

TOWNSHIP OF TOMS RIVER

5 YEAR CONSOLIDATED PLAN

Fiscal Years 2020 - 2024

July 1, 2020 - June 30, 2025

DRAFT

Prepared by Toms River Township Division of Community Development

March 2020

Executive Summary

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

1. Introduction

Toms River Township has participated in the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program since 1986, as a municipal member of the Ocean County Entitlement Program. In 1989, Toms River became an entitlement community after reaching and exceeding the HUD population threshold of 50,000 residents. Toms River Township receives Community Development Block Grant funding but not HOME funding. However, Toms River Township is a member of the Ocean County Consortium, which does receive HOME funding. As such, the Township residents benefit from HOME funds.

The Community Development Block Grant Program is implemented by Township CDBG staff. Township staff has sought input from the Township Community Development Division, Administration, Mayor's Affordable and Fair Housing Committee, and the public in the preparation of the five-year consolidated Plan.

Toms River Township's allocation of Community Development Block Grant Funding has fluctuated since the completion of the 2015-2020 Five-Year Consolidated Plan. The funding level from fiscal year 2015 at \$370,066.00 has fluctuated over the years with a fiscal year 2019 level of \$373,151.00. The average year to year funding for Fiscal Years 2015 to 2019 was \$360,667.00 as shown in Figure 1.

Figure 1.

The Township anticipates funds to continue to remain stable in future fiscal years based upon recent trends.

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

The County hosted six public meetings and Mayor's Affordable and Fair Housing Committee meet four times to review priorities and to solicit public input. The County also permitted interested stakeholders to submit survey responses via the county's web site at www.planning.co.ocean.nj.us/frmCECommDev.

3. Evaluation of past performance

The Township has met its 1.5 timeliness ratio every year from 2015-2020. The Township has assisted a total of 68,657 individuals/households with various services.

Housing Rehab. – 478 households (this includes the Township, Hands for All, Ocean Inc & Habitat)

Housing Assistance - 112 households

Youth –4,910 youths.

Senior Services – 33,242 individuals

Homeless - 85

4. Summary of citizen participation process and consultation process

The Township of Toms River has modified its 5-year objectives to include priorities identified in its Impediments to Fair Housing and priorities established by the Mayor's Affordable and Fair Housing Committee:

Housing Needs Ranking:

High Priority Housing Activities include:

- Rental Assistance
- Affordable Housing for low income
- Emergency housing for homeless
- First-time homebuyer assistance
- Permanent housing for homeless
- Owner-occupied senior housing rehabilitation

- Owner-occupied housing rehabilitation

Medium Priority Housing Activities include:

- Fair Housing
- Accessibility improvements ADA (handicapped ramps)
- Residential lead based pain testing/removal
- Residential energy efficient emergency improvements

-

Neighborhood Improvements:

High Priority Activities include:

- Infrastructure (street, drainage, sidewalk improvements)
- ADA Accessibility to public facilities
- Economic Development

-

Medium Priority Activities include:

- New or renovated playgrounds in low/mod areas only

Public Service Ranking:

High Priority Activities include:

- Homeless services
- Affordable child care services
- Transportation services
- Senior Services
- Youth services
- Substance abuse services
- Abused, abandoned & neglected children services

Medium Priority Activities include:

- HIV/AIDS services
- Battered and abused spouses services
- Food banks

5. Summary of public comments

The majority of the comments received by both the County and the Township involved issues surrounding homelessness and the lack of affordable housing. It was noted that the majority of the reconstruction work due to Super Storm Sandy is complete and that focus of funding should be in the area of homelessness and affordable housing options.

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

All comments and/or views were accepted, however all were not included in the CAPER for actions items because the areas of concern are provided by state agencies, other Township departments or their area of concern was not a low/moderate income area.

7. Summary

The Township received a number of public comments and felt that their public outreach clearly identified the needs of the Township.

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	Toms River	David Roberts

Table 1– Responsible Agencies

Narrative

Toms River Township (formally Dover Township) occupies 41.62 square miles of the northeastern portion of Ocean County. According to the 2006 Master Plan, Toms River Township occupies seven percent (7%) of the land area in Ocean County.

In 1850 Toms River Township was selected to be the County seat for the newly established Ocean County due to its central location. Toms River is located in close proximity to New York City and Philadelphia. New York City is approximately 60 miles to the north and Philadelphia is roughly 50 miles to the west. Atlantic City is located approximately 50 miles to the South.

