

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The U.S. Department of Housing and Urban Development's (HUD) Office of Community Planning and Development (CPD) requires a recipient of federal entitlement grant funds to develop a Consolidated Plan (ConPlan). A Consolidated Plan must describe the community development priorities and multiyear goals every five years based on an assessment of the housing and community development needs, an analysis of housing and economic market conditions, and available resources.

The Consolidated Plan through an annual Action Plan provides a concise summary of the actions, activities, and specific federal and non-federal resources utilized each year to address the priority needs and goals identified in the Consolidated Plan. HUD reviews and approves the Consolidated Plan and Action Plan. These regulations guide the following entitlement grant programs:

Community Development Block Grant (CDBG) funds develop viable urban communities by providing decent housing, ADA accessibility, infrastructure improvement, access to a suitable living environment, and expanding economic opportunities for low- and moderate-income persons.

HOME Investment Partnerships (HOME) funds a wide-range of activities that includes acquiring, developing, and/or rehabilitating affordable housing for rent or homeownership, or for providing direct rental assistance to low-income people. It is the largest federal block grant designed exclusively to create affordable housing for low-income households.

The Consolidated Plan purpose is to guide the decisions regarding the use of the federal resources to set forth the program goals, specific objectives, and benchmarks for measuring progress. As a Grantee, the County of Ocean reports on its accomplishments and progresses toward its Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER). This CAPER provides a description of the activities that addressed the priority needs and objectives identified in the Consolidated Plan and the activities undertaken in the program year.

The County of Ocean's activities with allocations of \$1,175,084.00, includes Jackson Township's \$177,384.00, in CDBG funds and \$1,281,999.00 in HOME funds benefits extremely low-, low-, and moderate-income persons, homeless persons, and special needs populations. Additionally, the County of Ocean leveraged \$2.75 million in non-federal funding to assist in meeting its five-year strategic objectives.

The County of Ocean has tremendous and meaningful success in addressing its affordable housing, housing rehabilitation, public facilities and infrastructure, and public service priorities to extremely low-, low-, and moderate-income persons, homeless persons, and special needs populations. The table below demonstrates the County of Ocean’s accomplishments made in carrying out and in meeting its housing and community development goals.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
First-Time Homebuyers Assistance	Affordable Housing	CDBG: \$185000 / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	80	51	63.75%	18	16	88.89%
Home Rehabilitation Owner Occupied Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	130	63	48.46%	7	18	257.14%
Housing Development Assistance CHDOs	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	10	5	50.00%	2	6	300.00%

Public Facility & Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	2470	24,700.00%			
Public Facility & Improvements	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		400	0	0.00%
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100000	0	0.00%			
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	16442		0	4011	
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		250	0	0.00%

Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	10		0	8	
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	98		0	42	
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	0	7		0	2	
Rehabilitation; Single-Unit Residential	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	200	10	5.00%	75	6	8.00%
Rental Assistance TBRA	Homeless Non-Homeless Special Needs	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	136	68.00%	30	46	153.33%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

The Community Development Block Grant (CDBG) funds focused on completing a number of significant improvement projects that were administered jointly with other County departments, municipalities, and regional public service agencies.

The Non-housing community development needs were determined through information from the following:

- U.S. Department of Housing and Urban Development (HUD) matrix codes for an eligible activity, and for a national objective code.
- A series of public meetings and public hearings, interviews with stakeholders, and surveys that involve the needs, the problems and the issues of the local community.
- A public comment (s) received relative to a CDBG program activity and need.
- A review of the requests received from non-profit organizations and municipalities participating in the CDBG program.
- A review of the applications received from municipalities regarding the priority needs for using the CDBG funds.
- The priority needs and objectives from the Ocean County Three-Year (2017-2019) Priority Needs & Objectives.

The County of Ocean's rationale for prioritization of its investment geographically is based on income and community development needs. However, the County of Ocean consists of twenty-nine participating municipalities (many participating biennially) and four entitlement municipalities. The CDBG funds are distributed among the entitlement municipalities and the regional public sector organizations based on the formula the U.S. Department of Housing and Urban Development (HUD) uses for CDBG allocations among entitlement jurisdictions, including the Low and Moderate Income Areas (LMA) determined by HUD as exceeding 51% of low- and moderate-income in a U.S. Census Block Group. The four entitlement participating municipalities include: Brick Township, Jackson Township, Lakewood Township, and Toms River Township. Each municipal government makes a recommendation based on a priority need to fund an eligible activity in its jurisdiction. Other factors considered in determining a geographic location are the severity of the condition to be addressed and the environmental development factors.

The County has made steady progress in meeting its goals and objectives. Many public sector projects have already accomplished their goals. Others, notably in the public facilities and improvements project have not met their one-year accomplishments. Consequently, these projects are tasked with a more comprehensive collection of engineering schematics and multiple jurisdictional legal and administrative procedures before a project can begin the construction phase. Understandably, these projects are proceeding as planned and are scheduled to be completed according to their subrecipient agreement's 18-month deadline.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	3,464	75
Black or African American	370	27
Asian	4	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	3,838	102
Hispanic	955	6
Not Hispanic	2,883	96

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The information presented in the table above is generated by the HUD CAPER template. The County's community development block grant funds and HOME Investment funds are utilized to help citizens throughout the County. There are many residents that benefit from community development activities that are not accounted for in the table above.

