

The Borough of Sayreville
Community Development Block Grant
2020 – 2024 Consolidated Plan

November 2020

This Plan was created in accordance with the
Community Development Objectives set forth by:

The Community Development Block Grant Committee

Mary Novak

Donald Newton

in conjunction with the members of the governing body of
the Borough of Sayreville

Mayor Victoria Kilpatrick

Council President Mary Novak

Councilman Kevin Dalina

Councilman Damon Enriquez

Councilwoman Michele Maher

Councilwoman Donna Roberts

Councilman Vincent Conti

Daniel Frankel, Business Administrator

Denise Biancamano, Chief Financial Officer

David Samuel, CME Associates, Borough Engineer

Prepared by,

Gwendolyn Knight, CDBG Coordinator

Executive Summary

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

1. Introduction

The Borough of Sayreville will use its Community Development Block Grant entitlements from the United States Department of Housing and Urban Development during the next five years to respond to the changing needs of the Borough of Sayreville. Through collective efforts between the Borough and various State, Local, private organizations, and Borough residents; infrastructure will be improved, and housing needs of low and moderate income citizens will be addressed. The overall goal of The Borough of Sayreville is to maintain a vital community during a time of increasing demand on resources. It is essential to assist low and moderate income families in this environment to ensure their quality of life and to prevent these residents from slipping into poverty.

Two Public Meetings were held as required by HUD; one while the draft Plan was being prepared and one following release of the draft Plan. A copy of the draft Plan was placed on the Borough's website (due to the Coronavirus pandemic).

This Consolidated Plan was approved by the Mayor and Borough Council at its meeting on November 9, 2020.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Borough of Sayreville's mission is to build a better community by implementing our Community Development Block Grant Program in response to the needs of our community, to improve public facilities that serve low and moderate neighborhoods, protect homeownership for our low and moderate income residents, and to seek cooperation with other community, state and federal organizations in the development of our initiatives.

This action plan covers three allocations awarded to the Borough, the CDBG allocation of \$221,477, the CDBG-CV1 allocation of \$130,288 and the CDBG-CV3 allocation of \$356,218.

3. Evaluation of past performance

The Community Development Block Grant program seeks to improve the lives and livelihood of low and moderate income individuals in the Borough of Sayreville. Goals and projects are selected where an

immediate need exists for low/mod populations and where funding is not available, or insufficient to complete the project.

In order to improve performance, the Borough of Sayreville will be seeking to reprogram funding from a certain number of projects left over from previous Consolidated Plans. These projects were never completed due to unforeseen circumstances or were completed under budget. These changes are discussed in detail in the annual plan section.

4. Summary of citizen participation process and consultation process

The Borough of Sayreville held several meetings to develop the plan. First consultation took place with the Community Development Block Grant Committee and various officials from the The Borough of Sayreville, Department Directors, the Sayreville Office on Aging and the Sayreville Housing Authority. Two virtual public hearings were advertised and held to solicit participations and comments from the public.

5. Summary of public comments

There were no comments on the plan

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

N/A

7. Summary

In the process of preparing the 2020 Consolidated Plan, no citizen views were expressed which were at odds with the Borough's Plan.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		CDBG Administrator

Table 1– Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Gwendolyn Knight, CDBG Coordinator

Borough of Sayreville

167 Main Street

Sayreville, NJ 08872

732-390-7043

gknight@sayreville.com

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The Borough of Sayreville seeks to coordinate efforts with every level of government, non-profit organizations, businesses and residents alike. A key element in the development of the plan is consultation and information sharing to identify underserved needs and find strategies to address them.

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 Borough of Sayreville consulted with the Sayreville Office on Aging, Sayreville Public Works, Sayreville Recreation and the Sayreville Housing Authority in the development of the plan. These agencies provided valuable information on the needs of their facility and constituents.

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 Borough of Sayreville Community Development Block Grant does not currently have adequate funding to address the needs of the homeless. These programs are offered at the County level. Any resident in need would be referred to Middlesex County for assistance.

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

The Borough of Sayreville does not currently receive ESG funding.

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

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Sayreville Housing For Seniors Corp
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed the needs of the facility and ways to better serve populations that use their services
2	Agency/Group/Organization	Sayreville Office on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed the needs of the facility and ways to better serve populations that use their services.
3	Agency/Group/Organization	Sayreville Public Works Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Facility Improvements; Public Improvements
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed needs that exist in areas of town that serve low/moderate income populations. The main input received through this process is that the Borough is in need of funds to invest in infrastructure of better roads in the Borough.
4	Agency/Group/Organization	Sayreville Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the Director of the Housing Authority for their needs of the facility and ways to better serve populations that use their services. The views expressed regarding housing needs are that the Borough needs much more affordable.
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Identify any Agency Types not consulted and provide rationale for not consulting

There were no agencies that were not consulted

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	Middlesex County	The Borough of Sayreville and Middlesex County work in conjunction to identify and address underserved needs.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Borough of Sayreville CDBG coordinator consults with the Public Works Department, the Recreation Department, Engineering, Middlesex County Office of Community Development and Housing, the Sayreville Housing Authority and the Sayreville Office on Aging in the development of the plan. Each department offers their own viewpoints of the residents they serve and assists the CDBG committee in selecting programs and projects to improve the lives of the residents served

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

The Borough of Sayreville will encourage the participation of residents in the process of developing and implementing the consolidated plan through the following:

A. Access to Information:

Citizens, public agencies, and other interested parties shall have the opportunity to review and submit comments on any prior to the submission of the Consolidated Plan or any reports concerning the Community Development Block Grant activities.

