

Draft



2024 CDBG Action Plan

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Executive Summary

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

1. Introduction

The Township of Ewing's 2024 Action Plan is presented to meet planning and reporting requirements of federal funding under the Community Development Block Grant (CDBG) Entitlement Program of the U.S. Department of Housing and Urban Development (HUD).

CDBG provides annual entitlement grants on a formula basis to the Township to develop viable communities by providing a suitable living environment, decent housing and by expanding economic opportunities for low- and moderate-income persons.

The Township completed its 2020-2024 Consolidated Plan, which describes the jurisdiction's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions and available resources.

The 2024 Action Plan aligns with Consolidated Plan and provides a concise summary of the actions, activities, and the resources that will be used in Program Year 2024 (7/1/24 – 6/30/25) to address the priority needs and specific goals identified in the Consolidated Plan.

The Township's Consolidated Plan serves the following functions:

- Engages citizens to develop and monitor a plan to address the needs of the low- and moderate-income community in Ewing Township.
- Guides development of an application for federal funds under the CDBG formula grant program of HUD.
- Provides a five-year plan, with annual action plans, to implement the CDBG-funded program.

The Township's 2020-2024 Consolidated Plan and 2024 Action Plan are designed to meet all of HUD's requirements and to benefit persons of low and moderate income.

The Township's primary eligible activity is Public Facilities/Rehabilitation of Public Facilities serving the following National Objective: Benefit to Low and Moderate Income (LMI) Persons, Limited Clientele.

The public facilities to be rehabilitated are used for activities that benefit particular groups of persons, at least 51 percent of whom are LMI persons.

The 2020-2024 Consolidated Plan and 2024 Action Plan have been prepared using a variety of local and regional studies and plans, a community survey, public input, consultation with Mercer County as lead in the local consortium, and coordination with local agencies. The Plans may be amended as necessary to reflect changes or

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new information related to the needs of targeted groups and the various areas of Ewing. If there is a change in the amount of our HUD allocation, the township will not be required to create an official amendment to these plans.

2. Summarize the objectives and outcomes identified in the Action Plan

Objectives for the 2024 Action Plan:

1. Meet the following National Objective: Provide benefits to Low and Moderate Income (LMI) Limited Clientele. Activities focus on public facilities designed to benefit the general population, at least 51 percent of whom are LMI persons.
2. Provide LMI residents of Ewing Township with a suitable living environment through the rehabilitation of the Hollowbrook Community Center and the Ewing Senior and Community Center. Activities will have a special focus on improving access to the facilities for handicapped and elderly citizens. Improving access for persons with Limited English proficiency will also be a focus.
3. Affirmatively Further Fair Housing (AFFH), including an update to the Analysis of Impediments to Fair Housing and creating updated printed materials (brochures, posters, etc.) that promote fair housing choice.

Expected outcomes include the provision of accessible, clean and safe public facilities where supportive services are available for seniors, adults, youth, children and families in need of childcare, nutrition and other community programs that serve primarily low/moderate income residents; improved access to public facilities and updated materials for AFFH efforts.

Program Year 2024 Accomplishments and Works in Progress

Accomplishments at the HCC:

- Repair of pool fence.
- Pool area improvements: Splash pad and chair lift repaired
- Replacement of HVAC system in the community room to improve the flow of air and reduce the possibility of coronavirus spreading during events and gatherings.
- Boiler for the HCC - rebuild building loop pump 1.
- Signage in English and Spanish to improve accessibility and mobility for citizens with disabilities and for citizens from LEP populations.
- Landscaping.
- Addressing flooding, drainage and rotting at exterior and interior areas of the center.
- Boiler for the HCC - rebuild building loop pump 2.
- LED lighting in parking lot.
- Security improvements (installation of two panic buttons) for the HCC.
- Engineering, architectural and other services needed for the rehabilitation of the center.

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Upcoming work at the HCC:

- In playground area, replace concrete pad, add safety surface, replace play unit, add shade and benches.
- Three new pool shades for HCC swimming pool facility. In progress.
- Additional security improvements as needed
- HVAC for the HCC nutrition café - holding off for programming reasons
- Renovating rooms, hallways and other sections of the HCC, as needed.
- Replacing AC units as needed
- New LED lighting and fixtures as needed
- Landscaping as needed
- Fire detection system upgrades as needed
- Plumbing and electrical improvements and repairs as needed

Accomplishments at the ESCC, in the senior part of the building and pool area:

- Pool area improvements.
- Enhanced ADA entry.
- Engineering, architectural and other services needed for the rehabilitation of the center.
- Section 108 Loan Guarantee Program application for the reconstruction of the ESCC. In progress
- All other HUD requirements needed for the re-construction and rehabilitation of the ESCC.

Upcoming work at the ESCC:

- Engineering, architectural and other services needed for the rehabilitation of the center.
- Continue Section 108 Loan Guarantee Program application for the reconstruction of the ESCC.
- All other HUD requirements needed for the re-construction and rehabilitation of the ESCC.

