Paterson's housing region, regardless of color, race, gender, religion, handicap, sexual orientation, gender expression, age or number of children (unless units are age-restricted)sex, age or number of children (unless units are age-restricted), familial status or national origin to affordable housing units created within the City. The plan prohibits discrimination in the sale, rental, financing or other services related to housing on the basis of color, race, sex., religion, handicap, age (except for designated age-restricted units), familial status or national origin.

The City's established procedures require:

- Advertising at least 120 days prior to rent up in local newspapers including those in other languages and utilizing the grantees affirmative marketing policy
- Each owner must provide an opportunity for applicants to receive counseling on such topics as budget, credit, lease and foreclosure
- Providing copies of all marketing material to a listing of local agencies and offices where interested applicants may have access to the material

Outreach for all newspaper articles, advertisements, announcements and requests for applications pertaining to low moderate income housing units shall appear in the following daily regional newspapers.

- Herald News/Bergen Record
- Arab Voice
- El Especialito

The primary marketing shall take the form of a least one press release sent to the above publications and a paid display advertisement in each of the above newspapers. Additional advertising and publicity shall be on an "as needed" basis.

The advertisement shall include a description of the following:

1. Street address (es) of the units;

2. Directions to the housing units;
3. Number of units currently available;
4. The bedroom size (s) of the units;
5. The minimum/maximum household sizes;
6. The minimum/maximum income permitted to qualify for the housing units
7. Contact information regarding potential issues and questions;
8. The sales price of the units;
9. Where and how applications may be obtained, including business hours at each location

Actions planned to foster and maintain affordable housing

All HOME-assisted projects must remain affordable to and occupied by low and/or moderate-income households. The table below provides the minimum period of affordability over which HOME-assisted units must remain affordable.

The City of Paterson continues to monitor its past and current sub-recipients to ensure their compliance with the long-term affordability requirements of the HOME program. A program monitor has been specifically assigned to review compliance via on-site inspections as set forth in the HOME regulations. These on-site inspections are conducted at minimum once per program year.

The City may use either the Resale or Recapture provisions to ensure compliance with HOME regulations, depending on the particular program or neighborhood goal that the City has identified. The City will allow low-income homebuyers that have used HOME assistance for down-payment or closing costs to utilize the recapture provisions, while homebuyers that benefit from a large amount of HOME subsidy for the construction or rehabilitation of a HOME-assisted for-sale unit, will be required to adhere to the resale provisions in the HUD regulations. These provisions will be imposed on any developer's, sub-recipients or CHDOs participating in home-buyer programs.

The City of Paterson will utilize the uncapped and capped income limits for the CDBG and HOME programs as outlined in the table below.

Install Table

Actions planned to reduce lead-based paint hazards

It is commonly known that a large portion of the City of Paterson's homeowner and rental housing stock was built pre-1978, when the use of lead based paint was standard. As a result, we have had to historically implement and/or participate in various programs that aid in eradicating this situation.

The adoption of the City of Paterson's Lead Ordinance was implemented to provide notice and to give owners and occupants insight as to whether lead hazards are present or not in a rental property, prior to occupying the dwelling unit or property. After the inspection is completed, a certificate with the raised City seal is given to the owner within two weeks and a copy of the certificate is mailed to the tenant. The certificate is part of the process necessary to obtain a re-rental certificate.

The Paterson Division of Health provides nursing case management, lead inspections and free blood lead screenings to children. Public health nurses are assigned to families of children who have elevated blood lead levels. Scheduled home visits are made by public health nurses who perform physical, social and developmental assessments; provide health education, and make referrals to other community agencies. Lead inspections of the residence are performed by a certified lead inspector/risk assessor to determine if the source of the lead is the paint; which is usually the case.

In addition to lead paint being the main source of poisoning in children, it has been determined through nursing case management assessments that sources such as pottery, spices and jewelry from different countries contribute to a small percentage of the cases. Free blood lead screenings are offered to children from 6 months of age at the Paterson Division of Health each Wednesday.

The Department of Community Development in conjunction with the City of Paterson's Department of Health & Human Services, expect to continue using the following strategies to evaluate and reduce lead-based paint hazards:

- Require trained lead inspector/risk assessors licensed by the State of New Jersey Department of Health and Senior Services in the Paterson Division of Health to periodically inspect abatement projects.
- Ensure that a Lead Inspector/Risk Assessor is dispatched to a child's home within 48 hours of the City receiving notification of the child's poisoning.
- Apply for lead grants from other state and federal agencies as well as private foundations.
- Educate First Time Homebuyers on both the dangers of lead poisoning and measures to prevent lead poisoning.