The information reported reflects demographic information provided both by participants and census data within the HUD reporting system. With the use of the County's CDBG and HOME funds, the County of Ocean and its partner agencies identify priority needs and offer services and programs to eligible persons and/or households regardless of race or ethnicity. The table on this page depicts demographic information provided to families by the source of funds. The County's CDBG and HOME activities benefitted low and moderate clientele (LMC) and low and moderate areas (LMAs) where racial or ethnic minorities and/or low-income families are concentrated.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,402,468	1,074,735
HOME	public - federal	1,331,999	986,873

Table 3 - Resources Made Available

Narrative

The table above summarizes the HUD resources made available and expended for the program year. The totals include the allocation for the program year, funds remaining from earlier program years and any program income (loan repayments) expected. The community development services carried out, including accomplishments and progress toward the Consolidated Plan goals, is as follows:

CDBG - The activities carried out utilizing CDBG funds were consistent with the objectives of the Consolidated Plan strategy. Housing and non-housing programs received CDBG funds. With the funds available, the County was able to offer consistent services as described in the Action Plan. Assistance came to many families through projects, which include but not limited to housing rehabilitation, youth population assistance, senior services and transportation, and public facility and improvements.

HOME - The activities carried out utilizing HOME program funds were consistent with the objectives of the Consolidated Plan strategy. The County's overall goal was to promote and strengthen the stability, development, revitalization, and preservation of neighborhoods. Several housing objectives contribute to helping achieve this goal. Assistance came to many families through resource and investment projects, which include homeownership opportunities for low- and moderate-income renter households, reconstruction of substandard owner-occupied homes, housing counseling, down payment and closing cost, outreach counseling, and new construction of affordable housing for homeowners and renters.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Consolidated Plan and the annual Action Plan did not identify specific target areas within Ocean County. The County of Ocean's CDBG and HOME allocation process is based on individually submitted applications for funding by municipalities, developers, and/or non-profit organizations. The County's

CDBG and HOME activities benefitted low and moderate clientele (LMC) and low and moderate areas (LMAs) where racial or ethnic minorities and/or low-income families are concentrated. Ocean County targets resources in low- and moderate-income census block groups to meet regulatory requirements for CDBG grant funds and to target the highest need areas whenever possible. The County ensures that at least 70% of its annual CDBG allocation benefits low- and moderate-income persons.

The CDBG and HOME committees annually review all applications and recommend applicants for funding. All committee funding recommendations are submitted for approval to the Board of Chosen Freeholders.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG and Home Investment projects have been largely successful. In some areas they exceeded expectations and achieved outcomes that could not have been possible with solely federal funds. The County encourages municipalities and non-profits that serve county residents to seek additional funding sources for their programs. The County encourages collaboration, partnering, and leveraging of funds and resources.

Leveraging does not refer to a match of funding for a project. HUD does not have a regulation that requires a grantee to match the federal CDBG funding. However, the federal HOME funding does require an applicant to identify other funding sources. Extensive disclosure of funding sources, including information HOME matching fund contribution requirements, is outlined in the County's request for projects (RFP) process.

Affordable housing activities utilizes a combination of public and private funding to carry out various activities. The HOME program requires a 25% match of non-federal funds that include cash, donated labor/services, materials, in-kind services, payment in lieu of taxes, soft loans and/or donated land parcels from a municipality. If the homeowner remains in the home for the full term of ten (10) years, the lien is forgiven.

Non-housing community development activities did secure and leverage funds from a variety of sources including funds from the homebuyer, local appropriations for affordable housing, state and federal programs, tax credit programs, the lending community, affordable housing developers, non-profit and private foundations, income received and not yet reprogrammed, and other allowable contributions.

The County's Community Housing Development Organizations (CHDOs) have implemented projects that continue to successfully maximize the use of HOME funds that leverage funds from other sources (both private and public funds) for the development and preservation of affordable housing units.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,510,883
2. Match contributed during current Federal fiscal year	311,250
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,822,133
4. Match liability for current Federal fiscal year	187,565
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,634,568

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	30	0
Number of Non-Homeless households to be provided affordable housing units	400	0
Number of Special-Needs households to be provided affordable housing units	200	0
Total	630	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	30	46
Number of households supported through The Production of New Units	2	6
Number of households supported through Rehab of Existing Units	82	24
Number of households supported through Acquisition of Existing Units	0	16
Total	114	92

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Disclaimer - The information presented in the table above is generated by the HUD CAPER template. The County of Ocean disagrees with the tally that appears in the one year goal column; the HUD IDIS settings prohibit edit access.

The County continues to set priorities to meet the goals in the Consolidated Plan, shifting focus as needed to prioritize activities based on available funding. Construction and rehabilitation of affordable

housing projects typically take time due to complex financial arrangements, site acquisition, and regulatory compliance. Regardless, the HOME Investment programs continue to meet the following goal:

- Improve housing opportunities by creating and preserving affordable rental housing and homeowner housing in close proximity to transit, employment, and community services.

The federal allocation funding available supports and serves at-risk populations (homeless, non-homeless, and the special needs) through the following CDBG programs:

- Community Housing Development Assistance | CHDO.
- Tenant Based Rental Assistance (TBRA).
- TBRA for Non-Homeless Special Needs.
- Multi-family rental housing.
- Rehabilitation; Substantial & Moderate | HOME.
- First-Time Homebuyer Assistance Program.
- New Housing-Unit Production.
- Rehabilitation; Single-Use Residential | CDBG.
- Public Services.
- Public Facility and Improvements.

The at-risk populations (homeless, non-homeless, and the special needs) receive services that includes, but not limited to the following:

- Assisting homeless people in obtaining affordable housing.
- Retaining the affordable housing stock.
- Rehabilitation of existing units.
- Increasing the availability of permanent housing that is affordable to low- and moderate-income.
- Increasing the supportive housing that includes structural features and services to enable people with special needs to live with dignity.