B. Publishing the Plan

The Borough shall publish a summary of the Consolidated Plan in the official newspaper of the municipality. The summary shall describe the contents and purpose of the Consolidated Plan and available to view on the Borough website address where the entire plan may be examined.

C. The Borough of Sayreville shall provide for at least two (2) public meetings per year to obtain citizen views.

The public meetings shall be held at different stages of the program year. At least one public meeting will be held before the submission of the Consolidate Plan/Annual Action Plan. The other public meeting shall be held at least fifteen (15) days prior to the submission of the annual performance report.

D. Notice of Hearings

The Borough of Sayreville shall provide that adequate advance notice shall be given to citizens for each hearing, with sufficient information published about the subject of the hearing to permit informed public comment. The Borough shall advertise a public notice in the official newspaper of the municipality prior to the hearing date.

E. Access to Meetings

The Borough shall provide reasonable and timely access to local meetings. It is the intention of the Borough to hold all public meetings virtually due the Coronavirus pandemic.

F. Comments

The Borough shall notify citizens of availability of the Consolidated Plan, as adopted, any amendments and its performance report(s), as these documents are developed, to afford citizens a reasonable opportunity to examine their contents.

The Borough shall provide a period of not less than thirty (30) days to receive comments from citizens, or units of general local government, on the Consolidated Plan and amendments before they are submitted to HUD. The Borough shall provide a period of not less than fifteen (15) days, to receive comments from citizens, or units of general government, on annual performance reports before they are submitted to HUD.

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	Newspaper Ad	Non-targeted/broad community	The ad ran in newspapers throughout Middlesex County on October 16, 2020 and October 22, 2020	There were no comments on the plan	N/A	

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	Non-targeted/broad community	The meetings were held virtually on October 21, 2020 and November 5, 2020	There were no comments on the plan	N/A	
3	Stakeholder Interviews	Director of Public Works, Housing Authority, Office on Aging	Interviews with Directors of Public Works and Housing Authority on October 2020	The main input received through this process is that the Borough is in need of funds to invest in infrastructure of better roads and affordable housing. The views expressed regarding housing needs are that the Borough needs much more affordable.	N/A	

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Borough of Sayreville invests Non-housing Community Development Block Grant funds to projects in qualifying geographical areas most in need of improvement. The basis for assigning priority of needs is comparing the relative condition of areas that have high concentration of low/moderate income residents to other parts of town. Priority is granted to any identified needs that cause disparity of quality of life for these residents compared to residents living in other areas.

Housing activities such as home rehabilitation (CDBG) and rental assistance (Section 8) are done throughout the Borough to assist low/moderate income residents. Priority is assigned to cases that involve low/moderate income elderly, large related households, and those with disabilities.

Obstacles to meeting underserved needs in assigning priority to projects include the lack of funding available for larger scale projects and finding the land required to locate projects in a qualifying area. Under the Housing Authorities Section 8 program, there are many more applicants than there are vouchers. There is currently a very long, closed waiting list with the Borough of Sayreville Housing Authority.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Street/Sidewalk Improvements 03K/03L:

The Borough of Sayreville will utilize Community Development Block Grant funds to improve streets and sidewalks in low/mod neighborhoods.

Priority need level: High

Basis for assigning priority: Need is based on safety issues for residents in low/mod neighborhoods that need sidewalks and drainage improvements.

Senior Citizens – 03A

The Borough of Sayreville seeks to provide improved access to facilities that are no longer substandard for Senior Citizens, many of whom are also disabled.

Priority Level : High

Senior Citizens – 03A

The Borough of Sayreville seeks to provide improved access to facilities that are no longer substandard for Senior Citizens, many of whom are also disabled.

Priority Level : High

How were these needs determined?

These needs were determined during the planning process through consultation with the Sayreville Public Works Department, Housing Authority and the Sayreville Office on Aging.

Describe the jurisdiction's need for Public Improvements:

Parks, Recreational Facilities 03F

The Borough will also continue to improve recreational facilities in low/mod areas.

Priority Need Level: Medium

Basis for assigning priority: There is a great importance to providing safe recreational facilities to youth in low/mod areas. The improvements will also provide barrier free park design to serve the needs of those with impaired mobility.

Rehabilitation, Single-Unit Residential 570.202/14A

The Borough will continue its Housing Rehabilitation Loan Program for low/mod income residents that live throughout the Borough of Sayreville

Priority need level: Medium

Basis for assigning priority: Many applicants fall into one of the at-risk non-homeless special needs groups. Providing rehabilitation assistance may help those residents maintain ownership who may otherwise become homeless

How were these needs determined?

These needs were determined through consultation with the Sayreville Recreation Department, The Sayreville Office on Aging, The Sayreville Office of Code Enforcement and borough residents.

