

**ESSEX COUNTY DIVISION OF HOUSING & COMMUNITY DEVELOPMENT
PY 2026 ONE-YEAR ACTION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
HOME INVESTMENT PARTNERSHIPS PROGRAM EMERGENCY SOLUTIONS GRANT
OBJECTIVES & PROJECTED USE OF FUNDS**

Citizens of Essex County are invited to provide comments on the proposed PY 2026 One-Year Action Plan, which includes a needs assessment of infrastructure, housing and services with particular emphasis on those areas that benefit low and moderate-income people. On June 1, 2026, the County of Essex begins its 52nd year in the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program. The County proposes to fund the following activities with a PY 2026 (hereinafter referred to as 2026) CDBG entitlement of **\$5,175,593** plus anticipated program income of \$80,000 generated by the Home Improvement Program. The County will also fund activities with 2026 ESG funds in the amount of **\$458,474**, and 2026 HOME funds of **\$1,254,360.74**.

2026 One-Year Action Plan Public Comment Period

The 2026 One-Year Action Plan has been developed in accordance with the County's adopted Citizen Participation Plan, which provides for and encourages citizen participation during the program's planning process. The provision of program information began with individual municipal meetings and will culminate with the Countywide Spring Public Hearing to solicit public comments on the 2026 Action Plan. A Public Hearing was held on May 21, 2026, at The Salvation Army, 13 Trinity Place, Montclair, NJ.

The purpose of this hearing was to entertain citizen comments on the statement of proposed objectives and activities to be funded by the Community Development Block Grant, HOME Investment Partnerships and Emergency Solutions Grant Programs prior to submission to the U.S. Department of Housing & Urban Development on or after June 15, 2026, but no later than August 16, 2026. The Division did not receive any comments at the Hearing.

Beginning September 16, 2026, copies of the Draft Action Plan will be made available at the Office of the Division of Housing & Community Development, 20 Crestmont Road, Verona, NJ 07044 and available on the Essex County Website at <https://essexcountynj.org/>. The Division of Housing & Community Development will be accepting public comments for a period beginning September 16, 2026, and concluding October 17, 2026. The public may provide comments by:

1. Send written comments to 20 Crestmont Road, Verona, NJ 07044, Attn: John M. Soares or to jsoares@hcd.essexcountynj.org.

All program and project records are available for inspection at the Division of Housing & Community Development, 20 Crestmont Road, Verona, New Jersey during the office hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. Interested citizens should contact the Division at

(973) 655-0200. For non-English speaking persons requiring a translation of this notice, or persons with disabilities that require an alternative presentation format, please contact John M. Soares at (973) 655-0200 or via email at isoares@hcd.essexcountynj.org. Requests must be submitted at least 72 hours prior to the meeting to make the appropriate arrangements.

The Division staff will review all comments and respond to each commentator in a timely manner. The plan will be resubmitted to the U. S. Department of Housing and Urban Development following the close of public comment period.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)
Proposed Use of Funds

The goal of the Essex County CDBG Program is to enhance the development of viable communities by assisting in the provision of decent housing, a suitable living environment and expanded economic opportunities, principally for people of low to moderate income. The proposed programs are designed to meet the following objectives:

1. To reconstruct, replace, rehabilitate, acquire or construct facilities including streets, water main, sewer, fire protection, recreational, parking, neighborhood center and barrier-free facilities. (See Categories II, III & IV)
2. To eliminate conditions detrimental to health, safety and public welfare. (See Categories I, II & IV)
3. To conserve and expand the County's housing stock. (See Category I)
4. To assist in the provision of counseling, education, recreation and related public services. (See Categories I & V)

Listed below are the proposed activities for 2026. The activities are divided by project Type, municipality/agency. Numbers are rounded to the nearest dollar. The total of programmed funds and the percentage of the total grant benefiting low to moderate income people (including planning and management, administration and program delivery) is provided under the Program Information section.

