# 

# Executive Summary

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

**1. Introduction**

The Township of Piscataway is proud to continue to invest in its community through expending CDBG funding. This is the second Consolidated Plan prepared by the Township and it aims to reflect updated policies, procedures, and lessons learned from our previous efforts.

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

**Objectives**

Expend CDBG Funding in a compliant and timely manner across eligible activity categories.

**Outcomes:**

* Timely expenditure of funding
* Compliance of regulations
* Updated policies and procedures
* Measurable benefit to residents in L/M communities in Piscataway

**3. Evaluation of past performance**

Our primary expenditure was the removal of architectural barriers. The projects completed at Columbus Park were highly successful and were met with great public support. While we had success in removing these barriers, our goal for this next period is to diversify our expenditures across multiple new activity categories.

**4. Summary of citizen participation process and consultation process**

Open public meetings shall be held along the entire process to ensure public input is gathered, recorded, and implemented where possible.

Consultants may be retained to assist in the preparation and administration of the funding. As of the authoring of this plan in Q1 2025, there are no such plans to hire a consultant.

**5. Summary of public comments**

TBD

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

TBD

**7. Summary**

The Township of Piscataway is filing this Plan as the second Plan for the use of HUD CDBG funds.

# 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 | PISCATAWAY TOWNSHIP | Community Development Department |

Table 1– Responsible Agencies

**Narrative**

The execution of this Plan is the close and careful collaboration of multiple entities within the Township.

Approval and Oversight is provided by the Township Council. Planning and Fund Administration is provided by the Township Administration, the Consultant (if one is retained), and the CDBG Administrator in the Community Development Department. Project Delivery is assisted by the Finance and Purchasing Departments. Project Execution is completed by the project manager of the responsible Department (Engineering, Public Works, Community Development, Parks, etc.) with assistance from the CDBG administrator.

**Consolidated Plan Public Contact Information**

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

**1. Introduction**

The Township of Piscataway works in close communication between Middlesex County organizations for supportive housing, mental health support services and homelessness.

The Township Administration also coordinates with other county divisions such as the Division of Mental Health and Addiction Services and the Human Services Advisory Council to share information and resources among funded agencies.

**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)).**

Township of Piscataway Staff works in close contact with the Middlesex County Housing Authority for emergency housing assistance as well as ensuring that local residents are aware of Section 8 Voucher availability when the MHA makes such opportunity available.

**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 Middlesex County Division of Social Services operates the "Continuum of Care" (CoC) - the region's homeless supportive branch with funding from HUD's Emergency Shelter Grant program.

**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 Middlesex County Division of Social Services administers the County approach and expenditure of ESG funds for persons and families experiencing short-term or long-term homelessness.

**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** | MIDDLESEX COUNTY HOUSING COALITION |
| **Agency/Group/Organization Type** | Housing Services - Housing Services-homeless Services-Employment |
| **What section of the Plan was addressed by Consultation?** | Homeless Needs - Chronically homeless Homelessness Needs - Veterans |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Township Administrative personnel have a direct connection with members of the consortium to work together in assisting persons and families to access immediate or long term housing |

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

N/a

**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 |  |  |

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 regional Housing Authority provides direct support

**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 Consolidated Plan was made available for public review and comments prior to being submitted to HUD CPD. Public comments are taken into consideration and ultimately used to impact goal-setting for the 5-year period.

**Citizen Participation Outreach**

| **Sort Order** | **Mode of Outreach** | **Target of Outreach** | **Summary of**  **response/attendance** | **Summary of**  **comments received** | **Summary of comments not accepted and reasons** | **URL (If applicable)** |
| --- | --- | --- | --- | --- | --- | --- |
| 1 | Public Meeting | Non-targeted/broad community |  |  |  |  |
| 2 | Newspaper Ad | Non-targeted/broad community |  |  |  |  |
| 3 | Internet Outreach | Non-targeted/broad community |  |  |  |  |

Table 4– Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

**Needs Assessment Overview**

The Township of Piscataway's 2025-2029 Consolidated Plan strives to address the needs of the community. There are a variety of urgent needs facing the town. A non-exhaustive list of these needs include: accessibility of public infrastructure, environmental improvements, social service improvements, roadways and respective infrastructure improvements and educational programming for eligible populations.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

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

**Describe the jurisdiction’s need for Public Facilities:**

With every large municipality in the State, the Township has diverse needs for public facilities. Some of these needs include neighborhood facilities, firehouses, public schools, and libraries.