Continuing work: Promotion of Fair Housing practices in the township, including but not limited to updating the promotional brochures and posters. The Fair Housing Act prohibits among other things, discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, because of “race, color, religion, sex, familial status, national origin, or handicap.”

3. Evaluation of past performance

Township of Ewing has used CDBG funds to rehabilitate a number of public facilities that serve low and moderate-income residents. The following projects have been successfully completed or are ongoing:

- Ujima Community Center (UCC): rehabilitation of original structure and construction of building expansion
- Hollowbrook Community Center (HCC): rehabilitation (ongoing)
- Ewing Senior and Community Center (ESCC): reconstruction, rehabilitation and enhanced ADA entry
- Enhanced ADA compliance at all sites in the form of bathroom renovations, improved ventilation, additional handicapped parking and building access and signs at the centers (ongoing.)

4. Summary of Citizen Participation Process and consultation process

In order to involve as many interested individuals, families, businesses, and community groups within the Township, Ewing utilizes its Citizen Participation Plan (CPP), which details procedures to involve the citizens of the Township.

The Action Plan (AP) draft was presented for review and comment at a public meeting on April 3, 2024.

The April 3rd 2024 public meeting is the third public meeting of the Program Year. The first public meeting was on September 6, 2023 to review the CAPER. The second public meeting was on November 13, 2023 to discuss plans for rebuilding the ESCC. These meetings were held in person.

Ewing Township's AP does not have to be amended if the actual amount received is different than anticipated.

Methods of expanding citizen participation in the development of the AP focus on invitations sent by email and US mail to local organizations, business associations, temples, mosques, churches; website calendar postings; fliers in public facilities and ads in a variety of publications that reach Ewing residents, including those who speak English and persons with limited English proficiency. These methods were designed to broaden public participation to include minorities, persons with limited English proficiency, the elderly and persons with disabilities. The AP 's availability

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was published and posted so that citizens, public agencies, and interested parties have sufficient access and the opportunity to review the Plan and submit comments.

A public meeting to review the draft of the 2024 AP was held on April 3, 2024, at 2:00 p.m. in the council room of the municipal complex. The notice promoting the meeting was published in English and Spanish in the Trenton Times and the Trentonian, in the Americano Newspaper, in the News India Times and on the township's website. Translation assistance was made available for the meeting. On March 9, 2024 an invitation to the public meeting was sent by U.S. mail to representatives of 11 LEP organizations and houses of worship. On March 11, 2024 email invitations were sent to 11 additional community organizations.

5. Summary of public comments.

Public Comments and Notes from the April 3, 2024 public meeting to review the CDBG Action Plan 2024.

This section will be updated after the meeting

The Process

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

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

Table 1: Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	Ewing Township	Community Affairs

Narrative

The Township of Ewing is part of the Trenton NJ Metropolitan Statistical Area (MSA), located on the western side of New Jersey, bordering the Delaware River and the State of Pennsylvania. Of 34,589 residents, 57.4 percent are white, 29.1 percent are Black, 11 percent Hispanic, and 4.7 percent are Asian. Persons in poverty are 12.6%. (Source: Population estimates July 1, 2022, V2022; <https://www.census.gov/quickfacts/fact/table/ewingtownshipmercercountynewjersey/PST045221>). Ewing has not identified specific geographic areas of the township

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upon which to focus federal assistance.

The Community Affairs Department of the Township of Ewing prepared the 2024 Action Plan under the direction of the Mayor and the Town Council. The Township's grant consultant, the Resource Development Network, LLC, assisted in the preparation of the Plan. Township staff, residents, citizen groups, service providers, and Mercer County agencies contributed to the Plan's development.

The Township of Ewing held a public meeting on April 3, 2024 to review the draft of the 2024 Action Plan and solicit comments, suggestions, and recommendations for activities that could be funded through the CDBG program. Invitations to review the 2024 Action Plan draft were sent to community organizations, published in local newspapers and newspapers that reach LEP populations, and posted on the township's web page. The 2024 Action Plan draft was available for public review and comment prior to submission.

Consolidated Plan Public Contact Information

The Community Affairs Department of Ewing Township is responsible for administering the CDBG program. Mr. Ted Forst, Director of Community Affairs, can be reached by telephone 609-883-1776 or by e-mail at tforst@ewingnj.org.

AP-10 Consultation - 91.100, 91.110, 91.200(b), 91.215(I)

1. Introduction

The following section describes the consultation process used to create the 2024 Action Plan for the Township of Ewing.

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

The Township of Ewing has strong working relationships with Federal, State, and local public and private sector resources, all of which provided input into the development of the Plans. The Township is a member of the Mercer County HOME Consortium. The Consortium provides assistance to first time homebuyers and those who need to rehabilitate existing homes. The Consortium advances the development of housing units for the elderly, the disabled, and others with special needs, through Community Housing Development Organizations (CHDOs) and for-profit developers. The Consortium also encourages the development of infill-subsidized housing for working poor families with children. HOME funds, along with CDBG funds, funds from private developers, the township's Council on Affordable Housing (COAH) funds, local financing, NJ Urban Home Ownership Recovery Program, NJ State Balanced Housing, and the NJ Housing and Mortgage Finance Agency will be providing support in addressing identified needs for the period covered by the 2020-2024 Consolidated Plan.