Contractors performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and follow specific work practices to prevent lead contamination. The new Environmental Protection Agency rules include pre-renovation advisement requirements as well as training, certification, and work practice requirements.

Actions planned to reduce the number of poverty-level families

The City's strategy to reduce poverty remains the same, by empowering low income individuals and families via our neighborhood assistance referral programs; offering qualified applicants rehabilitative dollars thereby improving neighborhoods; encouraging revitalization within the targeted neighborhoods, reducing the housing cost burden of families of poverty and low income, as well as improving the housing stock.

Job creation will be a major focus. Working in conjunction with the Division of Economic Development, we will focus on assisting current businesses with regard to expansion; as well as encouraging new startup businesses via our business loans and tax base enhancements; with the specific goal of job creation. By accessing other funds the City will work to provide employment opportunities within the community where people live. The City will implement Section 3 Employment and Contracting policies on all applicable contracts, ensuring outreach to low-income City residents when job opportunities are created by HUD-funded activities.

The City continues to work with a wide range of social service agencies that provide direct services to low income people. Many of these services are aimed at developing economic self-sufficiency and life skills. These agencies include emergency and transitional housing facilities that provide focused services empowering people to overcome issues that prevent them from rising out of poverty. Day care, health care, mental health and substance abuse treatment, literacy education (including ESL and financial literacy), and job training are essential ingredients.

As stated in our 2014 Consolidated Annual Performance Evaluation Report, poverty is a function of income. Factors that affect income include education, job training, and employment. The City, by itself, has very little control over the factors that cause poverty. Such factors include unemployment, substance abuse issues, and lack of transportation options to get to and from work, to name a few.

Ultimately, federal and state policies on welfare, health care, and the minimum wage are crucial factors in the fight to address and reduce poverty. The City will continue to provide incentives for businesses to locate in low income areas, to support organizations that provide job training and placement services, to support homeless prevention activities, and to preserve and improve affordable housing options, as part of its strategy to prevent and alleviate poverty in Paterson.

Actions planned to develop institutional structure

The Department of Community Development has advised staff members working on HUD-funded programs to begin/continue participating in the One CPD Learn portal that offers diverse webinars which aid in the efficient management of all our government-approved funding sources.

The staff of the Department of Community Development will continue to participate in training sessions when applicable, that are offered at the HUD Newark Field Office and/or, in close proximity of Paterson, NJ. The City of Paterson is under a memorandum of understanding with the State of New Jersey, and therefore, overnight travel is limited and must be pre-approved by this entity.

The City of Paterson has been awarded a Service Agreement with Rutgers, The State University of New Jersey. The purpose of this agreement is to provide local planning technical assistance services for the Together North Jersey Local Government Capacity Grant Program, which has been executed by the North Jersey Transportation Planning Authority, Inc. (NJTPA) and New Jersey Institute of Technology (NJIT). The purpose of same is to conduct a study on Crime Prevention through Environmental Design (CPTED) by surveying selected areas of the city to assess how community safety and the perception thereof, can be improved through designing a physical environment that positively influences human behavior. Summarily, CPTED is a community toolkit designed for identifying, preventing and solving local crime problems, as well as promoting business and economic development.

The City of Paterson has also adopted a program which, in essence, engages the community's participation in tracking/reporting vacant and abandoned properties throughout the City.

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

As with past years, the review and recommendations of the requests for proposals received for Community Development Block Grant and HOME Investment Partnership Program funding were conducted by review teams comprised of staff members and consultants. The recommendations made by the review teams were scored and ranked and then forwarded to the Mayor for his consideration. All final recommendations are set forth in a resolution and approved by the Municipal Council to submit the 2017 Annual Action Plan to the United States Department of Housing and Urban Development.

The City of Paterson also continues its participation with the Continuum of Care (CoC), which is administered by the Passaic County Department of Human Services. A representative from the Department of Community Development attends the CoC meetings, which are held monthly, usually the 4th Thursday of each month.

Finally, the City coordinates our housing development strategies with the Housing Authority of the City of Paterson to assist with funding opportunities and to strengthen future developments of the HACP with housing programs of other organizations receiving City assistance.

Discussion

Program Specific Requirements

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

Introduction

The City strives to ensure that funding under the various entitlement programs is used in accordance with all federal regulations, requirements and restrictions. Although the Department of Community Development is operating with a skeletal staff, we are implementing policies to ensure that funds are spent in a timely manner.