**How were these needs determined?**

Township Council, Mayor, Administrative Department, Public Works Department, Community Development Department, Engineering Department

**Describe the jurisdiction’s need for Public Improvements:**

There is need for repair and installation of streets, sidewalks, curbs and gutters, parks, playgrounds, water and sewer lines, flood and drainage improvements, parking lots, utility lines, and aesthetic amenities on public property.

**How were these needs determined?**

Township Council, Mayor, Administrative Department, Public Works Department, Community Development Department, Engineering Department

**Describe the jurisdiction’s need for Public Services:**

As a dynamic Township, our public services serve seniors, children, families, and more populations. We offer recreation programs as well as various other services for seniors.

**How were these needs determined?**

Township Council, Mayor, Administrative Department, Economic Development Officer

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

# Housing Market Analysis

## MA-05 Overview

**Housing Market Analysis Overview:**

Key themes from the Market Analysis include:

1. **Economic Diversification & Employment Trends**Professional, scientific, and management services have a strong presence (15% of workers, 21% of jobs).Education and healthcare services are major employment sectors but show a job deficit (-7%).Wholesale trade has a surplus of jobs compared to available workers (+8%).Retail trade and finance sectors show a worker-job mismatch, indicating potential workforce challenges.
2. **Labor Market & Workforce Composition**Unemployment rate: 7.4%, higher than the national average.Strong representation in management, sales, and service occupations.Low participation in farming, fisheries, and forestry roles.
3. **Commuting Patterns**58% of the workforce has a commute under 30 minutes.10% commute over an hour, indicating potential for local job creation to reduce long travel times.
4. **Education & Workforce Readiness**High level of educational attainment, with a strong presence of bachelor's and graduate degrees.Younger demographics have significant college participation but less vocational training.A gap exists in trade and technical education, which may impact industries like construction and manufacturing.
5. **Public Infrastructure & Community Development Needs**The report highlights the need for redeveloping public facilities.Transportation and warehousing remain stable sectors but may require infrastructure improvements.

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

**Introduction**

The non-housing community development needs have ranged from the development and redevelopment of public facilities to local public service needs.

**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 | 45 | 4 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 1,719 | 28 | 5 | 0 | -5 |
| Construction | 1,082 | 2,175 | 3 | 7 | 4 |
| Education and Health Care Services | 9,219 | 6,662 | 29 | 22 | -7 |
| Finance, Insurance, and Real Estate | 1,994 | 749 | 6 | 2 | -4 |
| Information | 661 | 1,992 | 2 | 7 | 5 |
| Manufacturing | 4,040 | 3,634 | 13 | 12 | -1 |
| Other Services | 1,259 | 1,724 | 4 | 6 | 2 |
| Professional, Scientific, Management Services | 4,625 | 6,271 | 15 | 21 | 6 |
| Public Administration | 1,028 | 404 | 3 | 1 | -2 |
| Retail Trade | 3,577 | 1,882 | 11 | 6 | -5 |
| Transportation and Warehousing | 1,921 | 1,919 | 6 | 6 | 0 |
| Wholesale Trade | 715 | 3,067 | 2 | 10 | 8 |
| Total | 31,885 | 30,511 | -- | -- | -- |

Table 11 - Business Activity

|  |
| --- |
| **Alternate Data Source Name:** |
| 2023: ACS 5-Year Estimates Subject Tables |

|  |  |
| --- | --- |
| **Data Source Comments:** | TABLE S2405; https://onthemap.ces.census.gov/ |

**Labor Force**

|  |  |
| --- | --- |
|  |  |
| Total Population in the Civilian Labor Force | 34,423 |
| Civilian Employed Population 16 years and over | 31,885 |
| Unemployment Rate | 7.40 |
| Unemployment Rate for Ages 16-24 | 0.00 |
| Unemployment Rate for Ages 25-65 | 0.00 |

Table 12 - Labor Force

|  |  |
| --- | --- |
| **Data Source Comments:** | TABLE DP03 |

| **Occupations by Sector** | **Number of PeopleMedian Income** | |
| --- | --- | --- |
| Management, business and financial | 5,906 |
| Farming, fisheries and forestry occupations | 38 |
| Service | 3,887 |
| Sales and office | 5,798 |
| Construction, extraction, maintenance and repair | 625 |
| Production, transportation and material moving | 4,057 |