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

Township of Ewing is included in the Trenton/Mercer County Continuum of Care. The Mercer County HOME program and the Trenton/Mercer County Continuum of Care programs provide information and assistance to the Township on homeless issues, assisting already homeless persons and those at risk of becoming homeless. Homeless prevention priorities are addressed by providing supportive housing and services to the following:

- Homeless Individuals and Families with Special Needs
- AIDS/HIV Infected/Other Illness
- Persons Threatened with Homelessness, including veterans and unaccompanied youth
- Extremely Low-income Households
- Mentally Ill and/or Addicted Populations

Homeless issues in Ewing also are being addressed through appropriate public service agencies operated by Mercer County, with employment training, health services, daycare, affordable housing, emergency housing, and social services. Home Front, a local non-profit agency, provides emergency housing, food, clothing, furniture and tools for self-sufficiency to LMI residents.

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

N/A. The Township does not administer ESG grants.

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

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Mercer County Department of Housing and Community Development
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Other government - County

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Citizen Participation; AI, LEP, surveys
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided 1) addresses for organizations and houses of worship serving the Asian and Spanish-speaking population. 2) samples of informative documents such as the LEP plans, samples of population demographic surveys and fair housing surveys; 3) facilitated meetings between the township and local agencies regarding development of the AI.
2	Agency/Group/Organization	CYO of Mercer County
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy After school and summer programs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided recommendations to improve the Hollowbrook Community Center which is used by the CYO for youth programming.
3	Agency/Group/Organization	Meals on Wheels of Trenton/Ewing
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Nutrition - meals
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Basic needs and nutrition needs of LMI community
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public meetings to review the Action Plan, Consolidated Plan and CAPER.
4	Agency/Group/Organization	United Way of Northern New Jersey

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	Agency/Group/Organization Type	United Way provided data on community needs
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way of Northern NJ offers research on ALICE -- the asset-limited, income-constrained, employed population in New Jersey. Their website was reviewed for insight into the needs of LMI residents of Ewing Township.
5	Agency/Group/Organization	Mercer County Library System
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided recommendations to improve the Hollowbrook Community Center. Participates in public meetings to review the Action Plan, Consolidated Plan and CAPER. Facilitates survey distribution.
6	Agency/Group/Organization	Mercer County CoC
	Agency/Group/Organization Type	County Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Services - Housing Service-Fair Housing Housing Need Assessment Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ewing Township is a participant in the meetings of the CoC at which are discussed the needs of the homeless, the Point in Time Count, housing and local initiatives. This allows for improved coordination with existing services.

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7	Agency/Group/Organization	Mercer County Office on Aging, Nutrition Project for Older Adults
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other government - County
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Their recommendations on renovations to the Hollowbrook Community Center were included in the Five-Year Plan. Participates in public meetings to review the Action Plan, Consolidated Plan and CAPER.
8	Agency/Group/Organization	Monarch Housing Associates
	Agency/Group/Organization Type	Housing Services - Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Publishes an annual report on the homeless point in time count that was reviewed for insight into the needs of the homeless.

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

None

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

Table 3– Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Mercer County	The needs of the low-income community in the county overlap with the needs of the Township's low-income community.

Narrative:

As mentioned above, several agencies were consulted in the development of the 2024 Action Plan. The following local and state agencies may be involved in Plan implementation, including:

- Mercer County Board of Social Services – federally funded, state supervised, and county administered – provides temporary financial assistance, emergency shelter, food, employment, and medical assistance.
- Mercer County Department of Housing and Community Development – operates the Mercer County Affordable Housing Program, which is designed to address affordable housing and community development needs for Mercer County residents by providing financial and technical assistance to low- and moderate-income families, local nonprofits, and constituent municipalities (includes Ewing Township).
- Trenton Housing Authority, which provides housing for very low and low-income families.
- The New Jersey Department of Health and Senior Services, Division of HIV/AIDS Services, Epidemiologic Services Unit.
- The City of Trenton/County of Mercer, which operates a permanent housing facility for HIV/AIDS persons experiencing homelessness.

AP-12 Citizen Participation – 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The 2024 Action Plan was presented to the citizens of the Township of Ewing for review and comment prior to its adoption. The Township's Citizen Participation Plan (CPP) establishes procedures that involve the citizens of the Township in the

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creation and review of the Plan, allows for review of the identified needs and the proposed activities in response to these needs, and assesses the performance of the Township in carrying out the program.

The Township's Limited English Proficiency (LEP) plan was updated in 2022 to include a focus on the Asian community, as that population is growing. Outreach to the Spanish-speaking population had previously been added to the plan.

After updating its LEP plan and then reviewing the 2023 Metropolitan New Jersey Media Guide and finding that there is no media outlet that specifically targets the Trenton Area MSA for LEP populations, it was determined that a US mail invitation to organizations and houses of worship serving the Asian community and the Spanish-speaking community and to organizations that use the two community centers would offer a more targeted approach. Accordingly, letter invitations and email invitations for the April 3rd public meetings were sent to 22 organizations, business associations and houses of worship in Ewing and surrounding communities.