Toms River Township is bordered by twelve municipalities, which include Lakewood and Brick Townships to the north; Jackson and Manchester Townships to the west; and Berkeley Township, South Toms River and Island Heights Boroughs to the south. The Toms River lies on the southern border of the Township and separates the Township from the Boroughs of Beachwood, Pine Beach and Ocean Gate. Barnegat Bay separates the barrier island portion of the Township from the mainland of Toms River. Brick Township, Lavallette Borough and Seaside Heights Borough border Toms River Township along the eastern barrier island.

Until the most current census, Toms River Township was the most populated municipality within Ocean County. Now the Township is the second most populated municipality in the County, second only to Lakewood Township. The Township has a total of 91,239 residents as of the 2010 census.

Consolidated Plan Public Contact Information

Toms River Township has participated in the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program since 1986, as a municipal member of the Ocean

County Entitlement Program. In 1989, Toms River became an entitlement community after reaching and exceeding the HUD population threshold of 50,000 residents. Toms River Township receives Community Development Block Grant funding but not HOME funding. However, Toms River Township is a member of the Ocean County Consortium, which does receive HOME funding. As such, the Township residents benefit from HOME funds. Toms River Township is responsible for administering its CDBG allocation. Toms River Township prepares its own Consolidated Plan and Action Plans and submits them to the county for inclusion in the County Consolidated Plan and Action Plans. Ultimately Toms River Township is responsible for submitting its own plans for its allocation.

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

1. Introduction

Toms River Township strives to collaborate with various agencies that provide social services, public services, affordable housing assistance, and develop affordable housing. Input from these agencies allows the Township to develop a holistic approach to developing its goals and objectives for the use of Community Development Block Grant funds.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Toms River Township created a Mayor’s Affordable and Fair Housing Committee consisting of members from affordable housing advocates, affordable housing developers, Ocean County Board of Social Services, and nonprofit agencies that service low and moderate income clients. The nonprofit agencies included Ocean Inc. which provides counseling, educational services, affordable housing services, housing rehabilitation and other services to assist low-moderate income clientele. The Township has several representatives, including Just Believe Inc. and the Hope Center, that advocate for the needs of the homeless. There is also a representative from Garden State Equality that represents the LGBTQ community.

The Township also attends Ocean County’s CHAC meetings. The County Housing Advisory Committee consists of representatives from the entitlement communities that make up the Ocean County Consortium, Ocean County Human Services representative, Ocean County Board of Social Services, affordable housing advocates, and affordable housing providers.

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 Ocean County Continuum of Care is run through the Ocean County Department of Health. Toms River attends all meetings with the Ocean County Housing Advisory Committee (CHAC). The Ocean County Department of Health sends a representative to the CHAC meetings. In addition, the Township has invited a member of the Ocean County Department of Health to participate in its Mayor’s Affordable and Fair Housing Committee. Input from the CHAC meeting is utilized to form policies to present to the Mayor’s Affordable and Fair Housing Committee.

These service agencies assist chronically homeless individuals and families, families with children, veterans and unaccompanied youth, and persons at risk of homelessness. Toms River has funded STEPS, Ocean Inc., CONTACT, Ocean Harbor House, Providence House, Just Believe, Inc., and Interfaith Hospitality. These organizations cater to homeless individuals, persons at risk of becoming homeless, veterans, domestic violence victims, and abused and neglected children.

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 Township does not receive ESG funds. The Ocean County Continuum of Care is run through the Ocean County Department of Health. Toms River attends all meetings with the Ocean County Housing Advisory Committee (CHAC). The Ocean County Department of Health sends a representative to the CHAC meetings. In addition, the Township has invited a member of the Ocean County Department of Health to participate in its Mayor's Affordable and Fair Housing Committee.