Table 13 – Occupations by Sector

|  |
| --- |
| **Alternate Data Source Name:** |
| 2023: ACS 5-Year Estimates Subject Tables |

|  |  |
| --- | --- |
| **Data Source Comments:** | TABLE S2401 |

**Travel Time**

| **Travel Time** | **Number** | **Percentage** |
| --- | --- | --- |
| < 30 Minutes | 15,048 | 58% |
| 30-59 Minutes | 8,222 | 32% |
| 60 or More Minutes | 2,560 | 10% |
| ***Total*** | ***25,830*** | ***100%*** |

Table 14 - Travel Time

|  |
| --- |
| **Alternate Data Source Name:** |
| 2023: ACS 5-Year Estimates Subject Tables |

|  |  |
| --- | --- |
| **Data Source Comments:** | TABLE S0801 - converted percentages to number - total estimate in ACS table is 25,855. |

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

| **Educational Attainment** | **In Labor Force** | |  |
| --- | --- | --- | --- |
| **Civilian Employed** | **Unemployed** | **Not in Labor Force** |
| Less than high school graduate | 1,692 | 0 | 1,416 |
| High school graduate (includes equivalency) | 4,608 | 0 | 2,953 |
| Some college or Associate's degree | 6,202 | 0 | 1,800 |
| Bachelor's degree or higher | 15,022 | 0 | 3,612 |

Table 15 - Educational Attainment by Employment Status

|  |
| --- |
| **Alternate Data Source Name:** |
| 2023: ACS 5-Year Estimates Subject Tables |

|  |  |
| --- | --- |
| **Data Source Comments:** | TABLE B16010. Unemployed by educational attainment not available. |

Educational Attainment by Age

|  | **Age** | | | | |
| --- | --- | --- | --- | --- | --- |
| **18–24 yrs** | **25–34 yrs** | **35–44 yrs** | **45–65 yrs** | **65+ yrs** |
| Less than 9th grade | 0 | 33 | 82 | 201 | 208 |
| 9th to 12th grade, no diploma | 153 | 120 | 134 | 386 | 202 |
| High school graduate, GED, or alternative | 909 | 792 | 353 | 1,692 | 859 |
| Some college, no degree | 4,855 | 495 | 518 | 828 | 471 |
| Associate's degree | 121 | 502 | 552 | 543 | 107 |
| Bachelor's degree | 609 | 1,350 | 1,345 | 2,040 | 751 |
| Graduate or professional degree | 36 | 1,108 | 852 | 1,217 | 666 |

Table 16 - Educational Attainment by Age

|  |
| --- |
| **Alternate Data Source Name:** |
| 2023: ACS 5-Year Estimates Subject Tables |

|  |  |
| --- | --- |
| **Data Source Comments:** | TABLE B15001 |

Educational Attainment – Median Earnings in the Past 12 Months

| **Educational Attainment** | **Median Earnings in the Past 12 Months** |
| --- | --- |
| Less than high school graduate | 31,660 |
| High school graduate (includes equivalency) | 39,428 |
| Some college or Associate's degree | 45,924 |
| Bachelor's degree | 67,256 |
| Graduate or professional degree | 86,524 |

Table 17 – Median Earnings in the Past 12 Months

|  |  |
| --- | --- |
| **Data Source Comments:** | Table S2002 |

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

1. Education and Health Care Services
2. Professional, Scientific, Management Services
3. Manufacturing
4. Retail Trade

**Describe the workforce and infrastructure needs of the business community:**

A majotiry of workers are travelling short (<30 minute="" distances="" to="" work="" indicate="" a="" need="" focus="" on="" community-level="" improvements="" --30--="">

**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.**

no major changes are proposed at this time.

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

There is a divide between adults (those 25 years and older) with high school graduation or equivalency at 91.7% and those with a college degree at 50.0%. This is reflective of the many manufacturing and retail jobs in Piscataway that may not require advanced degrees as well as the many scientific, education, and healthcare opportunities that we can assume require bachelors degree or higher.

**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 County of Middlesex houses a Workforce Development Board.

**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.**

N/a

**Discussion**

It's encouraging to see high availability of opportunities for those with or without higher education in Piscataway, creating an economically diverse population.