Discuss how these outcomes will impact future annual action plans.

The County annually assesses its progress toward meeting goals outlined in the Consolidated Plan through development of the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides an opportunity for the County to evaluate the performance of its programs and services, and to determine whether adjustments to the current five-year goals are necessary. The County looks to performance in a given year, as well as trends over time, to inform and calibrate future targets. Additionally, the County provides technical assistance to subrecipients to enable them to be more effective and efficient. The County will continue to evaluate the outcomes and allocations when

determining goals and proposed accomplishments, such as providing affordable housing opportunities through its various programs, for future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3	35
Low-income	4	15
Moderate-income	0	11
Total	7	61

Table 13 – Number of Households Served

Narrative Information

Disclaimer - The information presented in the table above is generated by the HUD CAPER template. The County of Ocean disagrees with the tally that appears in the the CDBG Actual and HOME Actual columns; the HUD IDIS settings prohibit edit access.

The County’s CDBG and HOME programs assist extremely low-, low- and moderate-income persons with services that includes, but not limited to the following:

- Community Housing Development Assistance | CHDO.
- Tenant Based Rental Assistance (TBRA).
- TBRA for Non-Homeless Special Needs.
- Multi-family rental housing.
- Rehabilitation; Substantial & Moderate | HOME.
- First-Time Homebuyer Assistance Program.
- New Housing-Unit Production.
- Rehabilitation; Single-Use Residential | CDBG.
- Public Services.
- Public Facility and Improvements.

The County of Ocean will continue to provide affordable housing opportunities through its various programs.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As a recipient of CDBG and HOME funds, the County of Ocean supported numerous public and non-profit agencies that reached out to the "at-risk" residents. The County of Ocean took initiative to provide the maximum personal independence for homeless persons and persons at-risk of becoming homeless through the U.S. Department of Housing and Urban Development's (HUD) Continuum of Care (CoC) model.

The Ocean County Homeless Prevention and Assistance Coalition (HPAC) is the coordinator of the region's Continuum of Care (CoC). The HPAC works to ensure that people who experience homelessness or are at imminent risk of homelessness will have access to community resources to resolve their immediate housing crisis and facilitate transition from homelessness to stable permanent housing as rapidly as possible.

The Ending Homelessness Group is the coordinator of the region's Continuum of Care (CoC) in the County of Ocean. This agency is the Lead Agency for the Ocean County Homelessness Prevention and Assistance Coalition (HPAC). The HPAC works to ensure that people who experience homelessness or are at imminent risk of homelessness will have access to community resources to resolve their immediate housing crisis and facilitate transition from homelessness to stable permanent housing as rapidly as possible.

The Continuum of Care (CoC) has 4 goals to prevent homelessness:

1. Develop community-wide strategies for affordable housing.
2. Identify and provide services for those most at-risk populations of becoming homeless in our community.
3. Increase employment and income opportunities for at-risk persons of losing their homes.
4. Educate the community about homelessness and advocate for evidence-based practices and solutions.

These goals are in alignment with two prevention objectives:

1. Assist persons experiencing homelessness or at-risk persons of becoming homeless.
2. Assist persons living with HIV/AIDS to achieve stable housing and increase access to medical care and supportive services.

The County and its partners work to identify, provide and support appropriate assistance to individuals and households with their “at-risk” situations that includes, but not limited to the following:

- Service provider payment.
- Acting as an intermediary with a homeowner’s mortgage company.
- Mediating between a renter and a landlord.
- Referring to counseling for personal budgeting and financing, and forwarding of referrals to other support organizations.
- Providing affordable housing and support services that serve an individual and a family of low- and moderate-income.
- Providing shelter and overnight accommodations to homeless individuals and families with children.
- Code Blue program engages homeless persons with the goal of connecting them emergency shelter and services.
- Supporting the persons discharged from publicly funded institutions and systems of care, such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. The CoC has a discharge policy for assisting persons aging out of foster care, or being released from a health care facility, mental health facility, or correctional facility.

In summary, the County of Ocean provides support towards HUD’s goal of eliminating chronic homelessness. The County of Ocean’s actions includes, but not limited to the following:

- Support for applications that aimed to end chronic homelessness.
- Support the CoC systems that directly assisted chronically homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

Note - The U.S. Department of Housing and Urban Development (HUD) does not formula qualify an Emergency Solution Grant (ESG) to the County of Ocean.

The County of Ocean provides funding (both federal and non-federal) to the operation, maintenance, and implementation of programs at local emergency shelters and transitional housing facilities. The CDBG regional non-profit public service providers administer and address the emergency shelter and transitional housing needs of homeless individuals and families. These non-profits operate facilities that provide shelter and services to the chronically homeless, homeless veterans, homeless families with children, homeless single parents with children, single men and women, unaccompanied youth, and victims of domestic abuse.

The County encourages non-profits to form partnerships to address homeless needs collaboratively. Additionally, the County offers technical assistance to non-profits as permitted.

Another accomplishment addressing the emergency shelter and transitional housing needs of homeless persons is the Code Blue Program. Legislation (N.J.S.A. A:9-43:18) enacted in 2016 by the Senate and the General Assembly of the State of New Jersey and signed into law by the Governor of New Jersey in 2017 requires county emergency management coordinators to establish a Code Blue Program to shelter homeless during severe weather events.*

During an extreme weather event, the County of Ocean follows its existing Code Blue Plan. Ocean County's Code Blue Plan establishes a collaborative approach to organizing existing available services during extreme cold weather for vulnerable populations in Ocean County.