A public meeting to review the 2024 Action Plan was held on April 3, 2024 to acquaint the public with the HUD CDBG program, to obtain public comments on the needs of the community, discuss goals and review the draft of the plan. Fair Housing choice and the rights of citizens were also addressed. Consensus was that, considering the limited CDBG funding available, the greatest number of LMI residents would be served by devoting most of the entitlement grant to the renovation of public facilities that enable the township to provide space for organizations that serve LMI persons.

The notice for the meeting in English and Spanish was published in *The Trenton Times and The Trentonian*. Ads were also posted in the News India Times and the Americano Newspaper. A notice was also posted on Ewing's website. Copies of the notices, fliers, ads and agenda may be found in the Attachments.

The availability of the proposed Plan has been posted so that citizens, public agencies, and interested parties had sufficient access and the opportunity to review the plan and submit comments. The 30-day public comment period began on April 4th, 2024.

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Citizen Participation Outreach

Table 4– Citizen Participation Outreach

	Outreach Mode	Outreach Target	Response & attendance	Comments received	Comments not accepted	URL
1	Newspaper Ads	Minorities -Non-English Speaking - Specify other language: Spanish, Gujarati -Non-targeted/broad community -LEP populations	N/A. Copies of ads are in the attachments.	N/A	N/A	
2	Internet Outreach	Non-targeted/broad community - all residents	N/A. Copy of website posting is in the attachments.	N/A	N/A	ewingnj.org
3	US mail Letter and email Invitations	LEP residents, local community organizations, business association and houses of worship	Targeted letters and emails to organizations, business associations and houses of worship that serve LEP populations and organizations that use the community centers.	N/A	N/A	
4	Fliers	General public and Spanish speaking public	Fliers were posted in public facilities	N/A	N/A	
5	Public Meeting	Non-English Speaking - Specify other language:	Public comments and the public meeting agenda are attached.	Consensus that the	N/A	

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		<p>Spanish, Gujarati, Mandarin - translation available</p> <p>Non-targeted/broad community</p> <p>Houses of worship, business associations, nonprofit organizations</p>		<p>greatest number of LMI residents would be served by devoting most of the entitlement grant to the renovation of public facilities that enable the township to provide space for organizations that serve LMI persons. Public comments can be found in the attachments.</p>		
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AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Federal, State, and local public and private sector resources that are reasonably expected to be available and will be used to address identified needs for the period covered by this Consolidated Plan and Action Plan include HUD CDBG funding. Matching funds are not required. The township provides in-kind support for CDBG projects through the work of the township's community affairs department and its finance office.

If the amount of CDBG funding changes from the amount estimated, an amendment will not be needed.

Anticipated Resources

Table 5 - Expected Resources - Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Remainder of Con Plan
			Annual Allocation	Program Income	Prior Year Resources	Total:	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services		0	0	TBD	TBD
<p>Narrative Description: Funding made available by HUD through the CDBG program will be used primarily for public facility improvement to the Hollowbrook Community Center and the Ewing Senior and Community Center which provide space for important community programs that meet the needs of the LMI population, such as Meals on Wheels, the Food Pantry and the Mercer County Nutrition Program.</p>							

Funding will also support Fair Housing promotion and administration of the CDBG. If the amount of funding changes, an amendment to the plan will not be required.

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

Within the Mercer County HOME Consortium, of which Ewing is a participant, affordable housing units have been renovated using HOME funds, local financing, Urban Home Ownership Recovery Program, State Balanced Housing, and Housing and Mortgage Finance Agency funds. The Consortium provides assistance to those whose homes are in need of rehabilitation and to first-time homebuyers. It encourages the development of housing units for the elderly, the disabled, and persons with special needs through CHDOs, and for-profit developers. It also encourages the development of infill-subsidized housing for working poor families with children.

The Township of Ewing's supportive housing activities that address the housing needs of persons who are not homeless (elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other substance abuse problems) are undertaken by Mercer County and other supportive agencies, including:

- The Mercer County Board of Social Services provides economic and social services to Mercer County residents in need. It assists individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living. It also connects residents in need of services from other Federal, State, local, and private agencies, such as Housing Opportunities for Persons with AIDS (HOPWA) programs in Mercer County, and it provides tenant-based rental assistance to persons with HIV/AIDS and their families.
- Mercer County Housing and Community Development office - Housing priority is given to low-income elderly and low-income households with young children, to enable them to purchase or rent living accommodations. Funding awards are based on need and project eligibility.

The NJ Division of Developmental Disabilities (DDD) provides housing for developmentally disabled persons on a statewide basis. Group homes provide most of the housing units for the developmentally disabled. These include the Hamilton and Robbinsville complexes and Visitation Home. Several organizations provide group homes in the area, including Mercer ARC, Enable Inc., and Project Freedom.

The Township of Ewing has been involved in developing the following senior and disabled housing units and coordinates services that help older residents age in place,

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remain connected with others, and access supportive services as needed.