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	Homes For All, Inc.
	Agency/Group/Organization Type	Housing Services- Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Homes For All, Inc. had a representative attend the Township Mayor's Affordable and Fair Housing Committee Meetings. They provided a comprehensive overview of the needs of extremely low income to moderate income households.
2	Agency/Group/Organization	O.C.E.A.N., Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Service-Fair Housing Child Welfare Agency

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis</p>
<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Ocean, Inc. had a representative attend the Township Mayor's Affordable and Fair Housing Committee Meetings. They provided a comprehensive overview of the needs of extremely low income to moderate income households.</p>
<p>3 Agency/Group/Organization</p>	<p>Northern Ocean Habitat For Humanity, Inc.</p>
<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Persons with Disabilities Services-homeless Service-Fair Housing</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Northern Ocean Habitat for Humanity had a representative attend the Township Mayor's Affordable and Fair Housing Committee Meetings. They provided a comprehensive overview of the needs of extremely low income to moderate income households.
4	Agency/Group/Organization	Solutions To End Poverty (STEPS)
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	STEPS had a representative attend the Township Mayor's Affordable and Fair Housing Committee Meetings. They provided a comprehensive overview of the needs of extremely low income to moderate income households.

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

All agency types were consulted however not all participated. Banks and private sector financing institutions are included in the Mayor's Affordable and Fair Housing Committee as are education institutions. No information was provided to the Township on their behalf.

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	Ocean County Department of Human Services	There is no continuum of care plan that we are aware. However they try to assist the most vulnerable populations which the Township has prioritized.

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))

Toms River Township has coordinated with Ocean County Planning Department, Brick Township, and Lakewood Township in the development of the plan. The County hosts the County Housing Advisory Committee meetings which brings together various Ocean County departments and the entitlement municipalities. Most of the coordination occurs on the use of the HOME funds, which the county receives on behalf of the Consortium. CDBG funds are utilized for Township identified concerns and not to address county wide concerns. However, some concerns are similar to County wide concerns such as assisting the homeless population. The state of NJ was not involved in the creation of the 5-year Con Plan and did not participate in local or county meetings.

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

Working with the County, there were four Pre-Development Meetings hosted throughout the county including two meetings in Toms River on December 16, 2019 at 6 PM and January 22, 2020 at 6 PM. The Toms River meetings were attended by various groups including representatives of STEPS, Just Believe, Inc. Ocean Mental Health Outreach, Homes for All, along with several volunteers and local public officials. The meetings were run by officials and staff of the Ocean County Department of Planning who outlined the CBGB program and answers questions for the public.

The County also provided the public with the opportunity to complete an on-line survey that was placed on the Ocean County Department of Planning's web site at <http://www.planning.co.ocean.nj.us/frmCECommDev#five>. The survey responses were shared with the Township.

The Consolidated Plan and the Action Plan were released for a 30-day review period followed by a 15-day comment period. Residents were permitted to provide comments during the 30-day review period as well.

There were also public meetings held in the Toms River Municipal Building by the Township on January 8, 2020, February 20, 2020, March 5, 2020, March 31, 2020, and April 28, 2020. to solicit comments for the 2020 Consolidated Plan. These meetings were attended by representatives of various non-profits, county and township officials, and the public. All meetings were advertised in the Asbury Park Press in English and Spanish and also in Latinos Unidos in accordance with New Jersey Open Public Meetings Act.

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	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community homelenss advocates	Several community stakeholders including representatives from several non-profits along with advocates for the homeless attended these meetings.	The majority of comments focused on the need to provide permanent shelter for the homeless and provide affordable housing options for low and moderate income individuals and families. Also of concern is the need to provide services for victims of the opioid abuse crisis.	All responses were accepted.	

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Approximately 3,335 renter occupied households utilized 30% or greater of their income for housing and 8,460 homeowner occupied households utilized 30% or greater of their income for housing. A total of 5,135 households in Toms River are severely cost burdened according to the 2012-2016 CHAS data.

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

Describe the jurisdiction's need for Public Facilities:

Based upon the surveys and outreach, many participants felt that infrastructure improvements were a high priority including street, sidewalk and drainage improvements. Most participants ranked the need for new or renovated playgrounds and ADA accessibility to public infrastructure a mid-level priority. CDBG funds for playgrounds and other recreational facilities are only permitted to utilize for low/moderate income areas.

The Township also has a situation in the Windsor Park neighborhood where there is possible contamination of drinking water wells. Currently, testing is ongoing to ensure the safety of the drinking water and the scope of the problem is uncertain. The majority of properties in the Township are serviced by municipal water and are not affected by this possible contamination.

How were these needs determined?