This Plan institutes protocols for Code Blue Alerts, sets forth services available during Code Blue activation, and encourages all partners to communicate regarding the ongoing efforts available in the community to address the needs of at-risk individuals during extreme weather events.

Once a Code Blue Alert from the County Office of Emergency Management is released, information regarding the availability of weather related services, provided by non-profit and volunteer organizations, will be offered on the Ocean County Department of Human Services website, through email, and via social media.**

The Ocean County Department of Human Services issues updated Code Blue Statements for each new Code Blue Alert. Each warming center is an independent operation administered by a separate non-profit organization that provides accommodations during a Code Blue Alert. A listing of agencies serving as collaborative Code Blue partners, or ancillary resources, is available online on the Human Services website, and is updated for each new Code Blue alert.**

The following website, provides information for Code Blue Statements, resources and other important information, <http://www.co.ocean.nj.us/OC/OCDHS/frmCodeBlue.aspx>***

* https://www.njleg.state.nj.us/2016/Bills/S1500/1088_11.PDF

** <http://www.co.ocean.nj.us/OC/OCDHS/>

*** <http://www.co.ocean.nj.us/OC/OCDHS/frmCodeBlue.aspx>

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The County has a number of prevention projects throughout the County that are available for households that are imminently at risk of becoming homeless. These projects work with households to provide them with financial and service related assistance to help them remain in housing and avoid

entering into the homeless service system.

The County of Ocean participates in the Continuum of Care (CoC). The CoC administers programs that serves homeless individuals and families. The local Continuum of Care (CoC) works to expediently address the housing need and the supportive services for homeless individuals and families. The County continues to support its local organizations that assist homeless persons with transitional and permanent housing. The following actions are undertaken to help individuals and families transition into permanent housing:

- Provide financial assistance to homeless families and individuals to regain stability in permanent housing. The financial assistance includes security deposits, rental assistance, utility deposits, and utility assistance. Case management and other supportive services assist families and individuals with their needs.
- Provide funding to assist the operation of a permanent supportive housing program through the Continuum of Care (CoC) model.
- Provide HOME funds that directly assist households with rent deposits and monthly rent subsidies through the Tenant-Based Rental Assistance (TBRA) program. This assistance allows eligible households to gain immediate and stable housing.
- Provide support towards HUD's goal of eliminating chronic homelessness.
- Support the Continuum of Care (CoC) model that directly assists chronically homeless persons.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The County and its partners in the Continuum of Care (CoC) continue to support persons discharged from publicly funded institutions and systems of care, such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. The CoC has a discharge policy for assisting persons aging out of foster care, or being released from a health care facility, mental health facility, or correctional facility.

Several CDBG funded agencies deliver homeless prevention and rapid rehousing financial assistance/ housing stabilization services. Some agencies received both federal and state grants, which include activities such as:

- Short-term financial assistance to defray rent arrears and short term rental assistance for families that have received eviction notices or are experiencing a hardship that may lead to homelessness.

- Security/Utility deposits and housing stability case management to assist and maintain homeless families moving into their own apartment.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The County of Ocean does not own land, property, or anticipate owning land and property for public housing. The County of Ocean does not use any of its CDBG funds for a public housing authority activity. The U.S. Department of Housing and Urban Development (HUD) regulations do not permit the use of the HOME Program funds to fund a public housing authority activity.

The County of Ocean has three (3) public housing authorities (PHAs) that operate within its boundaries. These agencies are: the Berkeley Township Housing Authority, the Brick Township Housing Authority, and the Lakewood Township Housing Authority.

The PHAs continue to incorporate accessibility standards into their construction, ensuring accessibility for persons with disabilities both currently residing in a PHA housing unit and those on their waiting list. The PHAs also worked extensively with their municipal building code enforcement offices to comply with municipal and State building codes that specifically address the issue of accessibility.

The Ocean County Consortium membership coordinates with the public and assists housing providers. Partnerships with health, mental health, and service agencies form in a variety of ways that include, but not limited to the following:

- Implementing an accounting mechanism to share the annual distribution of funding and preparation of routine work. This includes written documentation, such as applications, forms, or letters with housing and service providers.
- Developing eligible activities and projects that meet the needs of the community through technical assistance, and assistance in management of projects to ensure successful programming.
- Participating in local and regional boards, committees, and coordination efforts.
- Forming strong working relationship with many local housing and service providers. This relationship includes, but not limited to meeting regularly to discuss housing and human service needs and to develop strategies to address these needs.
- Continuing coordination between local jurisdictions, housing, and service providers.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

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The County of Ocean has three (3) public housing authorities (PHAs) operating within its boundaries. These agencies are: the Berkeley Township Housing Authority, the Brick Township Housing Authority, and the Lakewood Township Housing Authority.

In addition to financial assistance, the PHAs recognize the importance of participating in activities that encourage and promote the ability of their residents to control their own lives. Self-sufficiency initiatives include but not limited to resident management, homesteading and ownership of public housing, promoting a drug free environment, enforcing the fair housing laws by providing needed resources for timely and effective investigation, and resolving fair housing complaints.

The PHAs seek consultation from their residents for both a new and updated policy provision, as well as, a review of a development activity throughout the year. The PHAs work alongside their resident leaders to meet a need and priority when a resident expresses his/her concern about his/her need and priority. The PHAs host numerous public hearings in regards to proposed activities to garner community support and to provide the public with an opportunity to voice their concerns.