Describe the jurisdiction's need for Public Services:

The Borough of Sayreville does not currently receive adequate funding for public service programs or initiatives. These needs are satisfied through local funding, non-profit organizations, and State, County and Federal resources. Services that are needed include transportation, day care, basic health screening programs, nutrition programs, and job placement and retraining

How were these needs determined?

These needs were determined through consultation with Sayreville residents and the agencies listed above that are currently serving the resident needs.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Borough of Sayreville is located in Middlesex County, New Jersey. The state is one of the most densely populated and expensive metropolitan areas in the country. As of 2013, the US Census reports Sayreville's population to be 43,356 people with a housing stock of 16,697 units. The median home price in the Borough of Sayreville is currently \$313,000 and the median rent is \$1,138 per month.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The objective of expanding economic opportunities continues with this plan particularly as it relates to the improvement of older communities business districts, many of which have deteriorated in the last few years and as shopping patterns have changed. While definite progress has been made in this area, more remains to be done.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	23	1	0	0	0
Arts, Entertainment, Accommodations	1,874	1,291	10	17	7
Construction	986	576	5	8	3
Education and Health Care Services	3,407	710	19	9	-10
Finance, Insurance, and Real Estate	1,667	242	9	3	-6
Information	594	38	3	1	-2
Manufacturing	1,257	1,377	7	18	11
Other Services	785	359	4	5	1
Professional, Scientific, Management Services	2,444	543	13	7	-6
Public Administration	0	0	0	0	0
Retail Trade	2,853	1,336	16	18	2
Transportation and Warehousing	1,109	605	6	8	2
Wholesale Trade	1,375	462	7	6	-1
Total	18,374	7,540	--	--	--

Table 5 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	24,340
Civilian Employed Population 16 years and over	22,345
Unemployment Rate	8.20
Unemployment Rate for Ages 16-24	15.88
Unemployment Rate for Ages 25-65	6.08

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	6,040	
Farming, fisheries and forestry occupations	825	
Service	1,705	
Sales and office	5,985	
Construction, extraction, maintenance and repair	1,780	
Production, transportation and material moving	1,045	

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,570	50%

Travel Time	Number	Percentage
30-59 Minutes	6,910	33%
60 or More Minutes	3,520	17%
Total	21,000	100%

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	940	130	550
High school graduate (includes equivalency)	4,615	470	1,400
Some college or Associate's degree	6,255	545	1,250
Bachelor's degree or higher	7,300	380	1,225

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	25	25	175	400	625
9th to 12th grade, no diploma	285	190	185	635	580
High school graduate, GED, or alternative	1,095	925	1,485	4,075	2,500
Some college, no degree	1,445	1,570	1,540	2,555	800
Associate's degree	200	650	595	1,150	155
Bachelor's degree	410	1,905	1,630	2,515	690

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	25	925	880	1,065	390

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	31,809
High school graduate (includes equivalency)	39,359
Some college or Associate's degree	46,183
Bachelor's degree	60,976
Graduate or professional degree	79,688

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in The Borough of Sayreville include Education and Healthcare, Retail Trade, Professional/Scientific/Management Services, Arts/Entertainment/Accommodations and Finance/Insurance/Real Estate.

Describe the workforce and infrastructure needs of the business community:

The Borough of Sayreville is an extremely desirable location to work and live. Our location and access to major thoroughfares and mass transit provide excellent opportunities for businesses and workers alike.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Borough of Sayreville Economic and Redevelopment Agency is making strides in a very large redevelopment of a brownfield located at a formal industrial site. This redevelopment project, known as The Point at Sayreville will create many opportunities for jobs and businesses in the future. Currently, the site is under remediation with plans to start construction during this planning cycle.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of the current workforce match the opportunities in the jurisdiction. There are jobs for workers of all skill and education level. In fact, the unemployment rate in the Borough of Sayreville is lower than the unemployment rate for the State of New Jersey.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Borough of Sayreville CDBG program does not currently have adequate funding to provide workforce training initiatives. However, the Borough will coordinate efforts with any agency that offers these services to Borough residents.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The following are areas the Borough of Sayreville have a high concentration (50% or more of the total population) of low to moderate income levels. These block groups are:

Census Tract	Block Group	Low/Mod Percent
71.03	1	65.14
71.01	3	62.75
73.04	4	60.26
72.03	1	56.75
71.03	2	53.83
74.02	5	52.46
73.04	3	52.13

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the 2010 census, the Borough of Sayreville's population includes the following racial percentages:

White	67.0%
Asian	16.1%
Black or African American	10.7%
Two or More races	2.4%
Hispanic or Latino (of any race)	12.3%

The largest minority group in the Borough of Sayreville is Asian. This group makes up 16.1 percent of Sayreville's population and consists of persons whose ethnicities Asian Indian, Chinese, Filipino, Japanese, Korean, Vietnamese and other Pacific Islands. 24.4 percent of the Asian population in Sayreville reside in Census Tract 71.03 Block Group 2.

The second largest minority group is Black or African American. 8.6 percent of the population of The Borough of Sayreville consider themselves part of this group and 36.2 percent of that population reside in Census Tract 71.03 Block Group 2.

Hispanic or Latino persons of any race make up 7.3 percent of the population of the Borough of Sayreville. 10.2 percent of Hispanic or Latino ethnicity reside in Census Tract 73.04 Block Group 1.

