# CDBG PROGRAM YEAR 2027

Montclair Township
Department of Planning and Community Development

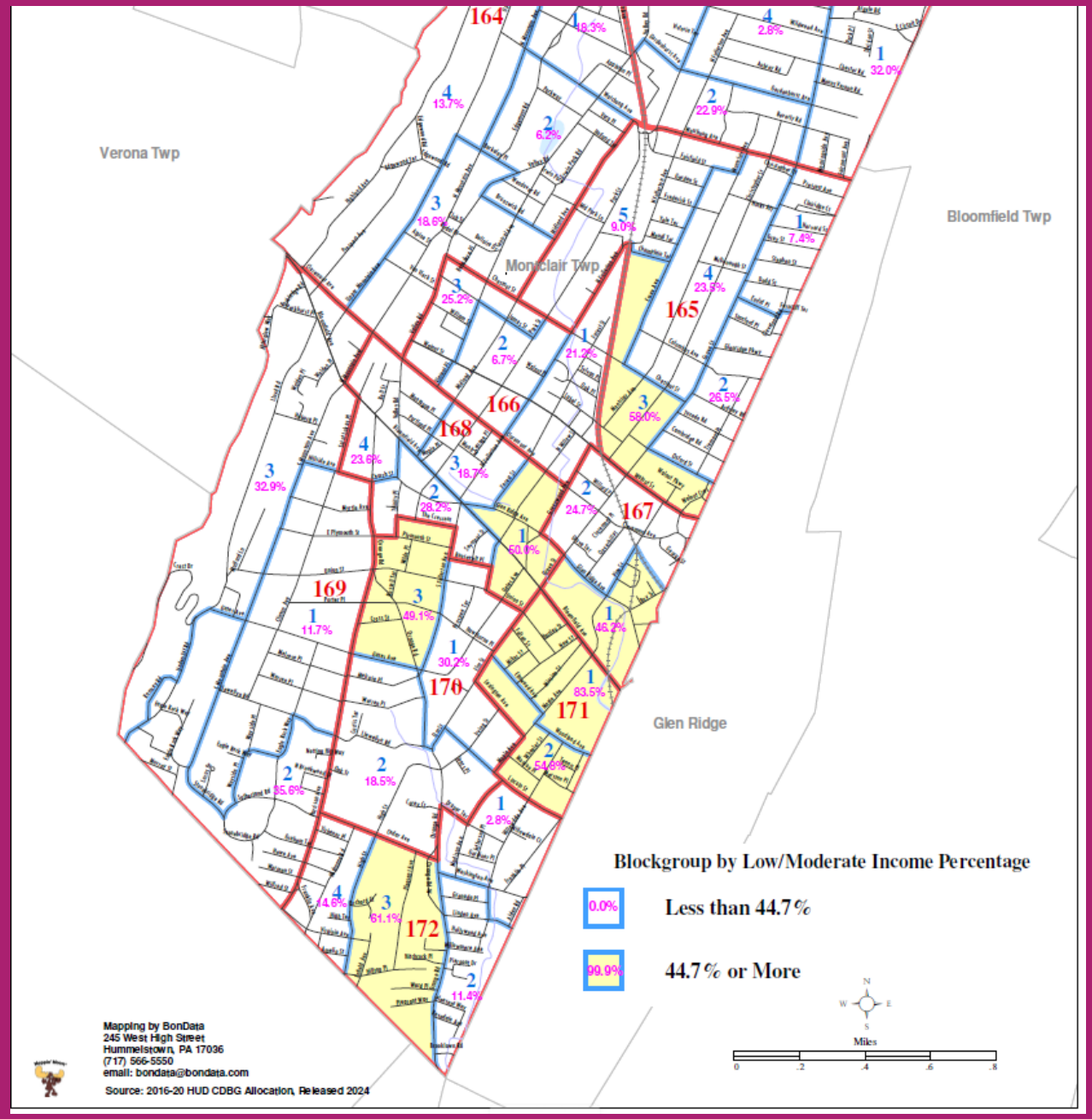
October 26, 2026

# INTRODUCTION

- Part of Essex County CDBG Consortium
- $300,000± received annually
- Funds largely used for capital projects in eligible areas.
- Some funds are made available to non-profit organizations whose services primarily benefit low- and moderate-income persons.