## MA-50 Needs and Market Analysis Discussion

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

Arbor section.

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

Yes, there are several districts or neighborhoods in town where low-income families are closely located in proximity to one another. See attached map.

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

Small lot sizes, illegal multifamily dwellings and illegal housing conversions.

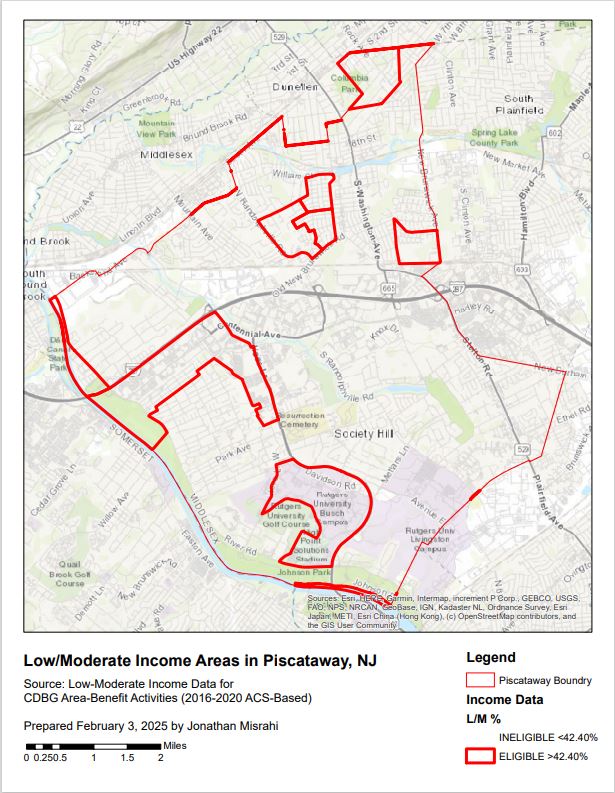
**Are there any community assets in these areas/neighborhoods?**

Yes, several schools, parks, firehouses, places of worship, and retail areas existing in these areas.

**Are there other strategic opportunities in any of these areas?**

The 2020 Land Use Reexamination Plan has areas identified as “Redevelopment Areas Approved for Redevelopment” and “Areas Designated as Areas in Need of Redevelopment” in the northern and southern areas which have been identified as areas with a large concentration of low-income residents.

New development in blighted areas will not only create more aesthetically pleasing surroundings, but also provide employment opportunities that would be within in walking distances of nearby neighborhoods.

**  
Low Mod Income Areas**

## 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.**

The Covid Pandemic exposed the need for broadband wiring and connections within Piscataway Township.  As our residents sought to conduct business and attend school online, not only have broadband connections been revealed to be a lifeline connection for our residents, it has become equally clear that these connections are not being offered at speeds that are required for multiple users in each household to do schooling, work, tele medicine and socializing on line and at time simultaneously.

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

There are no regulatory protections for internet customers, therefore the only protection to ensure reasonable pricing, necessary bandwidth speed and customer service standards is the presence of a second provider.  In the absence of regulation, competition is the only safeguard available to consumers.  Most of Piscataway Township lacks that competitor today.

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

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

As a community located along a major river (Raritan River), climate change will have an accute impact on our community as climate change continues to increase storm events intensity and frequency.

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

One of our low/mod tracts is adjacent to the Raritan River, exposing them to high risk of climate related impacts.

# Strategic Plan

## SP-05 Overview

**Strategic Plan Overview**

Piscataway Township will continue to support local and Middlesex County efforts to support housing and non-housing initiatives that assist low and moderate-income persons and families.