Actions taken to provide assistance to troubled PHAs

The three (3) Public Housing Authorities (PHAs) are not troubled PHAs according to the U.S. Department of Housing and Urban Development (HUD) data.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Note - In accordance with the New Jersey Supreme Court's Mt. Laurel decision, a municipal government is responsible for affordable housing through its participation with the State of New Jersey Council on Affordable Housing (COAH) in Ocean County.

The County of Ocean continues its effort to collaborate with municipalities and other entities in order to encourage the creation of affordable housing. The County continues to utilize HOME Program funds to help create affordable housing for extremely low-, low- and moderate-income persons by funding various affordable housing construction and rehabilitation projects. Working closely with local governments, the County is able to collaborate with non-profit and for-profit housing developers to fund the creation of affordable housing units for low income households and special needs. HOME funds also assist eligible first-time homebuyers with the purchase of a home through the County's First-Time Homebuyers Program. The County does ameliorate the negative effects of public policies through its programs and activities as follows:

- Ensure equal opportunity for housing choices regardless of their race, color, religion, sex, disability, familial status or national origin.
- New construction and rental housing production with Community Housing Development Organizations (CHDOs).
- Preserve and improve existing housing stock through housing rehabilitation.
- Offering Tenant-Based Rental Assistance subsidy.
- Leverage HOME funds for acquisition and rehabilitation.
- Moderate and substantial rehabilitation program provided to owner-occupied low- and moderate-income households.
- First-Time Homebuyers program.
- Lead-based paint hazard abatement.
- Providing resources to educate and address fair housing and landlord/tenant disputes.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The County of Ocean continues to be supportive of programs most needed by the underserved residents and vulnerable populations. The actions include but not limited to the following actions:

- Leveraging financial resources and applying for additional federal and/or state funds.
- Continuing to provide housing funds for both owner-occupied, homebuyer, and rental units.
- Participating in regional planning and coordination efforts to build better communication and un

derstanding of agencies in the County.

- Continuing to support the Community Housing Advisory Committee (CHAC), Community Emergency Assistance Services (CEAS), and the Continuum of Care (CoC).
- Supporting programs for individuals and families with children to prevent homelessness.
- Providing down payment and closing costs assistance, along with mortgage assistance at an affordable rate to enable the ownership of a home.
- Supporting tenant-based rental assistance (TBRA) programs and other emergency housing and utility assistance to prevent homelessness.
- Supporting programs that rehabilitate and preserve older housing stock.
- Supporting non-profit agencies to provide programs and services, including housing assistance, to the elderly and frail elderly, homeless individuals and families, at-risk of becoming homeless, and other members of underserved populations.
- Addressing infrastructure deficiencies in low- and moderate-income areas.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The U.S. Department of Housing and Urban Development (HUD) regulation 24 *CFR* Part 35, entitled, *Lead-Based Paint Poisoning Prevention in Certain Residential Structures*, requires that lead-based paint (LBP) hazards be controlled before the rehabilitation of a housing unit. In Ocean County, housing-related projects adhere to this regulation because it applies when housing projects receive financial assists by the federal government or being sold by the government, particularly if young children (ages 6 and under) will be occupying the housing unit.

Through the housing rehabilitation program, the County addresses LBP hazards. The County considers the reduction of lead-based paint hazards a priority and complies with HUD's Lead-Safe Housing Rule. CDBG and HOME funding address inspections of LBPs, hazard reduction and abatement of LBPs, and the temporary relocation of occupants during the hazard reduction phase of the process, if required. Federally funded housing rehabilitation projects, including those funded by HUD, effectively address lead paint hazards particularly in homes built before 1978 when receiving federal funds.

HUD-funded housing rehabilitation projects effectively address lead paint hazards through the following measures:

- Applicants for housing rehabilitation funding are educated on lead-based paint, and their responsibilities according to the Environmental Protection Agency (EPA) brochures - *The Lead-Safe Certified Guide to Renovate Right* and *Protect Your Family from Lead in Your Home*.
- The Ocean County Department of Health handles lead hazard exposure cases in the area.
- Ensuring at-risk children are screened for lead poisoning. In New Jersey, a Medicaid-eligible child, particularly under the age of 72 months, is required to be tested for lead poisoning. All blood lead test results are reported and if the results are greater than or equal 10 µg/dL, the result is reported to the Ocean County Health Department for inclusion in their Children's Lead Poisoning Database.

- Allocating funds to cover the costs of the LBP testing and the LPB abatement, in connection with the rehabilitation of a housing unit that receives federal assistance. Properly qualified personnel perform risk assessment, paint testing, lead hazard reduction and clearance services when applicable; at no cost to the property owner. The assessment firm determines all areas where lead is present and provides a LBP risk assessment report to the County. The report is the basis to determine what aspects require lead paint safe work practices. The property owner receives a copy of the LBP risk assessment report, which identifies the components containing LBP and/or lead.
- Incorporate requiring lead hazard reduction work and protective measures into project rehabilitation specifications. Monitoring of lead-based paint procedures throughout the rehabilitation project to avoid disruptions to the household when addressing the reduction and abatement per specifications and in a timely manner.
- In compliance with the housing rehabilitation program's relocation policy, a property owner may be eligible for temporary relocation accommodations when the rehabilitation project requires the disturbance of materials containing LBP and/or lead.
- Enforcing risk assessment, paint testing, lead hazard reduction, and clearance work. Prior to occupancy, the assessment firm conducts a clearance test passes a clearance exam at the dwelling and property according to 24 CFR Part 35.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Ocean County is committed to reducing the number of poverty-level households with housing and support service assistance, and coordinated the public and private resources to address their specific needs. The County of Ocean and its partners continue efforts to reduce the number of poverty-level families through self-sufficiency programs, employment-related supportive services, and affordable housing programs.