The Ocean County Planning Department released a Community Needs Survey and provided the survey results to the Township. Interested parties and individuals were asked to complete the Ocean County Community Needs Survey. Participants could score various items from 1-5 with 1 ranked as no need and 5 ranked as high needing the Community Survey. Infrastructure had an average score of 4.02 meaning that most respondents ranked infrastructure need as a high need. Infrastructure includes street, drainage, sidewalk improvements, and other improvements.

Describe the jurisdiction's need for Public Improvements:

Toms River Township has a diverse community of individuals with various household incomes, abilities and needs. Participants ranked public services for Substance Abuse Services as a high priority with an average score of 4.14 out of five. According to the New Jersey Department of Health, there were 192 drug-related deaths in through November of 2019. In addition, in 2017, drug-related deaths accounted for 31.7 deaths per 100,000, which is slightly higher than the state average for 2017. According to the Department of Health, 213 of the 897 reported drug-related hospital visits in Ocean County were due to prescription opioid abuse.

Transportation Services were also ranked as high priority along with Abused, Neglected, and Abandoned Children Services with an averages core of 4.07 and 4.03, respectively. Regarding transportation services, Toms River is served by NJ Transit bus services including a Park and Ride located at GSP Exit 81.

According to data from According to the latest report from the New Jersey Department of Children and Families, in 2014 there were 6,165 cases of child abuse and neglect in Ocean County, 1,075 cases reported on Toms River Township alone, which was the highest total in the county.

How were these needs determined?

The Ocean County Planning Department released a Community Needs Survey and provided the survey results to the Township. Interested parties and individuals were asked to complete the Ocean County Community Needs Survey. Participants could score various items from 1-5 with 1 ranked as no need and 5 ranked as high needing the Community Survey. Infrastructure had an average score of 4.02 meaning that most respondents ranked infrastructure need as a high need. Infrastructure includes street, drainage, sidewalk improvements, and other improvements.

Describe the jurisdiction’s need for Public Services:

Toms River Township has a diverse community of individuals with various household incomes, abilities and needs. Participants ranked public services for Substance Abuse Services as a high priority with an average score of 4.14 out of five. According to the New Jersey Department of Health, there were 192 drug-related deaths in through November of 2019. In addition, in 2017, drug-related deaths accounted for 31.7 deaths per 100,000, which is slightly higher than the state average for 2017. According to the Department of Health, 213 of the 897 reported drug-related hospital visits in Ocean County were due to prescription opioid abuse.

Transportation Services were also ranked as high priority along with Abused, Neglected, and Abandoned Children Services with an averages core of 4.07 and 4.03, respectively. Regarding transportation services, Toms River is served by NJ Transit bus services including a Park and Ride located at GSP Exit 81.

According to data from According to the latest report from the New Jersey Department of Children and Families, in 2014 there were 6,165 cases of child abuse and neglect in Ocean County, 1,075 cases reported on Toms River Township alone, which was the highest total in the county.

How were these needs determined?

The needs were determined by analyzing the Toms River Township responses from the Ocean County Community Survey, responses from the nonprofits that completed the Ocean County Housing Needs Survey, and comments received in the Ocean County Community Survey and at public hearings.

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Super Storm Sandy deeply affected Toms River Township which lost thousands of units due to storm damage. The Community Development Block Grant Disaster Recovery funding has been allocated to developers creating affordable housing. This rehabilitation process is almost complete.

The Township has seen in a decrease in the number of applications being received by the Planning Board and Zoning Board for the creation of multi-family housing units. Several redevelopment plans were adopted in the last five years to incentivize new residential and mixed use developments, all of which include a set aside for affordable housing. The developments are still in the concept stage and it is anticipated that there will be several more years before the units become available.

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

Introduction

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	68	6	0	0	0
Arts, Entertainment, Accommodations	4,091	4,227	13	14	1
Construction	2,236	1,824	7	6	-1
Education and Health Care Services	7,891	10,135	25	33	8
Finance, Insurance, and Real Estate	2,080	1,931	7	6	-1
Information	632	432	2	1	-1
Manufacturing	1,483	437	5	1	-4
Other Services	1,593	1,664	5	5	0
Professional, Scientific, Management Services	3,065	2,096	10	7	-3
Public Administration	0	0	0	0	0
Retail Trade	5,479	7,102	18	23	5
Transportation and Warehousing	998	135	3	0	-3
Wholesale Trade	1,662	450	5	1	-4
Total	31,278	30,439	--	--	--