# ELIGIBLE AREAS

- Capital projects must be located in income-eligible areas which are highlighted in yellow.
- Projects that serve special needs populations (i.e. senior citizens and persons with disabilities) can be located anywhere in Montclair.




**Montclair Twp, Essex County, NJ**
**2020 Census Blockgroups - CDBG Eligible Areas**
**ACS 2016-2020 Low/Mod Data**

# WHAT TYPE OF PROGRAMS AND PROJECTS ARE ELIGIBLE FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS?

Project or program principally benefits low and moderate-income persons in designated census tracts. HUD defines low and moderate income as a household that is at or below 80% of the median income for the area. Income guidelines are adjusted annually.

Potential projects or programs include:

1. Infrastructure and public facility improvements
2. Economic development
3. Social services



# WHAT DETERMINES IF A PROJECT IS ELIGIBLE FOR CDBG FUNDING?

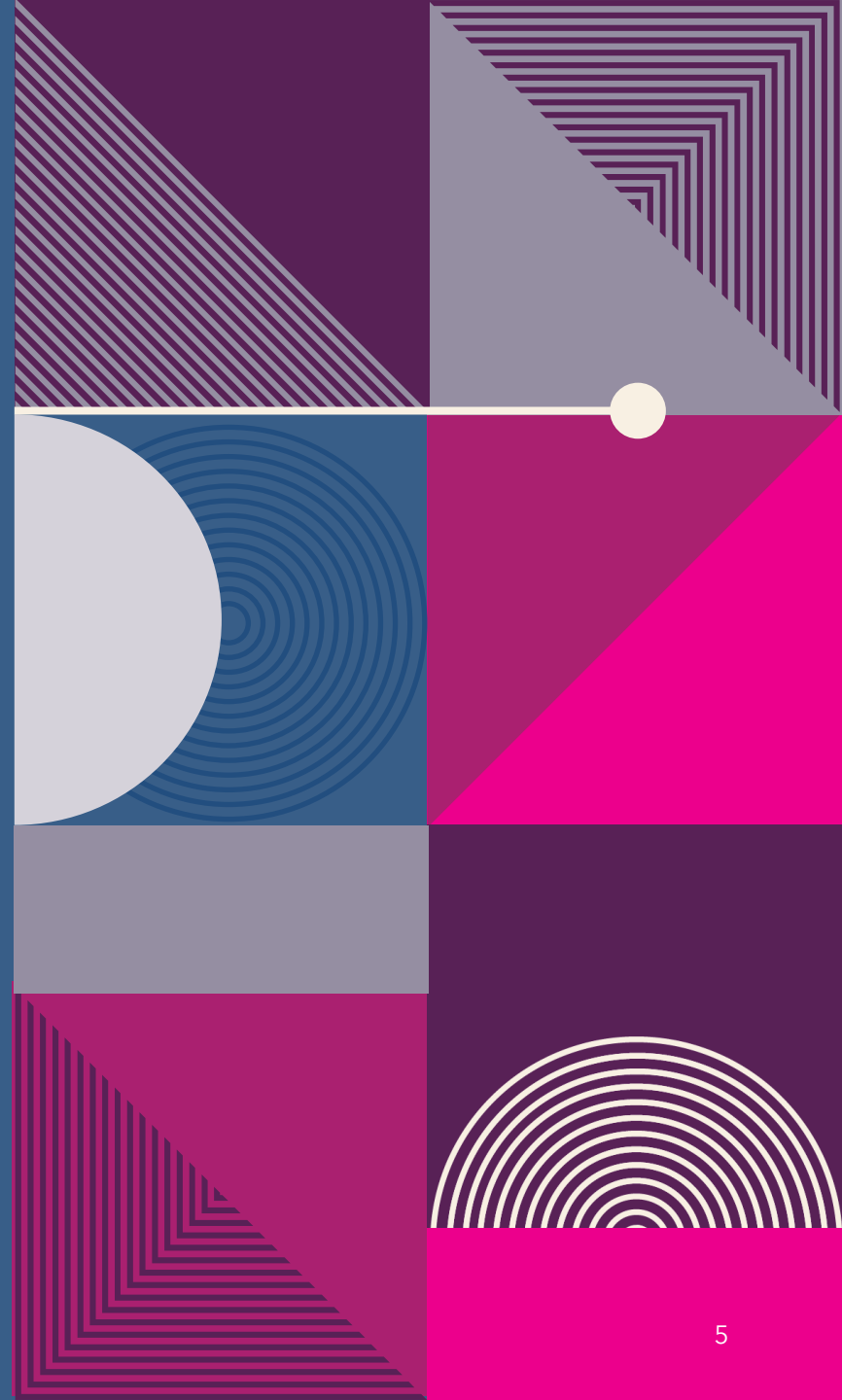
Every project must:

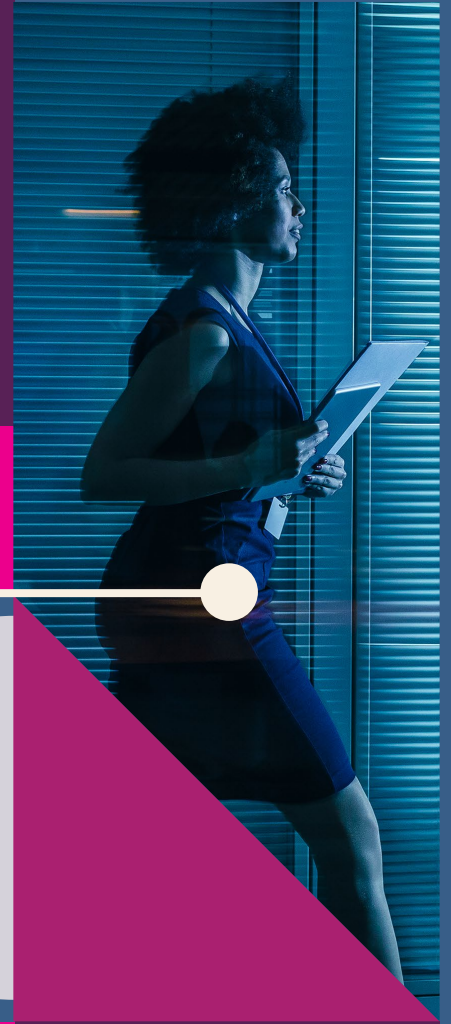
(a) be eligible within program regulations and

(b) meet one of the national objectives.

The project should address one of the Priority Needs that are established in the 5-Year Consolidated Plan..

Gunding must satisfy the “Provide a Benefit to Low and Moderate-Income Persons” national objective. A project benefits low-mod persons if at least 51% of the persons or households that benefit from the project have an annual income that is at or below 80% of the Area Median Income (AMI). Different types of projects have specific requirements and may have funding limits.





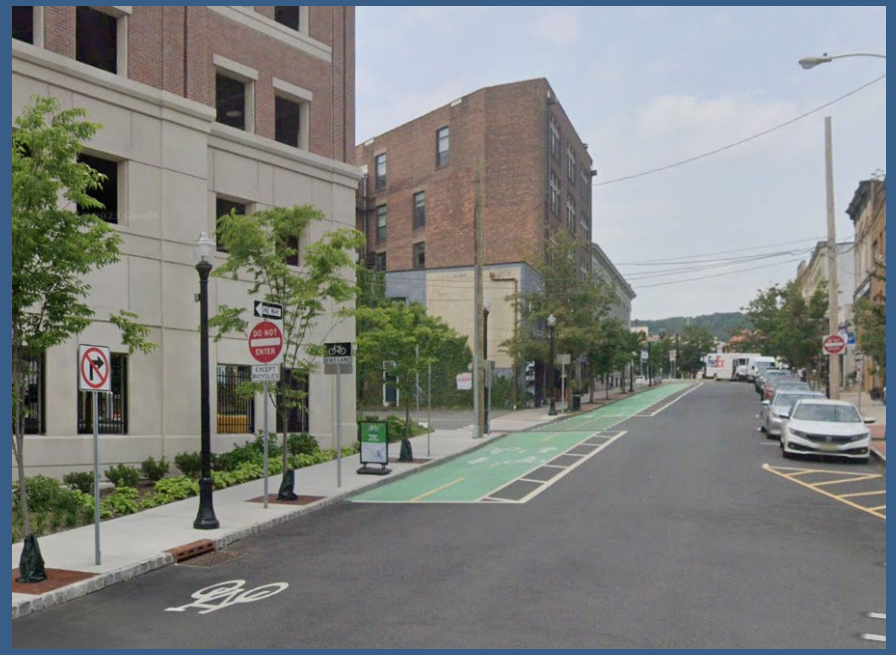
# PUBLIC FACILITIES/INFRASTRUCTURE PROJECTS