What are the characteristics of the market in these areas/neighborhoods?

The market in Census Tract 71.03 block group 2 consists mainly of rental units. There is a very large garden apartment complex known as Winding Woods that is the primary housing stock in that block group. There are units that are below the median rent within the complex.

Census Tract 73.04 Block Group 1 is a series of developments of single family, detached homes and one large apartment complex.

Are there any community assets in these areas/neighborhoods?

Aside from neighborhood parks and public schools there are currently no community assets currently in the areas.

Are there other strategic opportunities in any of these areas?

All of the areas are near mass transit and major highways, making them very easily accessible to and from work and desirable for businesses.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The mission of Sayreville's Strategic Plan is to assess housing and community development needs of extremely low-, low- and moderate-income persons/groups for a plan that identifies and addresses those needs through activities that promote decent housing and suitable living environments.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	Borough Wide
	Area Type:	Borough Wide
	Other Target Area Description:	Borough Wide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Senior Center
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Rehabilitate Public Facility
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
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General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The Borough allocates its CDBG funds in qualifying areas that are the most in need. In selecting projects for funding, the Borough consults with reports from the Borough Engineer. In their reports, the Engineer ranks community assets in order of priority.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Public Facility Improvements - Streets & Sidewalks
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly
	Geographic Areas Affected	
	Associated Goals	Public Infrastructure - Street Improvements
	Description	There are many roadways in low and moderate income area of the Borough of Sayreville that are desperate need of reconstruction.
	Basis for Relative Priority	The conditions of the roadways in the Borough of Sayreville are the cause of many complaints from residents.
2	Priority Need Name	Public Facility Improvements - Senior Citizens
	Priority Level	High
	Population	Extremely Low Low Elderly Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	Public Facilities - Senior Citizens

	Description	The Sayreville Senior Citizens Center offers many programs and services to the elderly populations in the Borough of Sayreville. The facility is an old school building that has fallen into a state of disrepair.
	Basis for Relative Priority	The Sayreville Senior Center is located in a building that was a former school. The facility has fallen into a state of disrepair and is not adequately serving the needs of the 4,300 elderly patrons.
3	Priority Need Name	Public Improvements - Parks
	Priority Level	Low
	Population	Extremely Low Low Moderate Families with Children
	Geographic Areas Affected	
	Associated Goals	Public Facility Improvements - Parks
	Description	The Borough of Sayreville Community Development Block Grant program seeks to provide recreational opportunities for children living in low and moderate income areas of the Borough of Sayreville. Reconstructing parks will provide a safer and more enjoyable experience for them.
	Basis for Relative Priority	The parks in the Old Bridge and Winding woods section of Sayreville are located in an area that is removed from the center of town. The neighborhoods parks are in need of rehabilitation and the youth cannot walk to another park nearby.
4	Priority Need Name	Direct Homeownership Assistance, Residential Rehab
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities

	Geographic Areas Affected	
	Associated Goals	Housing Rehabilitation Program
	Description	The Borough of Sayreville Community Development Block Grant program offers assistance in the form necessary home repairs to income eligible homeowners. The program seeks to correct health and safety issues that a homeowner cannot afford to fix. Without this program, low income residents could lose their homeowner's insurance due to the home being in a state of disrepair.
	Basis for Relative Priority	This program is town-wide so there is no target geographic area. The program is important to protect homeownership for low and moderate income populations in Sayreville.
5	Priority Need Name	Grant Administration
	Priority Level	Low
	Population	Other
	Geographic Areas Affected	
	Associated Goals	Grant Administration
	Description	grant administration
	Basis for Relative Priority	

Narrative (Optional)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section will provide the anticipated CDBG resources for the first year and the remaining four years of this Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	221,477	0	0	221,477	885,908	Continue the Community Development Block Grant program and satisfy needs outlined in plans
Other	public - federal	Public Services	486,506	0	0	486,506	0	CDBG-CV3 funds

Table 14 - Anticipated Resources

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

The Borough of Sayreville will use the CDBG funds to leverage local funding necessary to complete the projects outlined in the plan. Sayreville will also seek additional grants from the State of New Jersey, if available.

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

N/A

Discussion

During this planning cycle the Borough of Sayreville also seeks to reprogram funds from the following projects:

PROPOSED 2020 CDBG BUDGET:

Public Facilities:	\$181,477
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General Administration:	\$40,000
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PROPOSED CARES ACT FUNDING BUDGET:

CV1 & CV3:	\$475,000
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General Administration:	\$11,506
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SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SAYREVILLE	Government	Non-homeless special needs Ownership Planning neighborhood improvements public facilities	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Borough of Sayreville's Community Development Committee is responsible for monitoring grant recipients for compliance with contracts and compliance with regulations. The Community Development Committee will assist any appropriate agencies that are involved in community development and housing activities and will continue to complete all HUD performance and evaluations reports and will continue to notify interested parties of the funds and programs available.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			

Supportive Services			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Sayreville will continue to coordinate efforts with Middlesex County offices in addressing the problem of homelessness and will follow plans put forth by the County in the elimination of homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Community Development Block Grant Committee is responsible for carrying out the Borough's community development and housing plans. The Sayreville Housing Authority, The Middlesex County Department of Housing and Community Development, The Sayreville Housing Authority aThe Borough of Sayreville Community Development Block Grant Coordinator will coordinate efforts h public and private providers of assistance by meeting with them to identify needs and by the use of a referral system.