Recognizing the need to overcome poverty is one component of a complex set of issues. Decent housing, suitable living environments, economic opportunities continue to reduce the number of families living in poverty while also improving the living conditions of all residents.

Federal assistance goes exclusively to organizations fighting poverty. Many anti-poverty programs and special needs programs target actions including, but not limited to the following:

- Family Self-Sufficiency.
- Prevention and crisis services.
- Transitional services.
- Permanent services.
- Homebuyer assistance services.
- Housing rehabilitation services.
- Tenant-based rental assistance.
- Employment-related supportive services.

- Educational workshops and training.
- Youth services.
- Abused/neglected children and their family services.
- Long-term support, including utility, medical, and food assistance, for individuals and families that are homeless, at-risk of homelessness, and disabled and non-disabled persons.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The County of Ocean has a strong institutional structure that manages and delivers the CDBG and HOME community development programs. This endeavor facilitates and coordinates the linkages between public-private agencies and develops new partnership opportunities that include, but not limited to the following:

Public Sector

Ocean County Planning Department - Ocean County Planning Department (OCPD) is responsible for the administration of the community development programs. The OCPD and our other affiliates the Board of Social Services, Veterans Service Bureau, and the departments of Finance, Health, Human Services, and Senior Services work together to meet the Consolidated Plan goals and objectives.

Public Housing Authorities - The three (3) local public housing authorities (PHAs) are a few of the many primary owners of affordable housing within the County. The County continues to work in consultation with the pha's regarding affordable housing issues, including the Housing Choice (Section 8) Voucher program, in the area.

Continuum of Care (CoC) - The Ending Homelessness Group is the coordinator of the Continuum of Care (CoC) and the lead agency for the Ocean County Homelessness Prevention and Assistance Coalition (HPAC). The Ending Homelessness Group collaborates with social services agencies, federally qualified health centers, hospitals, mental healthcare providers, and homeless service providers with a HMIS coordinated assessment system. HPAC continues to work with and fund housing providers in creating or rehabilitating units to serve the homeless and at-risk of homelessness.

Ocean County Housing Advisory Committee - The County Housing Advisory Committee (CHAC) is comprised of a membership that represents a variety of community organizations - affordable housing, homelessness, disability services, neighborhood revitalization, social services, fair housing, economic development, and non-profit management. The CHAC serves as an advisory function typically involving policy documents such as the housing element, funding recommendations, and inclusionary housing program procedures.

Non-Profit Agencies

Many non-profit agencies serve target income households. Coordinating and collaborating with these

service providers ensures that the needs in the community include, but not limited to the following:

- Homelessness strategy, non-homeless special needs, housing need assessment, homeownership assistance, rental assistance, public housing needs, and services such as housing counseling and education.

The beneficiaries of the services abovementioned are for the most at-risk populations that include, but not limited to the following:

- Extremely low, low- and moderate-income persons
- Families and Families with Children
- Elderly
- Chronic Homelessness
- Mentally Ill
- Chronic Substance Abuse
- Veterans
- Unaccompanied Youth
- Frail Elderly
- Persons with Physical Disabilities and Developmental Disabilities
- Persons with Alcohol or Other Addictions
- Persons with HIV/AIDS
- Victims of Domestic Violence

Private Sector

The private sector brings additional resources and expertise that supplements or fills gaps in existing services. The County collaborates with the following private sector organizations: local financial institutions, housing developers, economic development organizations, and realtors.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Ocean County Consortium (OCC) continues to partner with public and private agencies to ensure that funding priorities align with current community development goals. This Consortium serves as a major collaborative effort through which the various municipalities, regional non-profits, agencies and other federally funded entities coordinate efforts. Ocean County, Brick, Jackson, Lakewood, and Toms River Townships, along with the Ocean County Continuum of Care (CoC), the Ocean County Board of Social Services, Ocean County Department of Human Services, Ocean County Housing Advisory Committee (CHAC), regional housing non-profits, the three (3) public housing authorities, and other agencies communicate with one another about projects and other efforts. The members of these groups hold meetings at which they report on various activities, coordinate applications for programs and discuss policy and implementation issues. A focus on housing continues to be an emphasis of the CoC plan;

therefore, coordination among various HUD programs is essential.

The County of Ocean already works closely and effectively with our local housing partners and non-profit housing providers. The County will continue its close coordination with these housing providers while nurturing relationships with for-profit developers able to help meet the affordable housing needs of residents. The County will continue to focus block grant allocations on affordable housing opportunities and capital improvement needs of service providers, as well as continue to partner with community-based service providers to devise and support creative solutions to meet their capital improvements needs. Furthermore, the County will continue to work closely with the Board of Social Services, the Department of Human Services to ensure service providers' are aware of federal grant funding.

The Ending Homelessness Group is the coordinator of the region's Continuum of Care (CoC) in the County of Ocean. This agency is the Lead Agency for the Ocean County Homelessness Prevention and Assistance Coalition (HPAC). The CoC works with agencies throughout the region to address gaps in the structure of programming that serves the homeless. The CoC membership includes active participation by local jurisdictions, government agencies, non-profits, businesses, and representatives from the homeless community. The CoC coordinates funding, performance measurement, inclement weather shelter, and the annual homeless census.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The County and its local housing partners and non-profit housing providers have worked to monitor and review public policies for discriminatory practices and/or impacts on housing availability and to promote equality in housing throughout the County. To ameliorate barriers to affordable housing, the County supports expanding housing choice and affordability, including options that increase housing accessibility and ways that increase the utility of Housing Choice Vouchers for low- and moderate-income persons. The County will also continue to increase outreach to protected classes. Outreach includes marketing and informational materials in both English and Spanish languages and hosting public meetings at various times of the day and evening in order to reach various groups.