I. HOUSING REHABILITATION/COUNSELING

These activities provide for the rehabilitation, stabilization and preservation of the housing stock, particularly that occupied by low and moderate-income people. Additionally, these activities prevent the spread of deterioration by improving homes and counseling tenants on their rights and responsibilities. For 2026, CDBG funds totaling \$700,000 will be requested for the following Housing Rehabilitation/Counseling activities:

Home Improvement Program	\$450,000
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Home Improvement Revolving Loan Program Delivery Costs	\$150,000
Tenant Resource Center	\$100,000
Total	\$700,000

II. PUBLIC FACILITIES

Funds provided in this category serve to eliminate and prevent unsafe and/or unhealthy conditions in neighborhood facilities throughout the County. In addition, funds are provided to the facilities for expansion and/or rehabilitation projects. These facilities are either located in income-eligible areas and/or are utilized by people who are predominantly (51%) low- and moderate-income people. For PY 2026, **\$1,092,000** has been recommended for the preservation and rehabilitation of the following facilities:

Belleville

Senior Center Kitchen Renovations	\$150,000
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Fairfield

Hollywood Park ADA Trail Rehabilitation	\$60,000
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Glen Ridge

Freeman Gardens ADA Bathroom	\$30,000
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Maplewood

ADA Ramps at Pool and various sites	\$120,000
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Montclair - Neighborhood Council

New Roof	\$90,000
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Montclair

Nishane Park ADA Bathroom	\$120,000
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Orange

Central Avenue Playground Building Improvements	\$147,000
Metcalf Park Playground Play Surface	\$100,000

Verona

Verona ADA Public Improvements	\$100,000
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Countywide

Community Options

Generators for group home(s) for people with intellectual	\$15,000
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and developmental disabilities located at 43 Wychwood Road

The Arc of Essex County

Main Office Roof	\$160,000
Total	\$1,092,000

III. PUBLIC IMPROVEMENTS

Funds provided under this category are used to replace, rehabilitate or reconstruct streets, sewers, drainage systems, roads, curbs, and sidewalks. For 2026, **\$1,840,725** has been recommended for the following public improvement activities:

Belleville

Water main relining & valve replacements along Overlook Ave and Linden Ave	\$150,000
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Nutley

Booth Drive Roadway and Vincent Place Reconstruction	\$270,000
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West Orange

Franklin Ave Road rehabilitation	\$320,000
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Countywide

Essex County DPW Road rehabilitation of Bloomfield Ave from Broad St (Newark) to North 16 th St (Bloomfield)	\$1,100,725
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Total	\$1,840,725
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IV. PUBLIC SERVICES

All funds provided under the Public Service category would assist in providing counseling, drug treatment services, educational programs, recreational programs and other supportive services for elderly, handicapped, youth and other low/moderate income people throughout the County. For 2026, \$507,750 has been recommended for the following public service activities:

Caldwell (in conjunction with West Caldwell and Roseland)

ADA accessible bus for seniors	\$100,000
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Montclair

Montclair Earth Coalition: Community Food Network	\$5,000
Start Out Fresh Intervention Advocates (SOFIA): Soar to Success	\$12,750
Strategic Mentoring/Brother to Brother: Success Pathways & Project Strong Start	\$8,500

Succeed2gether: After School Tutoring, Student Enrichment, Pathways Forward \$12,750

West Orange

Bethany Center: Outreach for At-Risk Youth \$55,000

Countywide

Diabetes Foundation: Education to strengthen diabetes prevention and management \$10,000

Essex County Family Justice Center \$8,000

Family Connections: Psychiatric Services \$23,500

Family Promise of Essex County, Inc: Homeless Prevention and Stabilization Services \$20,750

Family Service League: Sexual Assault/Domestic Violence Counseling \$49,000

Jewish Family Services: Frail Adult Program \$12,500

JVS of Metrowest: Vocational Rehab Services \$32,000

National Council for Jewish Women: Job Readiness \$10,500

NJ Citizen Action: Housing & Foreclosure Education & Outreach \$20,000

Northwest Essex Community Healthcare Network: Transit Van \$30,000

North Ward Center: Casa Israel Medical Day Program \$38,000

Oaks Integrated Care: Community Stability and Wellness \$15,000

Opportunity Project: Pre Vocational program for people with brain injuries \$15,000