The entities listed above, work in conjunction with one another to see that the needs of the community are identified in terms of both the short and long term. All available resources are used in striving to meet these assessed needs. The Borough of Sayreville is not aware of any gaps in the delivery system of the program

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Borough of Sayreville is not aware of any gaps in the delivery system of the program.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities - Senior Citizens	2020	2024	Non-Housing Community Development	Senior Center	Public Facility Improvements - Senior Citizens	CDBG: \$181,477 CDBG-CV1: \$124,535 CDBG-CV3: \$350,465	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
2	Public Facility Improvements - Parks	2020	2024	Non-Housing Community Development		Public Improvements - Parks	CDBG: \$365,954	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
3	Housing Rehabilitation Program	2020	2024	Affordable Housing	Borough Wide	Direct Homeownership Assistance, Residential Rehab	CDBG: \$50,000	Homeowner Housing Rehabilitated: 2 Household Housing Unit
4	Public Infrastructure - Street Improvements	2020	2024	Non-Housing Community Development	Borough Wide	Public Facility Improvements - Streets & Sidewalks	CDBG: \$309,954	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Grant Administration	2020	2024	grant administration	Borough Wide	Grant Administration	CDBG: \$200,000 CDBG-CV1: \$5,753 CDBG-CV3: \$5,753	Other: 1 Other

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities - Senior Citizens
	Goal Description	Provide improvements to facility for Senior Citizens that is no longer substandards.
2	Goal Name	Public Facility Improvements - Parks
	Goal Description	Rehabilitate parks in low/moderate income neighborhoods
3	Goal Name	Housing Rehabilitation Program
	Goal Description	Provide assistance in the form of necessary home repairs to low and moderate income households
4	Goal Name	Public Infrastructure - Street Improvements
	Goal Description	Street improvements in low/mod areas
5	Goal Name	Grant Administration
	Goal Description	grant administration

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 91.315(b)(2)

The Borough of Sayreville does not currently receive enough funding to provide affordable housing under the CDBG program and does not receive HOME funding.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The 2010 census reports that approximately 68 percent of homes in The Borough of Sayreville were built before 1980 and may contain lead based paint. While there is no data available as to the number of low/mod income residents live in those buildings, the Borough of Sayreville requires that all homes in Housing Rehabilitation be tested for Lead Based Paint and to go through abatement if necessary. The Borough also strives to keep the public aware of the dangers of lead based paint through the dissemination of posters and other relative information.

How are the actions listed above integrated into housing policies and procedures?

Each home that qualifies for assistance under the Housing Rehabilitation loan program is tested for the presence of lead based paint before any work is completed. If analysis reveals lead based paint, the contract is amended to include the abatement of lead based paint. A final clearance report is required before final payment is made to the contractor.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Census Bureau reports that 5.7% are living at or below the poverty level the Borough of Sayreville. This percentage has stayed the same since the 2000 census. The local entity that is most directly involved with the provision of anti-poverty services is the Middlesex County Board of Social Services. The Borough of Sayreville will coordinate efforts to assist in reducing the number of families living in poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Borough of Sayreville will continue to refer families and individuals in need to a suitable program or department of Middlesex County.

SP-80 Monitoring - 91.230

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

The Borough of Sayreville's Community Development Committee is responsible for monitoring grant recipients for compliance with contracts and compliance with regulations. The Community Development Committee will assist any appropriate agencies that are involved in community development and housing activities and will continue to complete all HUD performance and evaluations reports and will continue to notify interested parties of the funds and programs available.

Expected Resources

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

Introduction

This section will provide the anticipated CDBG resources for the first year and the remaining four years of this Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	221,477	0	0	221,477	885,908	Continue the Community Development Block Grant program and satisfy needs outlined in plans
Other	public - federal	Public Services	486,506	0	0	486,506	0	CDBG-CV3 funds

Table 18 - 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

The Borough of Sayreville will use the CDBG funds to leverage local funding necessary to complete the projects outlined in the plan. Sayreville will also seek additional grants from the State of New Jersey, if available.

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

N/A

Discussion

During this planning cycle the Borough of Sayreville also seeks to reprogram funds from the following projects:

PROPOSED 2020 CDBG BUDGET:

Public Facilities:	\$181,477
General Administration:	\$40,000

PROPOSED CARES ACT FUNDING BUDGET:

CV1 & CV3:	\$475,000
General Administration:	\$11,506

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	Public Facilities - Senior Citizens	2015	2019	Non-Housing Community Development		Public Facility Improvements - Senior Citizens	CDBG: \$181,477 CDBG-CV1: \$124,535 CDBG-CV3: \$350,465	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
2	Grant Administration	2020	2024	grant administration		Grant Administration	CDBG: \$40,000 CDBG-CV1: \$5,753 CDBG-CV3: \$5,753	Other: 1 Other

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities - Senior Citizens
	Goal Description	The Borough of Sayreville proposes to use CDBG funding to replace windows and to use the CDBG CV1 & CDBG CV3 funding to help replace the HVAC at the Sayreville Senior Center. The facility serves the elderly population in the Borough of Sayreville with a variety of programs and has fallen into a state of disrepair. The HVAC needs to upgrade to avoid spread and transmission of the Coronavirus.
2	Goal Name	Grant Administration
	Goal Description	grant administration

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Borough of Sayreville plans to undertake one project during program year 2020. This project was identified as a serving a need that is of high priority in the Borough of Sayreville for low and moderate income residents, or those with special needs. Funding for the project was based on the anticipated allocation estimate.