The impact on housing affordability disproportionately affects those who are lower income. In an environment where there are fewer affordable options it is easier for protected classes to experience housing discrimination in the disguise of acceptable practices such as credit checks and income verifications. In other words, in communities like Ocean County where demand for housing far outstrips supply, protected classes and other vulnerable populations are more likely to be turned away from housing through legitimate practices such as credit checks, preference for non-voucher renters and income checks.

To address the impediments to fair housing choice identified in Ocean County's analysis of impediments, certain strategies were developed and actions undertaken to address these needs:

Housing Discrimination and Housing Education

Through the First-Time Homebuyers program, the County and its banking partners market the program to various minority communities to raise awareness of the program. Once enrolled, participants received free counseling classes to help educate first-time homebuyers on the homeownership process, credit counseling and other requirements of homeownership. The County also advertised in various foreign language newspapers and publications for the program.

Complaint Process

The Consortium staff is responsible for the recordkeeping and filing of a complaint based on a denial of benefits. This service provides public information and assistance to people who want to file a complaint about unfair housing practices. It also is a means for providing technical assistance to housing providers and social service agencies. Its activities include call screening, complaint intake, evaluation, and referral for testing or enforcement. Generally, the Ocean County Fair Housing Officer (FHO) will either investigate the fair housing complaint or refer the complaint to U.S. Department of Housing and Urban Development (HUD) to investigate.

Bias in Lending

The County's First-Time Homebuyers program acts has an outreach program that provides participating lending agencies informational brochures, facilitates meetings, and offers other technical assistance to prevent bias in lending. The program ensures that loans are readily available at rates and payments that increase the opportunity for homeownership among the County's low- and moderate-income households.

CR-40 - Monitoring 91.220 and 91.230

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

The Ocean County Department of Planning staff monitor subrecipients through federal reporting, desk and on-site monitoring, specific performance measures for each federally funded project. Monitoring is an ongoing process of reviewing subrecipients for their performance outcomes and compliance with quarterly progress reports, annual tenant and beneficiary reports, reimbursement requests, financials and single audits, and performance.

Analysis of recipient records and activity may indicate a need for special monitoring visits by the staff to resolve or prevent further problems. CDBG and HOME programs have requirements, which include an annual risk assessment to determine monitoring frequency. Those on-site visits may potentially discover findings that deem additional visits necessary and appropriate to schedule.

In addition to the County's monitoring of federal funded programs and projects, the County also monitors HOME Consortium members, includes CHDO's to ensure that projects are complying with applicable rules and regulations.

Monitoring includes but is not limited to the following:

- Documenting HOME compliance with requirements for conducting subrecipient monitoring.
- Assuring that funded projects comply with established regulations and that project activities continue to serve the target population identified in the initial application.
- Assuring HOME recipients are complying with applicable federal regulations.
- The housing rehabilitation program requires a screening and an eligibility qualification process. An affidavit declares the dwelling is a primary residence of the head of the household and that monitoring will occur at the dwelling on an annual basis. Additionally, the affidavit states explicitly that monitoring is a requirement for participating in a federally funded program.
- Enforcing the fair housing requirement, the physical condition requirement, and the long-term affordability requirement for a tenant's household income.
- Reviewing of payroll to ensure compliance with the Davis-Bacon Act, the New Jersey prevailing wage rates, as well as the Section 3 requirement.
- Recording and submitting the Minority Business Enterprise (MBE) and Women Owned Business Enterprise (WBE) reports that include the contractor and subcontractor on a project to the U.S. Department of Housing and Urban Development (HUD).

- Assuring compliance with the Federal Office of Management and Budget (OMB) Circulars and local regulations relating to financial management systems, procurement and contracting, labor standards, record keeping, and reporting requirements.

The CDBG and HOME program is on time with respect to monitoring subrecipients and projects are moving ahead in a timely manner. The monitoring reports reflect the dates of visits and inspections, observations, findings and concerns, and remediation plans if an issue arose during the visit. Recordkeeping of these reports are with their project.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The U.S. Department of Housing and Urban Development (HUD) requires an entitlement jurisdiction to provide for citizen participation in developing the Consolidated Plan, the Action Plan, and the Consolidated Annual Performance Report (CAPER). The County of Ocean's Citizen Participation Plan (CPP) centers largely on public hearings, public meetings, public comment periods, and the County of Ocean's Housing Advisory Committee (CHAC) and steering committee public meetings. To encourage citizen participation in this CAPER process, the availability of the CAPER for public comment is advertised in a regionally circulated newspaper, the Asbury Park Press.

To ensure continuation of the public participation in the development of the Consolidated Plan, the County of Ocean's website hosts the draft and final versions of the Consolidated Plan, Annual Action Plan and CAPER, and the schedule for the public hearings and meetings. The draft and final versions are available in paper-format for the public to review at 129 Hooper Avenue, First Floor, Toms River, NJ 08753 as well as through the website address - <http://www.planning.co.ocean.nj.us/frmCECommDev>.

Additionally, the citizen participation includes a 15-day public comment period (September 8, 2020 – September 22, 2020) to solicit comments on the drafted CAPER. The County of Ocean regularly engages with its citizen groups, external advocates, and non-profit community-based organizations to ensure that the CDBG and HOME programs meet the needs of the community. These engagements include, but not limited to the programmatic approach to the Continuum of Care (CoC), membership with the Ocean County Human Service Advisory Council (HSAC), and the Ocean County Housing Advisory Committee (CHAC).