- Ujima Village: 52 affordable rental units for seniors and the disabled.
- Ewing Independent Living: 72 affordable rental units for seniors and the disabled.
- Birmingham Gardens: 48-unit low- and moderate-income apartments. Four of the units are for tenants with special needs.

Ewing is certified through round 3 for our COAH built units throughout the Township.

Currently there is a development on Parkway Ave that is obligated to build 100 new affordable apartments. The developer is Atlantic Properties and it is called the Town Center. The location is on Parkway Ave.

We have had other developments such as River Links on Scenic Dr. (Atlantic Properties) and Green 750 (American Properties) on Bear Tavern Rd., and on Silvia St. (Adams Bickel Assoc.) They all have affordable apartment units.

Additional services include senior exercise and recreation programs, daycare, congregate meals, food pantries, transportation, home repair and maintenance assistance, legal and insurance assistance, health care and homebound services for those unable to leave their homes.

Matching funds are not required.

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

Funding made available by HUD through the CDBG program will primarily be used for public facility improvement to the Hollowbrook Community Center and the Ewing Senior and Community Center.

The Hollowbrook Community Center is located at 320 Hollowbrook Drive, Ewing, NJ 08638. The center offers two large rooms with kitchen facilities and several activity rooms on two levels. Also housed at the center are the Catholic Youth Organization of Trenton day care program, Head Start program, Mercer County Library Branch, Mercer County Nutrition program for seniors, the Food Pantry, Meals on Wheels and the Hollowbrook Pool complex.

The Ewing Senior and Community Center is located at 999 Lower Ferry Road, Ewing, NJ. This facility was destroyed by fire in the fall of 2022. The center has served as the home base for senior activities such as the senior lunch program and the Senior Office which was located there in room 204. The weight room had a variety of cardio machines, free weights, universal and other machines. The gym was high school size and had an Early Bird Basketball group on Monday, Wednesday, Friday and Sunday starting by 6:00am. A lunch time basketball group played on weekdays starting at

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12:00pm. The Community Affairs/Recreation Department offices were in the main office. All township recreation programming was done through this office.

The center had a large room with a kitchenette and several meeting rooms for activities.

In the summer, the township operates the pool complex near located on the same property.

All ESCC offices and programs have temporarily moved into the HCC.

Discussion

None

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

Goals Summary Information

Table 6 – Goals Summary

Note, the Start Year and End Year are auto-filled and cannot be adjusted.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility Rehabilitation	2020	2024	Non-Housing Community Development	Township of Ewing	Rehabilitation of Community and Senior Centers	CDBG: \$TBD	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: # of Persons Assisted 16,350

1. Rehabilitation of the Hollowbrook Community Center located at 320 Hollowbrook Drive, and Ewing Township and Rehabilitation of the Ewing Senior and Community Center located at 999 Lower Ferry Road, Ewing Township, NJ

Goal Descriptions

1	Goal Name	Public Facility Rehabilitation
	Goal Description	<p>The goal for the renovation of the Hollowbrook Community Center and the rebuilding/rehabilitation of the Ewing Senior & Community Center is to improve public facilities so Ewing Township may better serve the needs of residents and organizations using the facilities so they may, in turn, serve low- and moderate-income residents of the community. The population that will benefit is primarily the low- and moderate-income citizens of Ewing.</p> <p>The long-term and short-term community development objectives were formed in accordance with the statutory goal to provide a suitable living environment for LMI residents. This focus provides space for social services, food distribution and nutrition programs, programs for the elderly, principally for low and moderate- income persons, geared toward improving their health and quality of life through access to public facilities where they will find a variety of services and programs.</p>

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 township will not be providing affordable housing as defined by HOME. It will be using CDBG funds to improve public facilities that serve the low-and moderate- income community. The township uses its COAH funds to support affordable housing.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The proposed rehabilitation will provide improvements to the Hollowbrook Community Center, a Township facility that primarily benefits the elderly, low and moderate-income, and disabled residents Township-wide. It will also provide for the continuing rehabilitation of the senior areas of the soon-to-be-rebuilt Ewing Senior and Community Center. Additional focus of the work is the facilitation of affordable housing rehabilitation through collaboration with Mercer County's HOME program and the promotion of fair housing rights in the township.

Table 7 – Project Information

#	Project Name
1	Rehabilitation of the Hollowbrook Community Center and Ewing Senior and Community Center
2	Project administration for CDBG grant

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

Rehabilitation of the Hollowbrook Community Center and the Ewing Senior and Community Center has been determined by public comment and by township elected officials to be the highest priority and the best way to serve the largest numbers of low/moderate income residents considering the amount of the entitlement allocation. Accordingly, the Township proposes to continue to rehabilitate the Hollowbrook Community Center (HCC), and the Ewing Community and Senior Center (ESCC), as needed, which are hubs for social services, education, and recreation for low-and-moderate income residents and senior citizens. Funds may also be used for an Environmental Review and Section 108 Loan(s) for the reconstruction of the ESCC. To ensure fair housing rights, the township designs and prints updated materials (brochures, posters) to inform the public of their rights.