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

**Geographic Area**

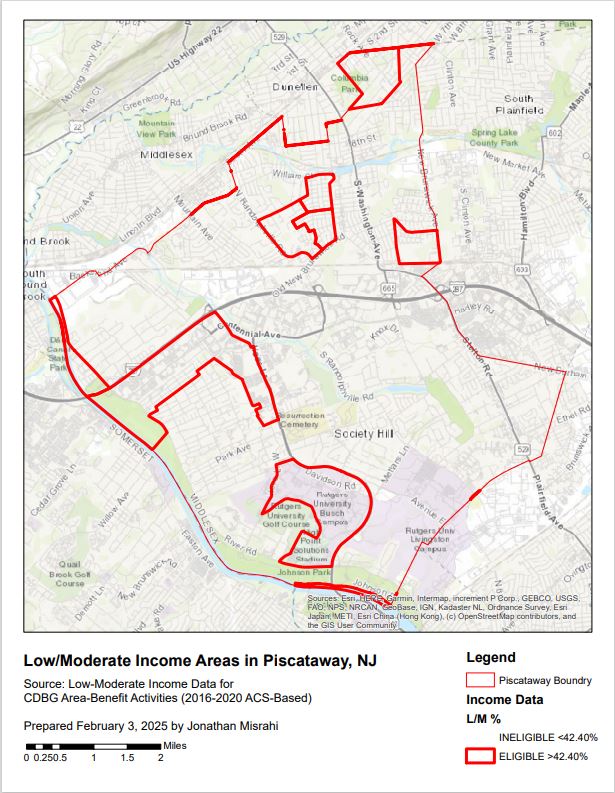
Table 18 - Geographic Priority Areas

|  |  |  |
| --- | --- | --- |
| **1** | **Area Name:** | Hazelwood Park / Arbor Neighborhood |
| **Area Type:** | Local Target area |
| **Other Target Area Description:** |  |
| **HUD Approval Date:** |  |
| **% of Low/ Mod:** |  |
| **Revital Type:** | Comprehensive |
| **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:** | New Market Neighborhood |
| **Area Type:** | Local Target area |
| **Other Target Area Description:** |  |
| **HUD Approval Date:** |  |
| **% of Low/ Mod:** |  |
| **Revital Type:** | Comprehensive |
| **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?** |  |
| **3** | **Area Name:** | Pleasant View Gardens, New Brunswick Ave from Tyler Place to Rutgers Road |
| **Area Type:** | Local Target area |
| **Other Target Area Description:** |  |
| **HUD Approval Date:** |  |
| **% of Low/ Mod:** |  |
| **Revital Type:** | Comprehensive |
| **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?** |  |
| **4** | **Area Name:** | River Road Developments |
| **Area Type:** | Local Target area |
| **Other Target Area Description:** |  |
| **HUD Approval Date:** |  |
| **% of Low/ Mod:** |  |
| **Revital Type:** | Comprehensive |
| **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?** |  |
| **5** | **Area Name:** | Riverside Park |
| **Area Type:** | Local Target area |
| **Other Target Area Description:** |  |
| **HUD Approval Date:** |  |
| **% of Low/ Mod:** |  |
| **Revital Type:** | Other |
| **Other Revital Description:** | Park and Open Space |
| **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?** |  |
| **6** | **Area Name:** | Rutgers - Busch Campus |
| **Area Type:** | Local Target area |
| **Other Target Area Description:** |  |
| **HUD Approval Date:** |  |
| **% of Low/ Mod:** |  |
| **Revital Type:** | Other |
| **Other Revital Description:** | Institutional/University |
| **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?** |  |

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

The highlighted areas on the attached map represent concentrations of persons and households cited as “Designated Target Neighborhoods” under the subcategory of Low-Mod Area benefit.

**  
Low Mod Income Areas**

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

**Priority Needs**

Table 19 – Priority Needs Summary

|  |  |  |
| --- | --- | --- |
| **1** | **Priority Need Name** | Curbs, sidewalks, and ADA ROW access |
| **Priority Level** | High |
| **Population** | Low Moderate Families with Children Elderly Elderly Persons with Physical Disabilities |
| **Geographic Areas Affected** | New Market Neighborhood Hazelwood Park / Arbor Neighborhood |
| **Associated Goals** | Road Improvements Public Facilities |
| **Description** | Several Low/Mod areas do not have curbs, sidewalks, or other upgrades to allow for immediate or future ADA access wihtin the right of way. |
| **Basis for Relative Priority** | Several Low/Mod areas do not have curbs, sidewalks, or other upgrades to allow for immediate or future ADA access wihtin the right of way. |
| **2** | **Priority Need Name** | Public Services |
| **Priority Level** | High |
| **Population** | Low Moderate Large Families Families with Children Elderly Elderly |
| **Geographic Areas Affected** | River Road Developments Riverside Park Pleasant View Gardens, New Brunswick Ave from Tyler Place to Rutgers Road New Market Neighborhood Hazelwood Park / Arbor Neighborhood |
| **Associated Goals** | Public Services |
| **Description** | Public services include, but are not limited to: · Child care, · Health care, · Job training · Recreation programs, · Education programs, · Public safety services, · Fair housing activities (but see Program Administration category), · Services for senior citizens, · Services for homeless persons, · Drug abuse counseling and treatment, · Energy conservation counseling and testing, · Homebuyer downpayment assistance, |
| **Basis for Relative Priority** |  |
| **3** | **Priority Need Name** | Public Facilities |
| **Priority Level** | High |
| **Population** | Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Elderly Persons with Physical Disabilities Non-housing Community Development |
| **Geographic Areas Affected** | River Road Developments Riverside Park Pleasant View Gardens, New Brunswick Ave from Tyler Place to Rutgers Road New Market Neighborhood Hazelwood Park / Arbor Neighborhood |
| **Associated Goals** | Road Improvements Public Facilities |
| **Description** | * transitional facilities/housing for homeless * neighborhood facilities * firehouses * public schools * libraries * streets, sidewalks, curbs and gutters, * parks, playgrounds * water and sewer lines * flood and drainage improvements * parking lots * utility lines * aesthetic amenities on public property such as trees, sculptures, pools of water and fountains, and other works of art |
| **Basis for Relative Priority** |  |