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes implemented in regards to priority of objectives during this reporting period. The County made every effort to carry out all program elements.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

HOME regulations require annual HQS Habitability Standards inspections. The County conducts on-site inspections of HOME-assisted rental units during the required affordability period to determine compliance with HUD property standards in accordance with 24 CFR 92.251. HOME-assisted rental projects with one to four units are inspected every three years, projects from five to 25 units are inspected every two years, and projects with 26 or more units are inspected annually.

Monitoring is an ongoing process for activities funded with HOME dollars. On-site inspections are conducted as part of the ongoing project review. This includes employee interviews, progress inspections and verifications during the construction phase. On-site inspections are conducted within 12 months of project completion and at least once every three years thereafter during the period of affordability. If an inspection identifies any conditions that do not meet the local codes and property standards, the issues are cited and a finding letter is issued to the subrecipient. A follow-up on-site inspection to verify that deficiencies were corrected is then conducted within 12 months. Additionally, the County conducts desk reviews of documentation and procedures prior to and during the implementation of HOME activities.

On-site monitoring inspections are performed through the affordability period accordingly. The initial inspection is inclusive of, but not limited to, review of tenant files to ensure income and rent eligibility, the initial inspection also entails physical site inspections of units and common areas to ensure compliance with applicable laws and regulations governing physical site. All housing subsidized under 24 CFR 574.300(b)(3),(4),(5), and (8), including units assisted under HOPWA tenant-based and project-based rental assistance, must be safe and sanitary. Units must undergo inspection to ensure compliance with HUD habitability standards and any state or local requirements.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The County is committed to affirmatively furthering fair housing by promoting fair and equal housing opportunities for individuals living in the County of Ocean. This commitment extends to all grant-funded programs provided. The policy is to provide services without regard to race, color, religion, sex, disability, familial status or national origin. To further affirmatively fair housing, the County is actively engaged in promoting fair housing for all its housing-related programs.

The County requires each Community Housing Development Organization (CHDO) and private developer-funded through the HOME program to submit an affirmative marketing plan or to utilize the County's affirmative marketing plan when there are five or more assisted HOME units developed. The County also assesses the affirmative marketing plans for HOME projects during the application stage, before and during the project contracting processes, and when monitoring projects during the period of affordability. The County reviews the plans and makes sure that the applicant identifies and markets the proposed units to those populations least likely to apply. In addition, all advertisements, brochures, and related marketing media for these projects includes the equal housing opportunity logo.

The County of Ocean is committed to these affirmative marketing procedures for the HOME Program as outlined below:

- The County periodically reviews its Affirmative Marketing Plan and takes steps to integrate affirmative marketing requirements into the program guidelines for all federally funded programs. The County and its subrecipients continue to inform eligible persons who are least likely to access affordable housing opportunities about the availability of affordable housing.
- Through the fair housing workshops, Ocean County residents receive education regarding tenant/landlord rights and fair housing obligations.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Section CR-15 provides details on the receipt and expenditure of program income over the program year.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The County of Ocean does not own land, property, or anticipate owning land and property for public housing. The County of Ocean does not use any of its CDBG funds for a public housing authority activity. The U.S. Department of Housing and Urban Development (HUD) regulations do not permit the use of the HOME Program funds to fund a public housing authority activity.

The County of Ocean utilizes its CDBG and HOME funds to address its housing and community development needs. The County works in cooperation with for-profit and non-profit housing providers to address affordable housing needs through the use of CDBG funds, HOME funds, Low Income Housing Tax Credits (LIHTCs), and other state and federal funds.

Other actions the County takes to foster and maintain affordable housing include the following:

- Promoting and supporting affordable housing opportunities throughout the service area,

providing down payment assistance and closing cost subsidies to eligible first-time homebuyers, new construction, minor home repair, and rehabilitation of affordable housing units for the purpose of increasing the availability of housing to the extremely low-, low- and moderate-income persons and first-time homebuyers.

- Expanding housing and community resource information about affordable housing initiatives to the service area.
- Promoting the development of collaborations and partnerships of both non-profit and for-profit builders, developers, and other interested parties for increasing the capacity for the development of affordable housing in the service area and for aiming at foreclosure prevention, mortgage modification, refinancing, and other strategies to retain decent and safe housing.
- Leveraging HOME funding for affordable housing projects to ensure optimal financial capacity from lending institutions. Engaging institutes that currently participate in our affordable housing finance program to lend or expand their lending for housing construction, purchasing, or rehabilitation using HOME or other federal/state funds for the prescribed period. Deed restriction and monitoring enforces this criterion.
- Promoting and assisting in the development of applications for additional funds for the use in development of affordable housing in the service area, including Low-Income Housing Tax Credits (LIHTC). LIHTCs provide federal income tax credits to developers who construct, rehabilitate, or acquire qualified low-income rental housing. Housing developments can encompass both a single-family and multi-family rental housing.
- Working with local landlords to educate them on the need for affordable rental housing and HUD-funded housing programs.
- Providing CDBG and HOME entitlement and set-aside program funds to further affordable housing and rehabilitation of multi-family rental and single-family ownership housing, and for the acquisition - with or without rehabilitation - of single-family housing to certified CHDOs.
- Supporting direct homeownership assistance, new construction housing, rehabilitation, lead-based paint abatement, and tenant based rental assistance (24-months) to low-income households.