Parks, sidewalks, community centers are all examples of eligible public facility projects. Eligibility requirements for park and sidewalk projects include:

- Low/Mod Service Area. The area to be served by the project (where people live who will use the facility) must have an overall low/mod population of at least 51%.
- Residential Area. The service area must be primarily residential in nature.
- Public Facilities are generally defined to be either publicly owned or owned by a non-profit and operated to be open to the public during normal operating hours.
- Reasonable Fees. If fees are charged for the use of the facility, they must be reasonable and not have the effect of preventing low/mod individuals from using the facility.
- Low/Mod Clientele. 51% or more of the people using the facility must be low/mod (documentation required)
- Program Income. Net profits from use of the facility are considered program income and must be reported and possibly returned to the Township's HUD CDBG account.

# RECENT PROJECTS

1. Street improvements – Hartley Street, Glenridge Avenue,  Fulton Street, Miller Street, Woodland Avenue and Wheeler Street
2. Pedestrian Alley improvements – Lackawanna Plaza to North Willow Street
3. Pedestrian Mobility improvements – Walnut Street
4. Glenridge Avenue - Bike Lane
5. Cornerstone House - Roof replacement
6. Main Library - ADA bathrooms
7. Valley Road Fire House - ADA bathroom
8. Pine Street Fire House – ADA doors
9. Sewer Repair – Maple and Woodland Avenue





# PUBLIC SERVICES

CDBG funds can be used to fund services provided by non-profit organizations for programs that benefit low/mod individuals.

- Not Supplanting Other Funds.  DBG funds cannot be substituted for funds that were previously paid by the Township or the State for that same program. For example, if CDBG funds are awarded to a project, any funds awarded to the same program should not be lower than the Township's funding during the previous year.
- New Program/Quantifiable Increase. The non-profit must show that funding is requested for either a new service (such as a new program the non-profit was adding) or for a quantifiable increase in the level of service (such as they are adding a new counselor because of the increase in the number of clients and are asking for more money to cover that salary)
- Funding Cap. HUD limits the funding of public service category projects to 15% of the annual allocation.
- Beneficiaries. 51% or more of the beneficiaries must be from a low/mod household.