**Narrative (Optional)**

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

**Introduction**

The township plans on utilizing as much as 100% of the funds towards projects, using township money to support the costs as needed.

**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 | 293,017 | 0 | 0 | 293,017 | 0 | funds will be used for any number of public facility, public service, or accessibility work |
| General Fund | public - local | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 0 | 0 | 0 | 0 | 0 | As needed public local funding to make up shortfalls on projects. Local funding to offset admin costs |

Table 20 - 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**

Federal funds will be used first and foremost to establish projects and as project managers identify spending gaps, local funds will be tapped to fill in the gaps

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

**Discussion**

The Township has historically been responsible in spending federal funding first, using local funding to bridge any shortfalls.

**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** |
| --- | --- | --- | --- |
| PISCATAWAY TOWNSHIP | Government | Economic Development Planning neighborhood improvements public facilities public services |  |

Table 21 - Institutional Delivery Structure

**Assess of Strengths and Gaps in the Institutional Delivery System**

Middlesex County Department of Social Services and other regional organizations provide institutional delivery systems to residents of Piscataway.

**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 | X |  |  |
| Legal Assistance |  |  |  |
| Mortgage Assistance |  |  |  |
| Rental Assistance | X |  |  |
| Utilities Assistance | X |  |  |

| **Street Outreach Services** | | | |
| --- | --- | --- | --- |
| Law Enforcement | X |  |  |
| Mobile Clinics | X |  |  |
| Other Street Outreach Services |  |  |  |

| **Supportive Services** | | | |
| --- | --- | --- | --- |
| Alcohol & Drug Abuse |  |  |  |
| Child Care |  |  |  |
| Education | X |  |  |
| Employment and Employment Training |  |  |  |
| Healthcare |  |  |  |
| HIV/AIDS | X |  |  |
| Life Skills |  |  |  |
| Mental Health Counseling |  |  |  |
| Transportation |  |  |  |

| **Other** | | | |
| --- | --- | --- | --- |
|  |  |  |  |

Table 22 - 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)**

The Middlesex County Board of Social Services provide direct services to homeless persons.

**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 Township of Piscataway Planning and Community Development Department primarily administers and monitors the CDBG entitlement program. The department also administers other Federal and State housing programs as mandated by local rules and regulations.

Performance of contemplated or ongoing community development or housing projects and activities are monitored in various ways depending on type of program and reporting requirements. Monitoring is viewed as a way to identify deficiencies and promote corrections in order to improve performance. The actual activity of monitoring helps promote quality performance, as well as identify any need for further technical assistance.