#	Project Name
1	Senior Center Renovations
2	Grant Administration

Table 20 – Project Information

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

Priorities for allocation were based on assisting the most neediest and underserved populations in the Borough

AP-38 Project Summary

Project Summary Information

1	Project Name	Senior Center Renovations
	Target Area	Senior Center
	Goals Supported	Public Facilities - Senior Citizens
	Needs Addressed	Public Facility Improvements - Senior Citizens
	Funding	CDBG: \$181,477 CDBG-CV1: \$124,535 CDBG-CV3: \$350,465
	Description	Renovations to the Senior Center
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 2000 seniors
	Location Description	423 Main Street, Sayreville, NJ 08872
	Planned Activities	Renovation of Senior Center to include new windows and upgrade HVAC which will help to prevent the spread and transmission of the Coronavirus. The renovations will increase air circulation within the areas of the Senior Center.
2	Project Name	Grant Administration
	Target Area	Borough Wide
	Goals Supported	Grant Administration
	Needs Addressed	Grant Administration

Funding	CDBG: \$40,000 CDBG-CV1: \$5,753 CDBG-CV3: \$5,753
Description	Grant administration
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	grant administration
Location Description	grant administration
Planned Activities	grant administration

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

Assistance for program year 2020 will be directed to Census Tract 71.02 Block Group 1. 40.6 percent of the residents in the area are low or moderate income. The neighborhood, known locally as Tangletown, is one of the oldest neighborhoods in the Borough of Sayreville. Most of the housing stock consists of two family homes that have been converted into rental units. The roadways within the neighborhood are extremely narrow and in very poor condition. The Borough proposes to reconstruct Quaid Street to provide better access to and from the neighborhood for the residents.

Geographic Distribution

Target Area	Percentage of Funds

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Borough of Sayreville directs assistance to the geographical areas that are the most in need.

Discussion

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

Introduction

The Borough of Sayreville Community Development Block Grant Committee takes a comprehensive approach to providing services to low and moderate income residents of the Borough of Sayreville. In order to effectively identify and serve need, the CDBG committee places a high priority on communication, coordination and cooperation with residents, businesses, other units of government, and local service providers.

Actions planned to address obstacles to meeting underserved needs

The Borough of Sayreville will continue to its citizen participation efforts and consultation initiatives to identify and close the gap for underserved needs.

Actions planned to foster and maintain affordable housing

The Borough of Sayreville will continue its Housing Rehabilitation program to help maintain affordable housing and coordinate efforts with the Sayreville Housing Authority

Actions planned to reduce lead-based paint hazards

The Borough proposes no changes to its existing lead based paint hazard reduction programs. All homes that are qualified for assistance are tested before work begins and must have a clearance report filed before final payment is made to the contractor.

Actions planned to reduce the number of poverty-level families

The Borough of Sayreville will continue to work in conjunction with Middlesex County initiatives to reduce poverty.

Actions planned to develop institutional structure

The Borough of Sayreville will continue to hold regular Community Development Block Grant Committee meetings as well as seek input from concerned citizens in order to best coordinate assistance under the program.

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

The CDBG coordinator will continue to have an open dialogue with local service agencies to foster

coordination.

Discussion

Program Specific Requirements

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

Introduction

Exception to “Capped” HUD Low and Moderate Income Limits

Pursuant to a notification from HUD’s then Assistant Secretary Cardell Cooper (dated February 3, 1999), the Borough of Sayreville has been granted an exception to HUD’s “capped” Low and Moderate income limits. The “capped” limits caused the low and moderate income to be at levels below the Borough’s actual 80% of the MSA median family income levels. The exception to the “capped” income limits was empowered by the October 21, 1998 enactment of the Quality Housing Responsibility Act of 1998 (Title V of Public Law 105-276). In response to this legislation, HUD has granted exceptions to CDBG entitlement cities and metropolitan counties in (10) MSA’s.

The Borough of Sayreville is located within one of those ten MSA’s. By the granting of this exception, Sayreville will be permitted to compute 80% of the median area income for CDBG and HOME program purposes, using the actual median income for this MSA with appropriate adjustments for family size. This exception has been granted without any time limit.