If the amount of funding available changes, and/or additional funding becomes available, no amendment to the Action Plan or Consolidated plan will be needed. The township's leaders will use their best judgement to balance resources available.

AP-38 Project Summary

Project Summary Information

1	Project Name	Rehabilitation of the Hollowbrook Community Center and Ewing Senior and Community Center
	Target Area	Township of Ewing
	Goals Supported	Public Facility Rehabilitation
	Needs Addressed	Rehabilitation of Community and Senior Centers
	Funding	CDBG: \$ TBD
	Description	Rehabilitation of the Hollowbrook Community Center and the Ewing Senior and Community Center has been determined by public comment and by township elected officials to be the way to serve the largest numbers of low/moderate income residents. The township proposes to continue to rehabilitate the Hollowbrook Community Center (HCC), and the Ewing Community and Senior Center (ESCC), as needed, which are hubs for social services, education, and recreation for low-and-moderate income residents and senior citizens. Funds may also be used for an Environmental Review and Section 108 Loan(s) for the reconstruction of the ESCC.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed	16,350 # of Low and moderate income persons

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activities	
Location Description	<p>Hollowbrook Community Center is located at 320 Hollowbrook Drive, Ewing, NJ 08638. The center offers two large rooms with kitchen facilities and several activity rooms on two levels. Also housed at the center are the Township's Senior Citizens Program, The Food Pantry, Head Start, CYO of Trenton Day Care program, Mercer County Library Branch, Mercer County Nutrition program for seniors, as well as the Hollowbrook Pool complex.</p> <p>Ewing Senior and Community Center is located at 999 Lower Ferry Road, Ewing, NJ It was unfortunately destroyed by a fire in the fall of 2022. The center has been the home base for activities for senior citizens and the Senior Office was located here in room 204. The center had a large room with a kitchenette and several meeting rooms for activities, a computer lab, and exercise facilities. The Community Affairs/Recreation Department offices were located in the main office. All township community programming was coordinated through this office. All offices and programs have temporarily moved into the HCC.</p>
Planned Activities	<p>Subject to the availability of funds, components of the rehabilitation project will include, but are not limited to:</p> <ul style="list-style-type: none"> • Pool shades for HCC swimming pool facility • Pool area improvements at both centers • Boiler for the HCC - rebuild building loop pumps 1 and 2 • HVAC for the HCC nutrition cafe • Signage in English, Spanish, Mandarin and other languages as needed, to improve accessibility and mobility for citizens with disabilities • Fire detection system upgrades • Plumbing and electrical improvements and repairs • Landscaping • New LED lighting, fixtures and painting • Renovating rooms, hallways and other sections of the HCC, as needed • Security improvements for the HCC • Engineering, architectural and other services needed for the rehabilitation/rebuilding

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		<p>of the centers</p> <ul style="list-style-type: none"> • Section 108 Loan(s) for the reconstruction of the ESCC • Appliances, flooring, furnishings for the senior area of the ESCC • Security and accessibility of the senior area of the ESCC • All other HUD requirements needed for the re-construction and rehabilitation of the ESCC. • Promotion of Fair Housing practices in the township, including but not limited to updating the promotional brochures, fliers and complaint forms. The Fair Housing Act prohibits among other things, discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, because of “race, color, religion, sex, familial status,^[1] national origin, or handicap.”
2	Project Name	Project Administration
	Target Area	Township of Ewing
	Goals Supported	Administration of CDBG
	Needs Addressed	Administration of CDBG
	Funding	CDBG: \$TBD
	Description	General program administration costs are necessary for project management, oversight, coordination, implementation, and processing of the rehabilitation project.
	Target Date	6/30/2025
	Estimate the number	n/a.

Township of Ewing - 2024 Action Plan

	<p>and type of families that will benefit from the proposed activities</p>	
	<p>Location Description</p>	<p>n/a</p>
	<p>Planned Activities</p>	<p>General program administration costs are necessary for project management, oversight, coordination, implementation, and processing of the rehabilitation project.</p>

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

It is Ewing's intent when allocating resources to use census information as a guide to serve the low to moderate-income citizens with the greatest needs and ensure the most efficient use of available funds. Funding use is based on need and project eligibility. The Township does not set priorities for allocating resources geographically. Reasonable and conscientious efforts are made to distribute assistance equally throughout the Township; actual location(s) are determined based on applicability and need. The Township's priorities and objectives are to provide space for supportive services to its low- and moderate-income citizens. The main obstacle to meeting underserved needs in the community is lack of funding. The uses of CDBG funds have been prioritized in the Plan based on the analysis of information obtained from citizens, organizations, and agencies.

Activities during this program year will center on the rehabilitation of the Hollowbrook Community Center. The Center is a recognized hub for social services, educational activities, and recreation within the Township of Ewing, serving individuals and families, almost all low- and moderate-income. The facility is in need of rehabilitation and repair to better accommodate the number of groups which use it for their activities. Activities will also involve the reconstruction/rehabilitation of the senior area of the Ewing Senior and Community Center which is being rebuilt.

The cost to rehabilitate large facilities like this, with limited fiscal resources, will be stretched over several years. CDBG funds will be utilized to reduce the time needed to make improvements and repairs to the structure.