**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**

Anti-Poverty Strategy  
The following are often cited as major factors that work to create poverty:  
• Lack of education  
• Lack of marketable job skills  
• General unemployment  
• Low wages  
• Lack of affordable child care  
• Substance abuse  
• Lack of reliable transportation  
 The township has established goals and policies designed to improve the local economy and reduce the level of poverty within the community

**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** | Road Improvements | 2025 | 2029 | Non-Housing Community Development Public Improvements | River Road Developments Riverside Park Pleasant View Gardens, New Brunswick Ave from Tyler Place to Rutgers Road New Market Neighborhood Hazelwood Park / Arbor Neighborhood | Curbs, sidewalks, and ADA ROW access Public Facilities |  |  |
| **2** | Public Services | 2025 | 2029 | Homeless Non-Homeless Special Needs Non-Housing Community Development | River Road Developments Riverside Park Pleasant View Gardens, New Brunswick Ave from Tyler Place to Rutgers Road New Market Neighborhood Hazelwood Park / Arbor Neighborhood | Public Services |  |  |
| **3** | Public Facilities | 2025 | 2029 | Non-Housing Community Development | River Road Developments Riverside Park Pleasant View Gardens, New Brunswick Ave from Tyler Place to Rutgers Road New Market Neighborhood Hazelwood Park / Arbor Neighborhood | Curbs, sidewalks, and ADA ROW access Public Facilities |  |  |
| **4** | Planning and Administrative | 2025 | 2029 | Planning |  |  |  |  |

Table 23 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Road Improvements |
| **Goal Description** | streets, sidewalks, curbs and gutters |
| **2** | **Goal Name** | Public Services |
| **Goal Description** | * Child care * Health care * Job training * Recreation programs * Education programs * Public safety services * Fair housing activities * Services for senior citizens * Services for homeless persons * Drug abuse counseling and treatment * Energy conservation counseling and testing * Homebuyer downpayment assistance |
| **3** | **Goal Name** | Public Facilities |
| **Goal Description** | * transitional facilities/housing for homeless * neighborhood facilities * firehouses * public schools * libraries * streets, sidewalks, curbs and gutters, * parks, playgrounds * water and sewer lines * flood and drainage improvements * parking lots * utility lines * aesthetic amenities on public property such as trees, sculptures, pools of water and fountains, and other works of art |
| **4** | **Goal Name** | Planning and Administrative |
| **Goal Description** | * Comprehensive plans * Individual project plans * Community development plans * Capital improvement programs * Small area and neighborhood plans * Analysis of impediments to fair housing choice * Environmental and historic preservation studies * Functional plans |

**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 Middlesex County Housing HOME Consortium plans on the infusion of funds for the establishment of additional Section 8 rental vouchers.

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

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

Recognizing the danger of lead-based paint, lead-based paint regulations are part of the Middlesex County’s housing rehabilitation program which takes a strong stance in ensuring that units which are to receive funding assistance are free of lead-based paint.

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

Piscataway's code enforcement department are trained to inspect for lead based paint hazards.

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

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

Middlesex County was awarded $5,844,246 in HOME-ARP funding. The Township looks to the county for comprehensive programs and policies for reducing the number of poverty-level families.

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

The Township of Piscataway in conjunction with the Middlesex County Board of Social Services are proactive in their assistance of persons and families which are considered at-poverty level. The County offers direct rental assistance, down payment assistance and mortgage assistance to aid those in need. Furthermore Middlesex County, with direct CDBG support to local soup kitchens, food pantries and emergency shelter programs, poverty-level persons and families are indeed well supported in Piscataway Township.

## 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**

Performance of contemplated or ongoing community development or housing projects and activities are monitored in various ways depending on type of program and reporting requirements. Monitoring is viewed as a way to identify deficiencies and promote corrections in order to improve performance. The actual activity of monitoring helps promote quality performance, as well as identify any need for further technical assistance. The following is a description of the types of monitoring performed by staff. Performance is measured by:  
• Public service program income-benefit monitoring  
• Financial monitoring  
• Davis-Bacon Compliance  
• Environmental Review Compliance  
• Federal and state program reporting  
• Federal Stimulus Job creation reporting

The community development department operates in accordance with the monitoring plan developed for the CDBG programs under the most recent HUD monitoring concluded in 2010, including an annual single audit in conformance with OMB Circular 133-A. The Director of the CD Department Director, monitors all activities of the program on a monthly basis.

# Expected Resources

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

**Introduction**

The township plans on utilizing as much as 100% of the funds towards projects, using township money to support the costs as needed.

**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 | 293,017.00 | 0.00 | 0.00 | 293,017.00 | 0.00 | funds will be used for any number of public facility, public service, or accessibility work |
| General Fund | public - local | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | As needed public local funding to make up shortfalls on projects. Local funding to offset admin costs |

Table 24 - 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**

Federal funds will be used first and foremost to establish projects and as project managers identify spending gaps, local funds will be tapped to fill in the gaps

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

**Discussion**

The Township has historically been responsible in spending federal funding first, using local funding to bridge any shortfalls.