Partners for Women and Justice: Support for Domestic Violence \$5,000

Planned Parenthood: HIV Prevention, Testing & Counseling \$9,500

Wynona's House: Family Advocacy program \$15,000

Total \$507,750

V. PLANNING & ADMINISTRATION - CDBG

Administration of the CDBG Program involves the planning and execution of projects, program coordination, evaluations, monitoring, provision of technical assistance and the dissemination of information to municipal officials and the general public. For 2026, CDBG funds of **\$1,035,118** (20% of Allocation) plus anticipated program income of \$16,000 are recommended for this category.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Proposed Use of Funds

For Program Year 2026, the County of Essex anticipates a total HOME allocation of **\$1,254,360.74**. The following projects/programs will be implemented to address the housing needs of Essex County residents.

Rental Housing

In 2026, the County will allocate Entitlement Funds of \$940,770.63 to provide loans to produce rental housing and/or units for homebuyers. The Division plans to utilize any Reprogrammed HOME funds for new housing and development. Developers will be eligible to apply for loans for the rehabilitation of affordable housing units. The units will be required to remain affordable to very low and low-income people for a minimum 5-to-20-year period depending upon the amount of HOME assistance per unit and the scope of the project. HOME projects are generally reviewed and awarded funds on a rolling basis; upon any commitment of PY 2026 Home funds for specific HOME affordable housing projects, the Division will amend the plan accordingly.

CHDO (Community Housing Development Organization)

For 2026, the County will set aside \$188,154.11 for CHDO managed projects (15% of HUD allocation). Upon any commitment of PY 2026 Home funds for specific CHDO projects, the Division will amend the plan accordingly.

Planning & Administration

Administration of the HOME Program involves the planning and execution of projects, program coordination, evaluation, monitoring and the provision of technical assistance and dissemination of information to municipal officials and to the general public. For PY 2026 the recommended allocation for this category is \$125,436 (10% of HUD allocation).

EMERGENCY SOLUTIONS GRANT PROGRAM

The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) was enacted into law on May 20, 2009. HEARTH consolidated three of the separate homeless assistance programs administered by HUD under the McKinney-Vento Homeless Assistance Act into a single grant program, revised the Emergency Shelter Grants program, and renamed it as the Emergency Solutions Grants (ESG) program. The change in the program's name, from Emergency Shelter Grants to Emergency Solutions Grants, reflects the change in the program's focus from addressing the needs of homeless people in emergencies or transitional shelters to assisting people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

For 2026, the County was notified it will receive a total ESG grant of \$458,474 to fund activities consistent with the interim rule. Recommend allocations of ESG funds for various agencies is as follows:

Apostle's House	Rapid Rehousing	\$10,000
Bridges Outreach	Rapid Rehousing	\$15,000
Bridges Outreach	Street Outreach	\$20,000
Catholic Charities of the Archdiocese of Newark	Rapid Rehousing	\$10,000
Covenant House	Emergency Shelter Operations	\$25,000
Family Promise	Rapid Rehousing	\$80,000
Irvington Neighborhood Improvement Corp	Homeless Prevention	\$7,500
Isaiah's House	Emergency Shelter Operations	\$17,500
NESF	Rapid Rehousing	\$15,000
St. James Social Services	Rapid Rehousing	\$17,500
Salvation Army Montclair	Emergency Shelter Operations	\$25,000
Salvation Army Montclair	Rapid Rehousing	\$30,000
Salvation Army Montclair	Street Outreach Drop-in Center	\$15,000
Turning Point	Emergency Shelter Operations	\$13,000
United Community Corp	Homeless Prevention	\$7,500
YMCA of Newark	Emergency Shelter Operations	\$91,089
YMCA of Newark	Rapid Rehousing	\$25,000
Sub Total		\$424,089
Planning & Administration (7.5%)		\$34,385
Total ESG		\$458,474

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ESSEX COUNTY EXECUTIVE

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