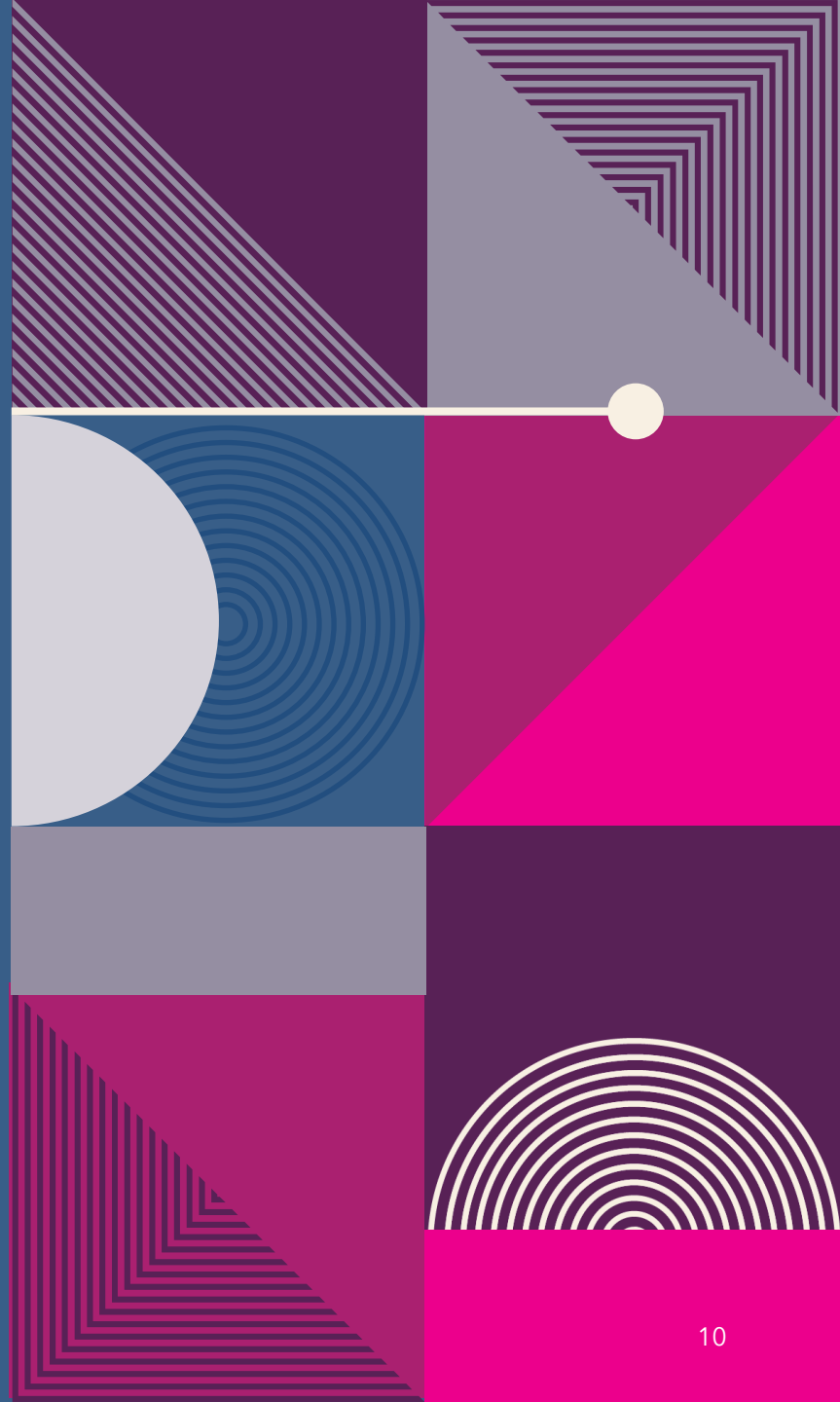


# RECENT PUBLIC SERVICES

- Family Promise Transitional Housing Services
- MNDC Oasis Youth Empowerment Program
- Oaks Integrated Care Families Empowered Counseling Program
- Sister to Sister of Montclair Mentoring Group