As required by HUD regulation, each recipient that elects to use the higher MSA median income will have to ensure that the use of the higher income limits is reflected in its Annual Year Action Plan submission as well as its full Consolidated Plan strategy plan submitted every five years. Therefore, the Borough of Sayreville CDBG Program declares its election to utilize the higher income limits in this Annual One Year Action Plan. The following table identifies those areas of the Borough that qualify as a result of the Borough’s decision to utilize uncapped limits. The data utilized in this determination is derived from data from the 2000 United States Census. The minimum threshold for low/moderate

income qualification for a census tract/block group for Sayreville utilizing is 40.6%

QUALIFICATION STATUS WITH UNCAPPED INCOME LIMITS

Tract/Block Group	Low/Mod Income %
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7102/1	40.6
7103/2	44.6
7201/9	100.0
7202/4	100.0
7304/3	50.6
7304/4	55.06
7402/1	41.4
7402/5	49.2

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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 |

Consolidated Plan	SAYREVILLE	55
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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

Appendix - Alternate/Local Data Sources

NOTICE OF PUBLIC MEETING
BOROUGH OF SAYREVILLE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
2020 CDBG, CDBG -CV1 and CDBG-CV3
2020-2024 Consolidated Plan & 2020 Annual Action Plan
Citizen Participation Plan Amendment
To All Interested Persons, Agencies, Organizations and Groups

The Borough of Sayreville proposes to initiate planning for the FY 2020-2024 Community Development Block Grant (CDBG) Five Year Consolidated Plan, the 2020 Annual Action Plan and CDBG-CV 1 and CDBG CV 3 plans which are funded by the Department of Housing and Urban Development (HUD). The Borough of Sayreville expects to receive \$221,477.00 in Community Development Block Grant (CDBG), \$130,288.00 in CDBG CV1 CARES Act and \$356,218.00 in CDBG CV3 CARE Act funds from the U.S. Department of Housing and Urban Development (HUD).

To receive the funds, a Five-Year Consolidated Plan that includes a housing and homeless needs assessment, a housing market analysis, and a strategic plan must be completed and filed with HUD. The One-Year Action Plan for PY 2020 will also be included and will reflect the resources and activities that address Sayreville's housing and community development needs that are identified in the Five-Year Consolidated Plan. The plan will also reflect the activities that the Borough will be undertaking to prevent, prepare for and respond to the Coronavirus-related needs in the community. In addition, the Borough is also preparing updates to their Analysis of Impediments to Fair Housing, Language Access Plan and Citizen Participation Plan.

The Borough of Sayreville will hold a public hearing to discuss and consider the Borough's Community Development Block Grant Five Year Consolidated Plan and 2020 Annual Action Plan, including CDBG CV funds. In accordance with waivers granted through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136; the public meeting will be held virtually. The Public Hearing will be held on October 21, 2020 at 2:00 pm. The log-in information for the Virtual Public Hearing is below:

Visit this address to enter via computer:

Time: Oct 21, 2020 02:00 PM

<https://us04web.zoom.us/j/78150909588?pwd=VWF6eWlORGR4V2VZMUJpLzNuamNldz09>

Meeting ID: 781 5090 9588

Password: y4qn1c

This Public Hearing is being scheduled in the initial stages of development of the Plans. The information received from interested persons at the hearing will assist the Borough Administration and Borough Council in the preparation of the 2020 Annual Plan for the period July 1, 2020 through June 30, 2021 and the allocation of the CDBG-CV 1 and CDBG-CV 3 funds. The hearing is designed to obtain citizens' views and to respond to proposals and questions. The hearing will address housing, community and economic development needs, development of proposed activities, and review of program performance. Information on past use of said funds will also be available.

All citizens are urged to attend and participate in the public hearing. The procedure to be followed will be to: (1) explain federal regulations, (2) review the proposed program activities, and (3) receive citizen comments and recommendations

Assistance under all of the HUD Community Development Programs is for activities designed to meet the primary objective of the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income.

The Township's 2020 Annual Action Plan under the CDBG Program will be prepared and submitted to the Middlesex County Division of Community Development and the US Department of HUD on or before the planned submission date of November 10, 2020.

Comments may be directed at the Borough's CDBG Coordinator, Gwendolyn Knight, CDBG Coordinator via email at gknight@sayreville.com or by phone at (732) 390-7043.

Borough of Sayreville

VIRTUAL HEARING
WEDNESDAY October 21, 2020 at 2:00 pm

Gwendolyn Knight, Borough of Sayreville gknight@sayreville.com 732-390-7043

NOTICE OF PUBLIC MEETING
BOROUGH OF SAYREVILLE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
To All Interested Persons, Agencies, Organizations and Groups
NOTICE OF PUBLIC REVIEW AND SECOND PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that the Borough of Sayreville has completed its first draft of the 2020-2024 Five-Year Consolidated Plan, 2020 Annual Action Plan, updates to the Citizen Participation Plan and updates to the Analysis of Impediments for the 2020 Community Development Block Grant (CDBG) Program and Community Development Block Grant CV1 and 3 (CDBG-CV) programs. The summary of the proposed grant budget is below.