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 |
| Total Program Income: | 0 |

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

The City of Paterson does not intend to use its HOME funds for any form of assistance that is not set forth in 24 CFR 92.205b.

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

The City may use either the Resale or Recapture provisions to ensure compliance with HOME regulations, depending on the particular program or neighborhood goal that the City has identified. The City will allow low-income homebuyers that have used HOME assistance for down-payment or closing costs to utilize the recapture provisions, while homebuyers that benefit from a large amount of HOME subsidy for the construction or rehabilitation of a HOME-assisted for-sale unit, will be required to adhere to the resale provisions in the HUD regulations. These provisions will be imposed on any developer's, sub-recipients or CHDOs participating in home-buyer programs.

- **HOME Resale Provisions** – When the City uses HOME funds to assist the cost of construction or rehabilitation of housing to be sold to a low-income household, the City will use Resale restrictions to ensure that HOME funds are used to preserve affordability of the HOME-assisted unit. The affordability period will be based on the total amount of HOME funds used to assist the property and the buyer. The homebuyer must sell to another Low-Income homebuyer (as defined by HUD), with the new home being affordable to the new buyer. The new homebuyer may not pay more than 35 percent of gross income for Principal, Interest, Taxes and Insurance (PITI). In certain circumstances, the City may permit the new homebuyer to assume the City loan and affordability restrictions, i.e., the City will not require the full repayment of the initial HOME subsidy. The HOME subsidy would be transferred to the new buyer in the form of a deferred repayment down-payment assistance loan.

As required under the HUD regulations, the homebuyer for whom a resale restriction is enforced will be allowed a fair return when selling to another income eligible buyer plus any cash down payment made by the seller at the time the seller purchased the home and the cost of any capital improvements made to the home by the seller. The seller (i.e., the original buyer) will be allowed the lesser of a 4 percent annual appreciation on the original purchase price or the original purchase price of the home as adjusted by the accumulated percentage of change in the COAH Regional resale increase during the period of ownership as per N.J.A.C. 5:94-7.2 (b) 2.

During the period of affordability, the last recorded purchase price will generally be the minimum

restricted price at the time of resale. Neither the minimum nor the maximum restricted resale price is guaranteed to the owner. If the restricted price exceeds the actual market value, the owner may have to accept the lower price. HOME-assisted units must be maintained in good condition in order to receive the maximum restricted price.

HOME Recapture Provisions – For homebuyers that are provided HOME funds for down-payment and closing cost assistance, the City will exercise the recapture option as outlined and in accordance with CFR Section 92.254 (5) (ii) (A). The City will recapture the entire amount of the HOME investment (i.e., direct subsidy) from the borrower provided there are net proceeds sufficient to repay the City loan. Under the recapture provisions, HOME affordability restrictions will be removed from the property and the property may be sold without sales restrictions (i.e. at market rate and/or to a non-low-income purchaser). Net proceeds are equal to the sales price, minus superior loan repayments, and closing costs. If net proceeds are insufficient to pay off the City's principal and any interest that may have accrued, the balance of unpaid principal and interest shall be forgiven. All HOME repayments from homebuyers will be used for HOME-eligible purposes. The City loan will also become immediately due and payable if the property ceases to be used by the borrower as their primary residence, in accordance with 24 CFR Section 92.254.

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:

The City of Paterson typically does not use its HOME funds to acquire affordable housing units. In the event that the City uses its HOME funds to acquire affordable housing unit, the affordability restrictions will be in place for the duration of time that the City retains ownership of the affordable housing units but not longer than the period of time stipulated by HUD in CFR Section 92.252(e). If the affordable housing units are sold or transferred to a developer/owner during the affordability period, the City will impose long-term affordability restrictions on the housing units in accordance with CFR Section 92.252(e). In the event the developer/owner of the affordable housing units sells or transfers ownership to another entity during the affordability period, the City will exercise the recapture option as outlined and in accordance with CFR Section 92.254 (5) (ii) (A). The City will recapture the entire amount of the HOME investment from the developer/owner.

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:

The City of Paterson will not be using its HOME funds to re-finance existing housing debt for multifamily housing that is being rehabilitated with HOME funds.

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

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

The CoC is currently in the process of creating a set of new program standards based on the new regulations established by HUD. The CoC is convening the Passaic County Inter-Agency Council on Homelessness which is a committee of stakeholders and interested parties. The purpose of this Council will be to oversee creating of the new written standards for HESG funding.