- SOFIA  Soar to Success Program
- Brother to Brother Strategic Mentoring Program
- Succeed2gether After School Tutoring Program

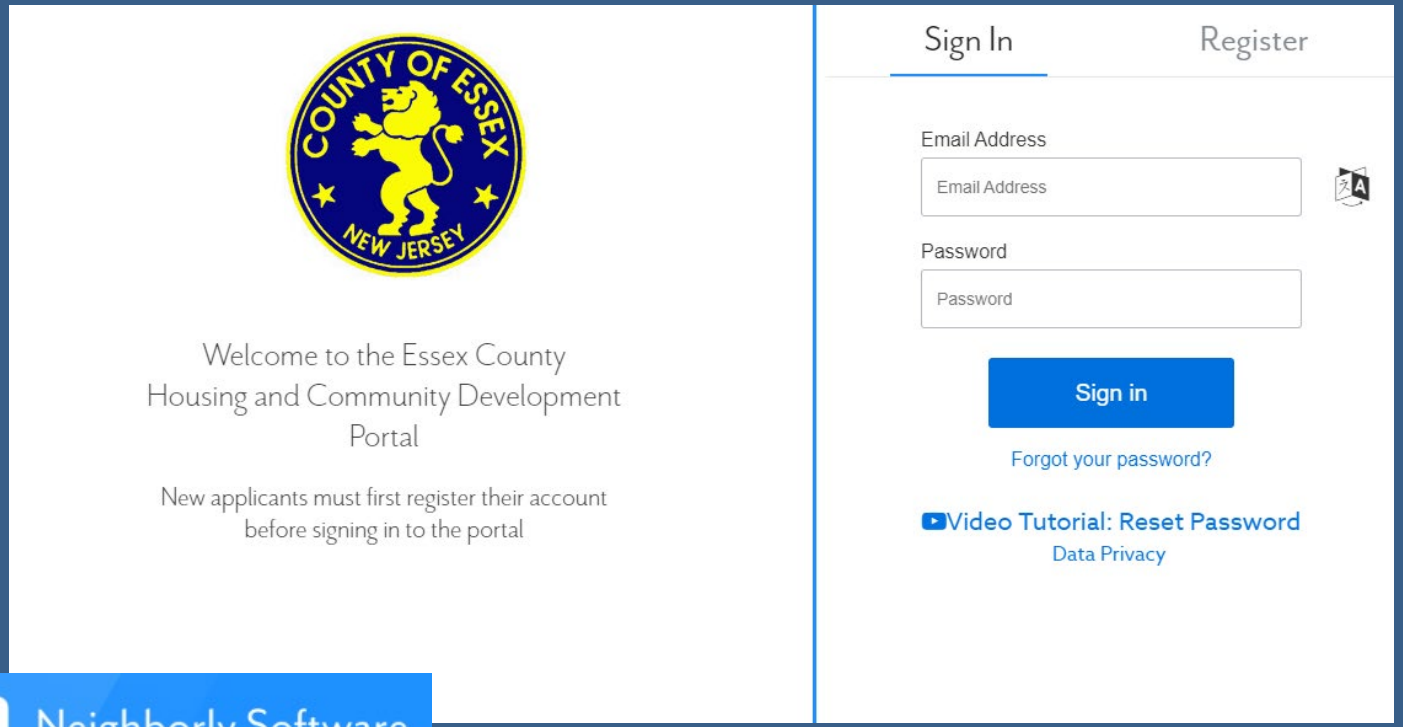
# WHAT ACTIVITIES GENERALLY CANNOT BE FUNDED USING CDBG FUNDS?