In order to obtain the views of residents, public agencies and other interested parties, these documents will be on public review from October 28, 2020 – November 5, 2020; after which time the plans will be considered by the Borough Council for submittal to HUD for approval. Due to the current public health crisis, these documents will be available on the Borough website: <http://www.sayreville.com>

The Borough of Sayreville is also holding a Virtual Public Hearing on Thursday, November 5, 2020 at 2:00 pm via the Zoom platform to consider the proposed FY2020-2024 Five-Year Consolidated Plan and FY2020 CDBG and CDBG-CV Annual Action Plan. Given the current public health crisis, a virtual hearing is being held in lieu of an in-person hearing. Members of the public will be given the opportunity to speak during this hearing to verbally submit their public comment. The log-in information for the Virtual Public Hearing is below:

Visit this address to enter via computer:

<https://zoom.us/j/96635751316?pwd=RnlrQmVKc1RlSTM1cXlXK2lR0JJQT09>

Meeting ID: 966 3575 1316

Passcode: 881728 or dial

Dial 646 558 8656

Funding availability for the Community Development Block Grant (CDBG) Program Year 2020 begins July 1, 2020.

SUMMARY OF THE ANNUAL BUDGET FOR 2020 PROGRAM YEAR

RESOURCES:

The Borough expects to receive the following resources from the US Department of Housing and Urban Development:

2020 CDBG Entitlement:	\$221,477
CV1 CARES ACT FUNDS:	\$130,288
CV3 CARES ACT FUNDS:	\$356,218

PROPOSED 2020 CDBG BUDGET:

Public Services:	\$15,738
Housing:	\$15,738
Public Facilities:	\$150,000
Fair Housing:	\$
General Administration:	\$40,000

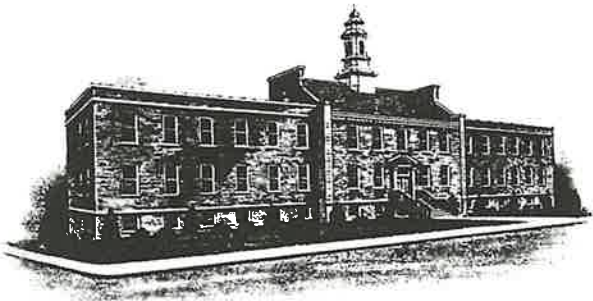
PROPOSED CARES ACT FUNDING BUDGET:

COVID-19 Senior Center Fac.:	\$475,000
General Administration:	\$11,506

To receive the funds, a Five-Year Consolidated Plan that includes a housing and homeless needs assessment, a housing market analysis, and a strategic plan must be completed and filed with HUD. The One-Year Action Plan for PY 2020 will also be included and will reflect the resources and activities that address Edison's housing and community development needs that are identified in the Five-Year Consolidated Plan; and the plan will also reflect the activities that the Borough will be undertaking to prevent, prepare for and respond to the Coronavirus-related needs in the community. In addition, the Borough is also preparing updates to their Analysis of Impediments to Fair Housing, Language Access Plan and Citizen Participation Plan.

All interested individuals and organizations are invited and encouraged to attend these public hearings. Persons interested in attending the hearings who require interpretive assistance (i.e. – hearing impaired or non-English speaking), or other accommodation, shall notify the Borough's CDBG Coordinator, Gwendolyn Knight, via email at gknight@sayreville.com or by phone at (732) 390-7043.

Written comments may be directed to the Borough's CDBG Coordinator, Gwendolyn Knight, via email at gknight@sayreville.com or by phone at (732) 390-7043. Written comments must be received by November 6, 2020.



The Borough of Sayreville

MUNICIPAL CLERK'S OFFICE

167 MAIN STREET
SAYREVILLE, NEW JERSEY 08872
TEL. 732-390-7020 • FAX 732-390-0509

Email to:

CPD_COVID-19WaiverNK@hud.gov

Annemarie.C.Uebbing@hud.gov

CC: gknight@sayreville.com

dfrankel@sayreville.com

kpackowski@triadincorporated.com

**Subject: Borough of Sayreville
CDBG-CV Notification of Use of Waivers**

Ms. Uebbing,

I am writing to you today to notify your office that the Borough of Sayreville intends to use two waivers of Consolidated Planning requirements outlined in Assistant Secretary John Gibbs' memo of March 31, 2020. Exercising these waivers will permit the Borough to more quickly assist low- and moderate-income households with services to help prevent the spread of the COVID-19 virus through the submittal of the 2020 Annual Action Plan which will include plans for the CDBG CV1 and CDBG CV3 grant allocations. We anticipate using these waivers as early as October 16, 2020.

The Borough of Sayreville hereby notifies you that we intend to use the flexibility provided in Assistant Secretary Gibbs' memo regarding the following Consolidated Planning requirements:

Item No.	Program	Item to be Waived (per Mega Waiver, effective March 31, 2020)	Check if yes
8	Con Plan	HOME, CDBG, HTF, ESG, and HOPWA Programs – Citizen Participation Public Comment Period for Consolidated Plan Amendment	X
9	Con Plan	HOME, CDBG, HTF, ESG, and HOPWA Programs – Citizen Participation Reasonable Notice and Opportunity to Comment	X

The Borough will amend its Citizen Participation Plan to reflect the application of these waivers. That revised document will also be placed on the Borough's website when the 2020 Annual Action Plan is published.

While not specifically referenced in Assistant Secretary Gibbs' memo of March 30, 2020, the Borough also intends to take advantage of the waiver of the cap of funds dedicated to public service projects described in other HUD guidance on the response to the COVID-19 virus.

Victoria Kilpatrick

Mayor Victoria Kilpatrick
Borough of Sayreville

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