The community centers are significant contributors to the well-being of the low- and moderate-income residents of Ewing Township. According to the U.S. Census Bureau Quick Facts, as of July 1, 2023, the Township of Ewing had a total of 34,589 people and 13,062 households in a total area of 15.2 sq. miles. 57.4% of residents are White, 29.1% African American, 4.7% Asian, 11% Hispanic, and 5.5% two or more races. The population density is 2,450 per sq. mile. The median household income in the township was \$86,751, while per capita income was \$38,556; 12.6% of the population had incomes below the poverty line. Major occupations sectors include Educational Services; Public Administration; Professional, Scientific, and Management; and Retail Trade.

CDBG funds will also be used to promote fair housing choice in the township and program administration.

Geographic Distribution

Table 8 - Geographic Distribution

Target Area	Percentage of Funds
Township of Ewing	100

Rationale for the priorities for allocating investments geographically

The township will not allocate investments geographically. The improvements to the Hollowbrook Community Center will benefit low- and moderate-income citizens from the entire Township. Reconstruction and continued improvements to the senior area of the Ewing Senior and Community Center will benefit low-and moderate-income seniors.

Discussion

Please see above.

AP-75 Barriers to Affordable Housing – 91.420, 91.220(j)

Introduction

Possible barriers to affordable housing include regulatory, land use restrictions and development issues, and monetary limitations. The Township will continue to work to identify and eliminate any regulatory barriers to establishing affordable housing. As much as possible, affordable housing will be made available to all residents who qualify, including low-income, disabled, homeless, individuals and families affected by HIV/AIDS, non-English speaking persons and all other appropriate groups. The Township will work closely with the Mercer County Department of Housing and Community Development, the Trenton/Mercer Continuum of Care and the HOME Consortium to ensure that all legal restrictions are addressed and reduced/eliminated.

The township is proud of its current record of exceeding its affordable housing quota under COAH.

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

The township has acted to assist low-income citizens in finding affordable housing including:

- Referrals to Piazza & Associates, a company that helps residents find affordable housing, for households seeking low- and moderate-income housing.

- Affordable Housing ordinance - Code: <https://ecode360.com/9385457> Chapter 81 Affordable Housing. [Adopted by the Township Council of the Township of Ewing 5-9-2017 by Ord. No. 17-11.[1] Amendments noted where applicable.]
- General References: Land development — See Ch. 215. [1] This ordinance repealed former Ch. 81, Affordable Housing, which consisted of Art. I, Affirmative Marketing, adopted 4-24-2001 by Ord. No. 01-09; and Art. II, Fair Share Rules, adopted 4-24-2001 by Ord. No. 01-10.

Discussion

The Township works diligently to identify and eliminate regulatory barriers to affordable housing. It complies with all regulations concerning availability of housing to all groups, including low-income, disabled, homeless, HIV/AIDS individuals and families, non-English speakers, and all other appropriate groups. As a member of the Trenton/Mercer County CoC, the Township refers any qualified individuals and families to emergency shelter, and appropriate transitional and/or permanent housing programs available to them.

Fair housing practices, aimed at reducing discrimination experienced by lower income groups, minorities, and special needs populations, are enforced by ordinance and through Mercer County by providing:

- Fair housing services to individuals victimized by discriminatory practices
- Landlord tenant mediation services
- Fair housing information and education
- Securing fair housing rights of all individuals.

The Township, with the assistance of the Mercer County HOME Consortium (Consortium), continues to work with community groups and agencies to de-stigmatize the negative view of affordable housing. Counseling, informational brochures, presentations, and general guidance for services and affordable housing opportunities are available to individuals and families seeking housing by contacting the township's Director of Community Affairs.

The County adopted policies promoting affordable housing and, in 1992, enacted an affordable housing program designed to improve the coordination, scope, and efficiency of housing operations by consolidating them within the Mercer County Office of Housing and Community Development which undertook the responsibilities of the County Housing Programs from the Mercer County Improvement Authority via the Board of Chosen Freeholders Resolution Number 92-745, enacted December 17, 1992.

In 2024, the Township will again update materials for persons seeking affordable housing. The Township continued to demonstrate its commitment to affirmatively further fair housing by conferring with the Mercer County Office of Housing and Community Development. This consultation resulted in 1) adding Affirmatively Furthering Fair Housing to the agendas of the CDBG public meetings to ensure citizen participation in

addressing impediments to fair housing; 2) to actively address AFFH through the assignment of the Director of Community Affairs as the contact person for any housing discrimination complaints and 3) to design and create materials that educate the public about their housing rights to be posted in and distributed through the two community centers and the Municipal Building.

At the April 3, 2024 Action Plan public meeting the following possible impediments to fair housing were addressed.

- If real estate agents are steering individuals not to buy or rent a house in a certain neighborhood.
- If landlords are refusing to rent apartments to persons of color or with disabilities.
- If banks are denying loans to an otherwise qualified prospective buyer because the house is in a minority neighborhood.