- Assistance for buildings or portions of buildings used for the general conduct of government.
- General local government operating and maintenance expenses.
- Partisan political purposes, including voting registration.
- Equipment purchases (exceptions apply to fire protection equipment).
- New housing construction.

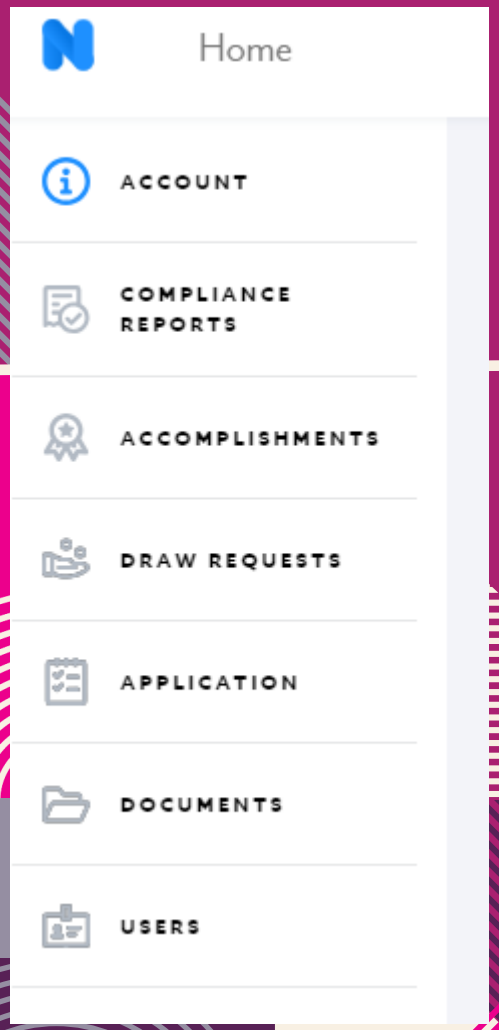


# APPLICATION PROCESS

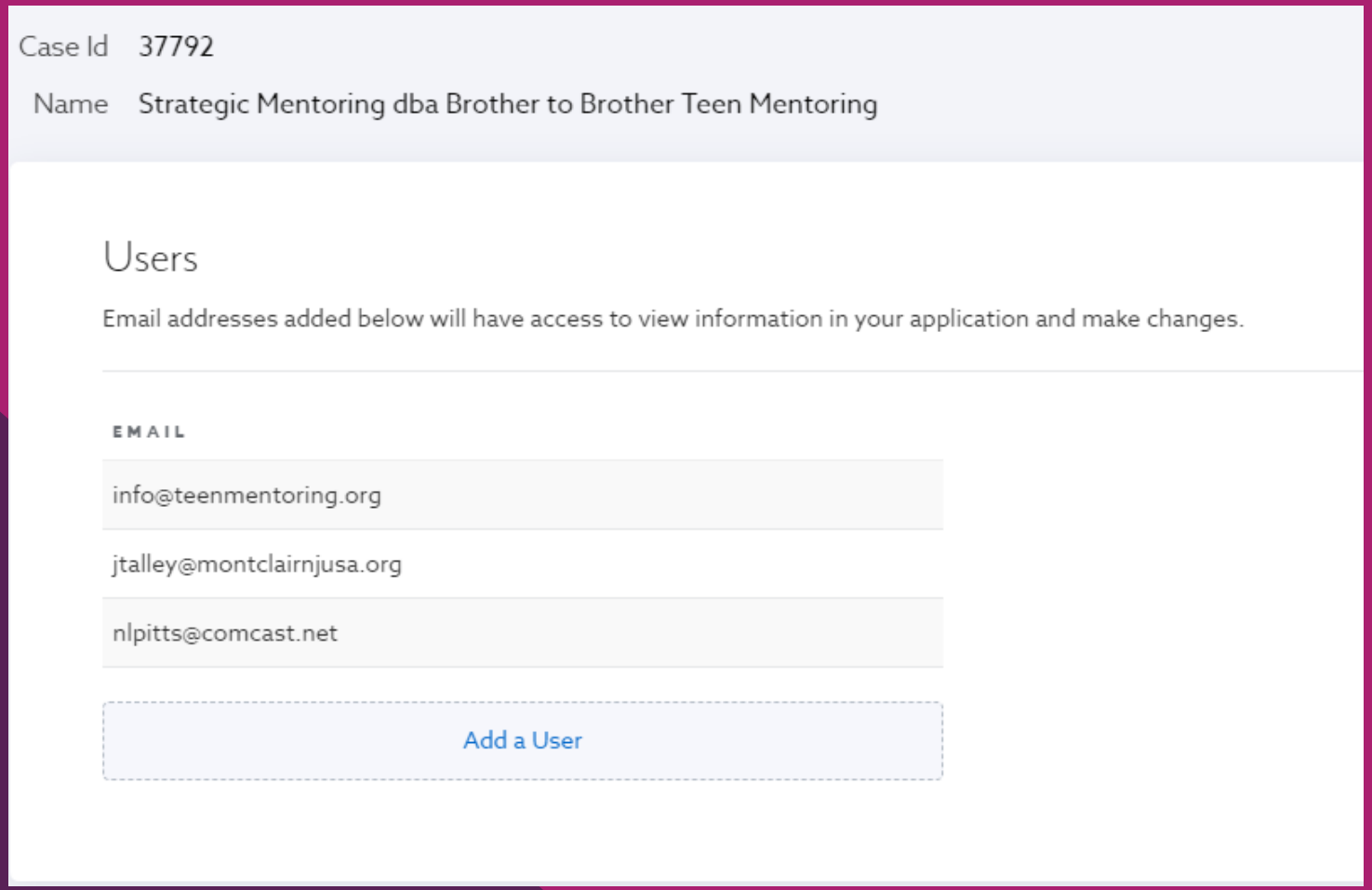
- Applications will be available on the Neighborly portal on or about **November 3, 2026**. Interested applicants should register on the portal using the following link: https://portal.neighborlysoftware.com/ESSEXCOUNTYNJ/Participant**.**
- Applications must be submitted on the Neighborly Portal by **noon on Friday, November 30**.




Neighborly Software




- All applications must identify Janice Talley from the Montclair Township Department of Planning and Community Development (jtalley@montclairnj.gov) as a user to ensure that the Township is notified when applications are submitted.