Table 5 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	47,252
Civilian Employed Population 16 years and over	43,400
Unemployment Rate	8.14
Unemployment Rate for Ages 16-24	24.77
Unemployment Rate for Ages 25-65	5.30

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	9,825	
Farming, fisheries and forestry occupations	1,665	
Service	4,225	
Sales and office	12,355	
Construction, extraction, maintenance and repair	4,390	
Production, transportation and material moving	2,417	

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	24,088	59%
30-59 Minutes	9,832	24%

Travel Time	Number	Percentage
60 or More Minutes	6,645	16%
Total	40,565	100%

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,464	150	1,074
High school graduate (includes equivalency)	10,760	1,200	3,890
Some college or Associate's degree	10,035	719	2,415
Bachelor's degree or higher	13,745	470	2,045

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	95	150	340	395	1,090
9th to 12th grade, no diploma	900	290	425	1,088	1,439
High school graduate, GED, or alternative	2,146	3,059	3,414	9,395	7,100
Some college, no degree	2,290	1,949	1,950	4,898	2,840
Associate's degree	665	1,059	950	2,368	574
Bachelor's degree	759	2,590	2,789	5,870	2,175
Graduate or professional degree	12	885	1,359	2,775	1,705

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	29,750
High school graduate (includes equivalency)	113,036
Some college or Associate's degree	105,423
Bachelor's degree	155,416
Graduate or professional degree	222,489

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

Sales and office sector employs the most number at 12,355 individuals. Management, business and financial is the second highest employment sector with 9,852 jobs. The Service and Construction, Extraction, Maintenance and Repair sectors employ 4,225 and 4,390 individuals each, respectively.

Describe the workforce and infrastructure needs of the business community:

The Toms River Township requires higher paying jobs for its younger workforce and diversity in its employment sectors.

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

Describe any needs for workforce development, business support or infrastructure these changes may create.

- The Hooper-Claudina Redevelopment Area that is designed to promote the development of a campus for a new Veterans Affairs (VA) clinic for Ocean County, situated with convenient access to related services for veterans and the public at large. The relocation of the

post office to the same campus and the connection of the campus with the adjacent office park where the County is planning on building new office facilities to house several County departments, including the Office of Veterans Affairs, will address multiple needs for veterans in a single destination. The redevelopment area would be connected to Seacourt Pavilion and the approved multifamily development adjacent to the Redevelopment Area will include affordable units for which veteran's preference can be offered.

- The Coates Pointe Redevelopment area that consist of a section of town that was the original settlement near the current location of the Mathis and Tunney bridges over the Barnegat Bay along Route 37. The area between Fischer Boulevard and the bridges was designated as a redevelopment area in 2003. A redevelopment plan is being developed by the division staff.
- The Downtown Core Redevelopment Plan is to serve as the principal tool to guide the revitalization of the Downtown Core Rehabilitation Area. The Downtown Core Rehabilitation Area will be reinforced as a compact community of higher density housing types in new or rehabilitated/expanded buildings with ground level retail or office uses, where appropriate, and within walking distance of employment and services, bus routes, recreation spaces, and civic uses. The Plan identifies three surface lots, two that are publicly owned and one that is privately owned, that would supplement the supply of public parking and serve as a catalyst for economic investment in the construction or expansion of properties in the area.
- Phase 1 Waterfront Redevelopment Plan addresses the redevelopment of the blocks within the Phase 1 portion of the Downtown Waterfront Redevelopment Area with residential units above retail services within walking distance to the Toms River Bus Depot and the existing Downtown Core is essential to making Toms River's downtown a true 24/7 center.

These changes will result in increased job growth and economic opportunity throughout the Township. They will also spur additional investment in areas adjacent to these redevelopment areas. These redevelopment areas will be the catalyst for further economic development and will provide needed jobs and housing opportunities.

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

Current employment sectors are able to fill their vacancies with the existing labor pool as most jobs are lower paying jobs that require little educational attainment.

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 Ocean County Workforce Investment Board, Ocean County College, and Ocean County Vocational Technical Institute are located in Toms River Township. Ocean County College partnered with Kean University and built a satellite campus on OCC property for Kean University so that Bachelor's degree could be offered in Ocean County. In addition, the Ocean County Vocational Technical Institute tries to partner with companies to assist them with job training.

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

Yes

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.

Toms River Township is a member of the Together North Jersey Consortium. The Consortium developed a comprehensive Economic Development Strategy for the 13 counties and their municipalities that make up the Consortium.