At this meeting, the public was reminded that questions and complaints related to Fair Housing should be addressed with Mr. Ted Forst, the Director of Community Affairs 609-833-1776, or by visiting [hud.gov/fair housing](https://hud.gov/fair-housing) or calling 1-800-669-9777.

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

Introduction

A variety of additional actions are planned in PY2024, as follows.

Actions planned to address obstacles to meeting underserved needs

The goal of the renovation of the Hollowbrook Community Center and the continued rebuilding of the Ewing Senior and Community Center is to better serve the needs of the organizations using the facilities so they in turn may best serve low- and moderate-income residents of the community who are in need of assistance. The population that will benefit will be low- and moderate-income residents.

The needs of the underserved will continue to be addressed by maintaining existing support and involvement with agencies that provide services to them. The Township has focused efforts toward making existing community centers better able to support the programs and services designed to improve the quality of life for its LMI citizens.

The township will continue to advertise contract opportunities to Section 3 business and will reach out to them at least once a year informing them of possible contracting opportunities.

Actions planned to foster and maintain affordable housing

Due to economic conditions and residual effects of the pandemic, people seeking to purchase a home continue to experience difficulty qualifying for a mortgage. In this

time of inflation, current homeowners continue to experience difficulty getting funds needed to rehabilitate their properties. To remove barriers and increase the availability of decent, safe, and affordable housing the Township will:

- Collaborate with Mercer County to inspect affordable housing units in need of rehabilitation;
- Leverage private and public funds to create additional affordable housing opportunities;
- Identify vacant residential parcels for development, infill housing;
- Promote self-sufficiency by providing access to or attracting supportive services to increase the independence of the elderly, families with disabled members and low/moderate income families;
- Ensure equal opportunity in housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- Provide ongoing maintenance and repair of facilities to ensure safe and affordable living and quality of life for low- and moderate-income residents.

Actions planned to reduce lead-based paint hazards

Ewing Township works with the New Jersey Department of Health and Senior Services, and the County Health and Human Services Department to monitor, reduce, and eliminate incidences of lead poisoning in children. The NJ Lead Hazard Assistance Control Act provides a program to identify lead hazards in residential housing in order to eradicate this major source of lead exposure to the state's children. A system has been implemented to track the progress of safe rental housing, as well as a funding mechanism to assist property owners with the cost of removal and resources to prevent childhood lead poisoning.

The Mercer County HOME Consortium (including Ewing Township) is part of the New Jersey Department of Community Affairs' Lead-based Paint Transition Implementation Plan. The plan targets high-risk areas receiving HUD assistance, including Section 8 rental assistance and other assistance programs. The plan offers lead hazard control training; performs outreach programs to share information and encourage cooperation with local agencies.

Actions planned to reduce the number of poverty-level families

In the coming program years, Ewing will continue to concentrate its efforts in rehabilitating the two community centers, which are hubs of activities for low- and moderate-income citizens within the Township. In this way, the maximum number of low/moderate income residents will be served. The Township also will provide education, training, health services, along with other programs, such as daycare and food distribution programs, which are aimed at improving the quality of life of LMI individuals.

County agencies that are involved in welfare-to-work activities, job training, and other anti-poverty programs are being utilized in the effort to achieve this goal. The Mercer County Workforce Investment Board (WIB), Mercer County's One Stop Career Center, the Mercer County Community College, Mercer County Vo-Tech Schools and other employment/ educational agencies provide training and education to those seeking employment. The Mercer County Human Services Department delivers and coordinates a variety of services designed to improve self-sufficiency. The Family Development Program offers job training, employment, and social services that enable families to leave the welfare rolls. There is an outreach center for this program in Ewing.

Actions planned to develop institutional structure

The Township is responsible for many community programs aimed at improving residents' quality of life, e.g., senior and youth activities, community programs, health care, career and job opportunities. As the jurisdiction that coordinates Ewing's CDBG grant, the Township is responsible for administering the Action Plan. The goals of the Plan will be reached through cooperation and partnership with non-profit organizations and other public and private institutions. Non-profit organizations specializing in helping a particular segment of the LMI population offer insight into the needs of that population; public institutions offer unique expertise and services that may be required by a particular project. While this coordination strives to meet the needs of families and individuals in the community, the lack of funding is always a concern.

The Township Business Administrator (BA) is the first to review projects that utilize Federal, State, and other grant funds administered by the Township. The BA then forwards information about the projects to the Mayor and CFO for review and discussion. If required, additional information is obtained from the proper sources. Projects that appear feasible are then presented to the Township Council for review, discussion, and final decision. The Director of Community Affairs then implements the projects. Assistance with grant management and grant writing is provided by the Resource Development Network, LLC.

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

The Ewing Township Community Affairs Department will be responsible for actions covered by the Plan. The department will foster communications between public and private housing, health, and social service agencies during the performance period.

Discussion

No additional discussion.

Program Specific Requirements

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

Introduction

No program income is projected for Ewing Township's proposed activities. In-Kind support for project management is provided by the staff of the township.

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%

Discussion. The Township of Ewing's projected activities are designed to address the needs of the low-and-moderate-income community in PY2024.