# 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** | Road Improvements | 2025 | 2029 | Non-Housing Community Development Public Improvements | New Market Neighborhood Hazelwood Park / Arbor Neighborhood | Curbs, sidewalks, and ADA ROW access Public Facilities |  |  |
| **2** | Public Facilities | 2025 | 2029 | Non-Housing Community Development | River Road Developments Pleasant View Gardens, New Brunswick Ave from Tyler Place to Rutgers Road New Market Neighborhood Hazelwood Park / Arbor Neighborhood |  |  |  |
| **3** | Public Services | 2025 | 2029 | Homeless Non-Homeless Special Needs Non-Housing Community Development | River Road Developments Pleasant View Gardens, New Brunswick Ave from Tyler Place to Rutgers Road New Market Neighborhood Hazelwood Park / Arbor Neighborhood | Public Services |  |  |

Table 25 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Road Improvements |
| **Goal Description** |  |
| **2** | **Goal Name** | Public Facilities |
| **Goal Description** |  |
| **3** | **Goal Name** | Public Services |
| **Goal Description** |  |

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

**Introduction**

For PY 2025, Piscataway hopes to diversify its spending across projects listed below.

| **#** | **Project Name** |
| --- | --- |
| 1 | 2025 Road Improvements |
| 2 | 2025 Public Services |
| 3 | 2025 Public Facilities |

Table 26 – Project Information

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

## AP-38 Project Summary

**Project Summary Information**

|  |  |  |
| --- | --- | --- |
| **1** | **Project Name** | 2025 Road Improvements |
| **Target Area** |  |
| **Goals Supported** | Road Improvements Public Facilities |
| **Needs Addressed** | Curbs, sidewalks, and ADA ROW access Public Facilities |
| **Funding** | : |
| **Description** |  |
| **Target Date** |  |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** |  |
| **Planned Activities** |  |
| **2** | **Project Name** | 2025 Public Services |
| **Target Area** |  |
| **Goals Supported** |  |
| **Needs Addressed** |  |
| **Funding** | : |
| **Description** |  |
| **Target Date** |  |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** |  |
| **Planned Activities** |  |
| **3** | **Project Name** | 2025 Public Facilities |
| **Target Area** |  |
| **Goals Supported** |  |
| **Needs Addressed** |  |
| **Funding** | : |
| **Description** |  |
| **Target Date** |  |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** |  |
| **Planned Activities** |  |

## 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**

**Geographic Distribution**

| **Target Area** | **Percentage of Funds** |
| --- | --- |
|  |  |

Table 27 - Geographic Distribution

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

**Discussion**

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

**Introduction**

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

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

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

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

**Actions planned to develop institutional structure**

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

**Discussion**

# Program Specific Requirements

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

**Introduction**

**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 |  |
| 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 |  |
| 3. The amount of surplus funds from urban renewal settlements |  |
| 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. |  |
| 5. The amount of income from float-funded activities |  |
| Total Program Income |  |

**Other CDBG Requirements**

|  |  |
| --- | --- |
|  | |
| 1. The amount of urgent need activities |  |

**Discussion**

**Appendix - Alternate/Local Data Sources**

|  |  |
| --- | --- |
| **1** | **Data Source Name**  2023: ACS 5-Year Estimates Subject Tables |
| **List the name of the organization or individual who originated the data set.**  American Community Survey |
| **Provide a brief summary of the data set.**  Dataset showing industry by occupation for the civilian employed population over 16 years old |
| **What was the purpose for developing this data set?**  identifying the industry of employed adults |
| **Provide the year (and optionally month, or month and day) for when the data was collected.**  2023 |
| **Briefly describe the methodology for the data collection.**  The ACS selects a random sample of addresses across the United States, including both housing units and group quarters. The survey utilizes a mixed-mode data collection strategy to maximize response rates and data quality including mail, internet, telephone, and in person interviews. Once collected, the data undergoes thorough processing, including editing, coding, and imputation for missing responses. The ACS employs weighting procedures to ensure that the survey results are representative of the entire population. These weights adjust for the probability of selection and account for nonresponse, aligning the survey estimates with known population totals. |
| **Describe the total population from which the sample was taken.**  Civilian employed population 16 years and over: 31,885 |
| **Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.** |