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 City of Paterson works with a variety of housing, social and health service organizations to meet the needs of homeless persons. The lead group exploring ongoing issues of homelessness is the Passaic County Continuum of Care (CoC), recognized by the U.S. Department of Housing and Urban Development as the local planning and decision-making body on programs funded with HUD's homeless assistance programs.

The CoC plans and manages the homeless system's coordination through an ongoing collaboration of public and non-profit agencies, grantors, advocacy groups and formerly homeless individuals. Monthly CoC meetings and regular meetings of several issue-specific committees deal with topics such as the level of system integration, progress on action steps in the plan to prevent and end homelessness, joint funding proposals and researching best practices through visits to other communities. The meetings provide an important venue for consumers, providers and grantors to identify system-wide gaps and community-based solutions. In addition to the monthly meetings, all stakeholders routinely work together to identify needs, set priorities and strategy, eliminate duplication, evaluate, coordinate and improve services and the delivery system.

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).

The City attends the monthly meetings of the CoC to coordinate the services funded by the City with those provided by other organizations in the County. The City hosted a meeting with the Chair of the CoC and the CoC's consultants to discuss funding priorities in the County and obtain feedback on the ways in which the City should allocate its allocation of HESG funds. It was determined that the CoC is focusing their resources on permanent housing with supportive services to address the issues of homelessness in the County. They view this as the optimal strategy for assisting homeless and at-risk individuals and families. While the CoC is focusing their efforts on permanent housing for homeless and at-risk homeless individuals and families, the City is using their HESG funding to address the other areas in the spectrum of continuum of care for homeless individuals and

family. These include homeless prevention, assisting the operations and essential services provided by emergency shelters, assisting the operations and essential services provided by targeted transitional housing and funding rapid rehousing initiatives. This coordinated approach between the CoC and the City is helping to ensure that all services are available to the population of homeless individuals and families.

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.

The City of Paterson will meet the homeless participation requirements as set forth in 24 CFR 576.405(a)

5. Describe performance standards for evaluating ESG.

The current performance standards are as follows:

- At least 77 percent of persons exiting permanent housing programs have been stable in housing for six months or longer.
- At least 65 percent of households exiting transitional housing exit to a permanent housing placement.
- At least 20 percent of all households exiting any program supported with HESG funds through the City will have employment income.

By adhering to these performance standards, the City anticipates that they will be more effective at designing their programs so that homelessness is effectively shortened and reduced. The City will use the performance standards in determining success rates their individual grantees have at addressing the issue of homelessness. Those grantees that are able to document success through meeting or exceeding the performance measures will be given priority consideration for future funding from the City. Those grantees that fall short of meeting the performance standards will be recommended for technical assistance to identify obstacles in meeting the performance standards and help improve their program outcomes.

Discussion

Paterson Annual Action Plan – 2017-18 Required Documents

Achievements to date in implementing the 2016-17 Annual Plan

Provide the date of the first public meeting, the number of attendees and any comments received.

Provide the date of the second public meeting, the number of attendees and any comments received.

City Agencies and organizations consulted in the planning process. Last year the City had the following:

1. Housing Authority of the City of Paterson
2. Habitat for Humanity
3. Paterson Task Force/Hilltop Heights Family Shelter
4. NJCDC
5. Greater Paterson OIC
6. Hispanic Multi-Purpose Service Center
7. Boys and Girls Club of Paterson
8. St Paul's CDC
9. Oasis
10. Eva's Village Hope Center
11. Passaic County Human Services Dept
12. Catholic Families & Community Services
13. St Peter's Haven

Other planning efforts consider. Last year the City had the following:

1. Continuum of Care
2. Paterson Department of Health & Human Services
3. Five Year Master Plan
4. Public Housing Plan
5. Passaic County Consolidated Plan

Allocations from HUD of CDBG, HOME, ESG and HOPWA funds.

Is Paterson finished with repaid CDBG funds?

Where is the Hispanic Multi-Purpose Service Center's project located and what will the project entail?

What are the anticipated beneficiaries of the CDBG public facility improvement projects?

1. Park Improvements – Where is the park?
2. Recycling Center
3. Boys & Girls Club
4. Paterson Library – Totowa Branch
5. Paterson Library – South Paterson Branch
6. Fire Department – Address of the stations that will get new fire trucks?

Paterson Annual Action Plan – 2017-18 Required Documents

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