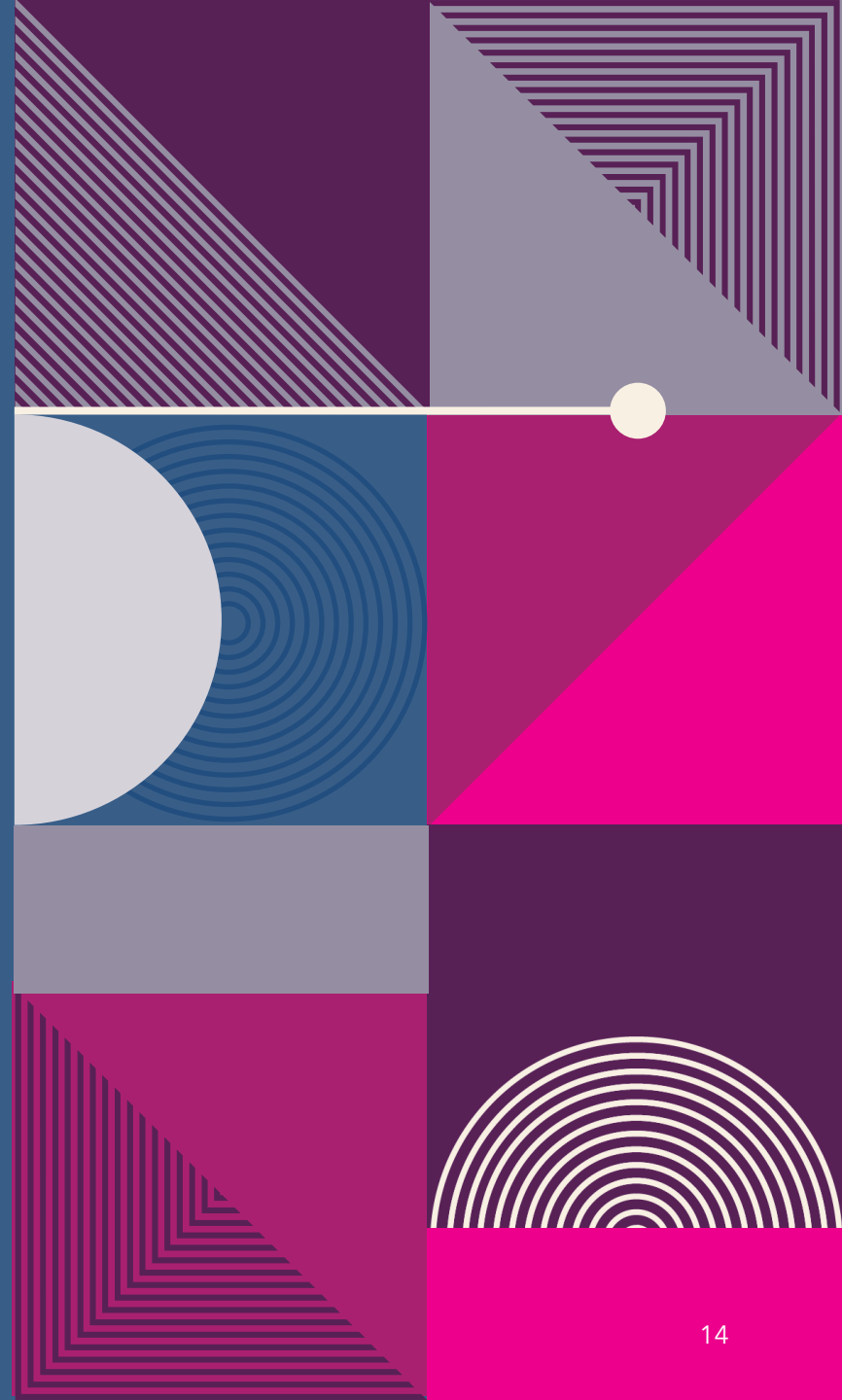


# PROCESS

- All applicants must register with SAM.gov, an official website of the U.S. government, to receive a unique entity identifier that is used by the federal government. Here is the link: https://sam.gov/content/home
- Applications must be submitted on the Neighborly portal by **noon on Friday, November 30th**.
- Staff will review the application and if complete, will schedule it for presentation at a public hearing before the Township Council on **Tuesday, December 8 at 5:30 pm.**
- The Council will evaluate each application and adopt a resolution prioritizing the applications which will be submitted to Essex County for inclusion in the annual Action Plan that is submitted to HUD.

# PUBLIC HEARINGS

1. Monday, October 26 at 7:00 pm in the 2nd Floor conference room at 205 Claremont Avenue.
2. Tuesday, December 8 at 5:30 pm in the Council Chamber



# THANK YOU

Janice Talley, P.P., AICP

973-509-4954

jtalley@montclairnj.gov

https://www.montclairnjusa.org/Government/Departments/Planning-Community-Development/Community-Development-Block-Grants-CDBG