Toms River Township submitted an application to the Together North Jersey Consortium for a local demonstration project. The Toms River – Lakehurst Route 37 Economic Corridor Economic Vision Plan was received a \$90,000 planning grant by the Together North Jersey Consortium. The report was adopted and the Township will be applied for Post Sandy planning grants for follow-up studies to further develop the zone.

In addition, Toms River Township a Post Sandy Grant for the preparation of a Transportation circulation study for the downtown redevelopment area. This area was flooded by Super Storm Sandy and is in need of redevelopment. The circulation study provided a plan to the Township on how the redevelopment plan adopted in 2017 can be supported by the current existing road infrastructure, what type of improvements are needed to support the plan, cost of improvements and feasibility.

In addition, the Township coordinated with its Toms River Business Improvement District to develop a retail incubator program. Downtown Toms River has suffered from a lack of retail establishments to attract residents to the Downtown. The TRBID has purchased property downtown with two stories. The second story function as their office and the first story was divided into eight small stores. They created an

application process for the business incubator. The TRBID has also surveyed the existing residential areas to find out the type of establishments they would like to see downtown so that it can be utilized for the selection of applications. These efforts resulted in the successful launch of several new businesses. The Township has provided microenterprise grants to low/moderate income owned businesses for start-up and retainment of existing businesses. This program was very successful and the Township assists downtown businesses through funding assistance with CDBG funding.

Discussion

Toms River Township is undertaking several initiatives to assist the local economy and has partnered with local municipalities and the counties to assist in the development of industries that will create blue and white collar jobs. Initiatives include applying for planning studies, providing advocacy to local economy at regional and local economic events and providing funding through the CDBG program.

MA-50 Needs and Market Analysis Discussion

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

The Township defines concentrated areas for housing problems as an area with more than 50% of its population having a housing problem.

Households with extremely low incomes have concentrations of housing problems in all sections of the Township except two areas. One of the tracts identified has several apartment complexes that provide housing to low/moderate income homeowners. The Other tract is an older housing stock section of the Township with locations. Older Households with extremely low income could own these properties outright with mortgages.

Households with moderate incomes have high concentrations of housing problems in all sections of the Township except in two locations: Holiday City and Cattus Island. The low concentration in this area is probably due to the fact that there is a high senior population in Holiday City with mortgages that have already been paid off. Cattus Island section of Toms River is developed mostly with an Ocean County Park and therefore the residential properties are limited and probably owned by a senior population.

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

Concentration is defined in the Township's Analysis of Impediments which utilizes the U.S. Department of Housing and Urban Development definition for minority concentrated areas. The U.S. Department of Housing and Urban Development defines Minority Concentrated areas as a neighborhood where:

- The neighborhood's percentage of persons of a particular racial or ethnic group is at least 20% higher than the percentage of that particular racial or ethnic group in the housing area market [as a whole]. Housing market is defined as the CDBG entitlements jurisdiction.
- The neighborhood's total percentage of minority persons is at least 20% higher than the total percentage of minorities in the housing market; or
- In the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50% of its population

Toms River has 4.3% Asian, 3.14% Black or African American, 2.79% Some Other Race, and 9.4% Hispanic population rates. None of the races are concentrated in any of the census tracts. Although some census tracts have a higher concentration of a groups none of the rates exceed the population rate of the minority racial subgroup by 20% or greater and no tract has a concentration of 50% or greater minority population.

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

Although no census tract were concentrated with minorities, minorities did select to reside in some census tracts over others. Characteristics of the census tracts minority selected were located on a major corridor such as Route 37, Fisher Blvd, Hooper Avenue and Route 166/Route 9. In addition, most of the census tracts also have multi-family housing stock with a minimum of a 20% set aside for affordable housing or greater.

Are there any community assets in these areas/neighborhoods?

Some of the census tracks are located by Winding River Park and some are located along Route 9 which has an active bus line providing mass transportation options to North Jersey.

Are there other strategic opportunities in any of these areas?

The 2016 Toms River Affordable and Fair Shae Element of the Township’s Master Plan, the Township must provide a realistic opportunity to create 1,285 units of affordable housing throughout the Township. The Master Plan calls for the development of numerous inclusionary developments throughout the Township, the rehabilitation of units, and that a portion of all new development provide affordable units which will address this need.